Davidson County 2026 Schedule of Values

Appraisal Manual 1/1/26

Real Property Appraisal Manual

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INTRODUCTION

The primary purpose of real property assessment is to arrive at a fair and just valuation (market value) of all real property for use in deriving property taxes that will be as equitable as is feasible given the time, staff and money available to the assessor.

Market value as defined by "Machinery Act of North Carolina" under G.S. 105.283 Uniform Appraisal Standards is "the price estimated in terms of money at which the property would change hands between a willing and financially able buyer and a willing seller, neither being under any compulsion to buy or to sell and both having reasonable knowledge of all the uses to which the property is adapted and for which it is capable of being used".

To accomplish the goals of determining just and equitable values the assessor must turn to mass appraisal methods and techniques based on solid appraisal principles. In mass appraising, as in any kind of appraising, the realities of the local market along with state and local laws must also be considered. Also, fundamental to any mass appraisal system are knowledge, judgment, and the ability to adapt a standardized system to the local market. A standardized system and method of handling both data and the application of the three basic approaches to value is necessary to achieve equalization and uniformity in the valuation process.

The three basic approaches, which may be used to arrive at a fair market value, are summarized as follows:

<u>COST APPROACH</u> — This approach consists of estimating the land value and the depreciated cost of the improvements to arrive at a value. Theoretically, the substitution principle is the basis for determining the maximum value of the property by this approach. The substitution principle assumes the value is equal to the cost of acquiring a substitution of equal utility assuming no cost delay is encountered.

<u>MARKET APPROACH</u> — This approach utilizes the application of prior sales data from the market and is also referred to as the sales or comparison approach. Use of this approach requires that the sales used should be analyzed to determine that the conditions of fair market value have been satisfied.

<u>INCOME APPROACH</u> — The two most common applications of this approach in mass appraising are the capitalized net income and the gross rent multiplier.

The use of any of the three approaches requires careful consideration to be given to:

1. The relevancy of the approach applied to the property under consideration.
2. The inherent strengths and weaknesses of the approach used.
3. The amount and reliability of the data collected.
4. The effect of the local market on the data collected.

Finally, it must be remembered, the true test of a mass appraisal system rests upon its acceptance by the assessor, the taxpayers and administrative review bodies such as the Department of Revenue and the courts.

The material contained in the manual is provided to enable the user to apply standard procedures to the mass appraisal of property. In certain cases, the procedures are manually implemented and controlled; in others, the highly sophisticated data processing and appraisal systems are available to ensure standard methods are employed. The principle to be recognized is that of standardization of data and operations as a vehicle to achieving the goals of the appraisal system.

Machinery Act

ARTICLE 13.

Standards for Appraisal and Assessment.

§ 105-283. Uniform appraisal standards.

All property, real and personal, shall as far as practicable be appraised or valued at its true value in money. When used in this Subchapter, the words "true value" shall be interpreted as meaning market value, that is, the price estimated in terms of money at which the property would change hands between a willing and financially able buyer and a willing seller, neither being under any compulsion to buy or to sell and both having reasonable knowledge of all the uses to which the property is adapted and for which it is capable of being used. For the purposes of this section, the acquisition of an interest in land by an entity having the power of eminent domain with respect to the interest acquired shall not be considered competent evidence of the true value in money of comparable land. (1939, c. 310, s. 500; 1953, c. 970, s. 5; 1955, c. 1100, s. 2; 1959, c. 682; 1967, c. 892, s. 7; 1969, c. 945, s. 1; 1971, c. 806, s. 1; 1973, c. 695, s. 11; 1977, 2nd Sess., c. 1297.)

§ 105-284. Uniform assessment standard.

(a) Except as otherwise provided in this section, all property, real and personal, shall be assessed for taxation at its true value or use value as determined under G.S. 105-283 or G.S. 105-277.6, and taxes levied by all counties and municipalities shall be levied uniformly on assessments determined in accordance with this section.

(b) The assessed value of public service company system property subject to appraisal by the Department of Revenue under G.S. 105-335(b)(1) shall be determined by applying to the allocation of such value to each county a percentage to be established by the Department of Revenue. The percentage to be applied shall be either:

(1) The median ratio established in sales assessment ratio studies of real property conducted by the Department of Revenue in the county in the year the county conducts a reappraisal of real property and in the fourth and seventh years thereafter; or

(2) A weighted average percentage based on the median ratio for real property established by the Department of Revenue as provided in subdivision (1) and a one hundred percent (100%) ratio for personal property. No percentage shall be applied in a year in which the median ratio for real property is ninety percent (90%) or greater.

If the median ratio for real property in any county is below ninety percent (90%) and if the county assessor has provided information satisfactory to the Department of Revenue that the county follows accepted guidelines and practices in the assessment of business personal property, the weighted average percentage shall be applied to public service company property. In calculating the weighted average percentage, the Department shall use the assessed value figures for real and personal property reported by the county to the Local Government Commission for the preceding year. In any county which fails to demonstrate that it follows accepted guidelines and practices, the percentage to be applied shall be the median ratio for real property. The percentage established in a year in which a sales assessment ratio study is conducted shall continue to be applied until another study is conducted by the Department of Revenue.

(c) Notice of the median ratio and the percentage to be applied for each county shall be given by the Department of Revenue to the chairman of the board of commissioners not later than April 15 of the year for which it is to be effective. Notice shall also be given at the same time to the public service companies whose property values are subject to adjustment under this section. Either the county or an affected public service company may challenge the real property ratio or the percentage established by the Department of Revenue by giving notice of exception within 30 days after the mailing of the Department's notice. Upon receipt of such notice of exception, the Department shall arrange a conference with the challenging party or parties to review the matter. Following the conference, the Department shall notify the challenging party or parties of its final determination in the matter. Either party may appeal the Department's determination to the Property Tax Commission by giving notice of appeal within 30 days after the mailing of the Department's decision. (1939, c. 310, s. 500; 1953, c. 970, s. 5; 1955, c. 1100, s. 2; 1959, c. 682; 1967, c. 892, s. 7; 1969, c. 945, s. 1; 1971, c. 806, s. 1; 1973, c. 695, s. 12; 1985, c. 601, s. 1; 1987 (Reg. Sess., 1988), c. 1052, s. 1.)

§ 105-286. Time for general reappraisal of real property.
(a) Octennial Plan.--Unless the date shall be advanced as provided in subdivision (a)(2), below, each county of the State, as of January 1 of the year prescribed in the schedule set out in subdivision (a)(1), below, and every eighth year thereafter, shall reappraise all real property in accordance with the provisions of G.S. 105-283 and 105-317.M
(1) Schedule of Initial Reappraisals.--
Division One--1972: Avery, Camden, Cherokee, Cleveland, Cumberland, Guilford, Harnett, Haywood, Lee, Montgomery, Northampton, and Robeson.
Division Two--1973: Caldwell, Carteret, Columbus, Currituck, Davidson, Gaston, Greene, Hyde, Lenoir, Madison, Orange, Pamlico, Pitt, Richmond, Swain, Transylvania, and Washington.
Division Three--1974: Ashe, Buncombe, Chowan, Franklin, Henderson, Hoke, Jones, Pasquotank, Rowan, and Stokes.
Division Four--1975: Alleghany, Bladen, Brunswick, Cabarrus, Catawba, Dare, Halifax, Macon, New Hanover, Surry, Tyrrell, and Yadkin.
Division Five--1976: Bertie, Caswell, Forsyth, Iredell, Jackson, Lincoln, Onslow, Person, Perquimans, Rutherford, Union, Vance, Wake, Wilson, and Yancey.
Division Six--1977: Alamance, Durham, Edgecombe, Gates, Martin, Mitchell, Nash, Polk, Randolph, Stanly, Warren, and Wilkes.
Division Seven--1978: Alexander, Anson, Beaufort, Clay, Craven, Davie, Duplin, and Granville.
Division Eight--1979: Burke, Chatham, Graham, Hertford, Johnston, McDowell, Mecklenburg, Moore, Pender, Rockingham, Sampson, Scotland, Watauga, and Wayne.
(2) Advancing Scheduled Octennial Reappraisal.--Any county desiring to conduct a reappraisal of real property earlier than required by this subsection (a) may do so upon adoption by the board of county commissioners of a resolution so providing. A copy of any such resolution shall be forwarded promptly to the Department of Revenue. If the scheduled date for reappraisal for any county is advanced as provided herein, real property in that county shall thereafter be reappraised every eighth year following the advanced date unless, in accordance with the provisions of this subdivision (a)(2), an earlier date shall be adopted by resolution of the board of county commissioners, in which event a new schedule of octennial reappraisals shall thereby be established for that county.
(b) Fourth-Year Horizontal Adjustments.--As of January 1 of the fourth year following a reappraisal of real property conducted under the provisions of subsection (a), above, each county shall review the appraised values of all real property and determine whether changes should be made to bring those values into line with then current true value. If it is determined that the appraised value of all real property or of defined types or categories of real property require such adjustment, the assessor shall revise the values accordingly by horizontal adjustments rather than by actual appraisal of individual properties: That is, by uniform application of percentages of increase or reduction to the appraised values of properties within defined types or categories or within defined geographic areas of the county.
(c) Value to Be Assigned real property When Not Subject to Appraisal.--In years in which real property within a county is not subject to appraisal or reappraisal under subsections (a) or (b), above, or under G.S. 105-287, it shall be listed at the value assigned when last appraised under this section or under G.S. 105-287. (1939, c. 310, s. 300; 1941, c. 282, ss. 1, 11/2; 1943, c. 634, s. 1; 1945, c. 5; 1947, c. 50; 1949, c. 109; 1951, c. 847; 1953, c. 395; 1955, c. 1273; 1957, c. 1453, s. 1; 1959, c. 704, s. 1; 1971, c. 806, s. 1; 1973, c. 476, s. 193; 1987, c. 45, s. 1.)

§ 105-317. Appraisal of real property; adoption of schedules, standards, and rules. (a) Whenever any real property is appraised it shall be the duty of the persons making appraisals:
(1) In determining the true value of land, to consider as to each tract, parcel, or lot separately listed at least its advantages and disadvantages as to location; zoning; quality of soil; waterpower; water privileges; dedication as a nature preserve; mineral, quarry, or other valuable deposits; fertility; adaptability for agricultural, timber-producing, commercial, industrial, or other uses; past income; probable future income; and any other factors that may affect its value except growing crops of a seasonal or annual nature.
(2) In determining the true value of a building or other improvement, to consider at least its location; type of construction; age; replacement cost; cost; adaptability for residence, commercial, industrial, or other uses; past income; probable future income; and any other factors that may affect its value.
(3) To appraise partially completed buildings in accordance with the degree of completion on January 1.
(b) In preparation for each revaluation of real property required by G.S. 105-286, it shall be the duty of the assessor to see that:
(1) Uniform schedules of values, standards, and rules to be used in appraising real property at its true value and at its present-use value are prepared and are sufficiently detailed to enable those making appraisals to adhere to them in appraising real property.
(2) Repealed by Session Laws 1981, c. 678, s. 1.
(3) A separate property record be prepared for each tract, parcel, lot, or group of contiguous lots, which record shall show the information required for compliance with the provisions of G.S. 105-309 insofar as they deal with real property, as well as that required by this section. (The purpose of this subdivision is to require that individual property records be maintained in sufficient detail to enable property owners to ascertain the method, rules, and standards of value by which property is appraised.)
(4) The property characteristics considered in appraising each lot, parcel, tract, building, structure and improvement, in accordance with the schedules of values, standards, and rules, be accurately recorded on the appropriate property record.
(5) Upon the request of the owner, the board of equalization and review, or the board of county commissioners, any particular lot, parcel, tract, building, structure or improvement be visited and observed to verify the accuracy of property characteristics on record for that property.
(6) Each lot, parcel, tract, building, structure and improvement be separately appraised by a competent appraiser, either one appointed under the provisions of G.S. 105-296 or one employed under the provisions of G.S. 105-299.
(7) Notice is given in writing to the owner that he is entitled to have an actual visitation and observation of his property to verify the accuracy of property characteristics on record for that property.
(c) The values, standards, and rules required by subdivision (b)(1) shall be reviewed and approved by the board of county commissioners before January 1 of the year they are applied. The board of county commissioners may approve the schedules of values, standards, and rules to be used in appraising real property at its true value and at its present-use value either separately or simultaneously. Notice of the receipt and adoption by the board of county commissioners of either or both the true value and present-use value schedules, standards, and rules, and notice of a property owner's right to comment on and contest the schedules, standards, and rules shall be given as follows:
(1) The assessor shall submit the proposed schedules, standards, and rules to the board of county commissioners not less than 21 days before the meeting at which they will be considered by the board. On the same day that they are submitted to the board for its consideration, the assessor shall file a copy of the proposed schedules, standards, and rules in his office where they shall remain available for public inspection.
(2) Upon receipt of the proposed schedules, standards, and rules, the board of commissioners shall publish a statement in a newspaper having general circulation in the county stating:
a. That the proposed schedules, standards, and rules to be used in appraising real property in the county have been submitted to the board of county commissioners and are available for public inspection in the assessor's office; and
b. The time and place of a public hearing on the proposed schedules, standards, and rules that shall be held by the board of county commissioners at least seven days before adopting the final schedules, standards, and rules.
(3) When the board of county commissioners approves the final schedules, standards, and rules, it shall issue an order adopting them. Notice of this order shall be published once a week for four successive weeks in a newspaper having general circulation in the county, with the last publication being not less than seven days before the last day for challenging the validity of the schedules, standards, and rules by appeal to the Property Tax Commission. The notice shall state:
a. That the schedules, standards, and rules to be used in the next scheduled reappraisal of real property in the county have been adopted and are open to examination in the office of the assessor; and

b. That a property owner who asserts that the schedules, standards, and rules are invalid may accept the order and appeal therefrom to the Property Tax Commission within 30 days of the date when the notice of the order adopting the schedules, standards, and rules was first published.

(d) Before the board of county commissioners adopts the schedules of values, standards, and rules, the assessor may collect data needed to apply the schedules, standards, and rules to each parcel in the county. (1939, c. 310, s. 501; 1959, c. 704, s. 4; 1967, c. 944; 1971, c. 806, s. 1; 1973, c. 476, s. 193; c. 695, s. 5; 1981, c. 224; c. 678, s. 1; 1985, c. 216, s. 2; c. 628, s. 4; 1987, c. 45, s. 1; c. 295, s. 1.)

REAL VERSUS PERSONAL PROPERTY

It is important to remember that there are no absolutes in making the determination of whether assets should be classified as real or personal property. The appraiser may have to determine how the property is affixed to the realty and also, whether the property is there for the benefit of the process or for the benefit of the building. The appraiser may have to examine leases and other documents to determine the intent of the owner of the property.

Real Estate is land and appurtenances, including all things not moveable in nature and more or less permanently affixed to the land. Real Property has the “bundle of rights” that go with physical ownership of real estate, including the interests, benefits, and rights inherent in the same. real property, not only means the land or real estate but also the buildings, structures, improvements and permanent fixtures thereon and all rights and privileges belonging thereto.

Personal Property is all tangible property other than real estate. Generally, it includes moveable items that are not permanently attached or affixed to the real estate. In determining whether an item is personal or real, the manner in which it is affixed to the real property should be considered as well as the intention of the owner. Also, the purpose for which the property is used and in regard to the removal of the asset at the end of the lease period. If the item can be removed without serious injury to the building or to the item itself, then it could safely be termed as tangible personal property. Business Personal Property is associated with a business or used in connection with the production of income.

UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (USPAP)

2022-2023 Edition Appraisal Standards Board

STANDARD 6 MASS APPRAISAL, DEVELOPMENT AND REPORTING

In developing a mass appraisal, an appraiser must be aware of, understand, and correctly employ those generally accepted methods and techniques necessary to produce and communicate credible appraisals.

Comment: STANDARD 6 is directed toward the substantive aspects of developing and communicating competent analyses, opinions, and conclusions in the appraisal of a universe of properties. Mass appraisals are used primarily for purposes of ad valorem taxation. But depending on the purpose of the appraisal and the availability of statistical data, mass appraisal procedures may also be appropriate for the valuation of any universe of properties, but only when written reports are made and the results of statistical testing are fully disclosed and explained. The reporting and jurisdictional exceptions applicable to public mass appraisals prepared for purposes of ad valorem taxation do not apply to mass appraisals prepared for other purposes.

A mass appraisal includes:

1) Identifying properties to be appraised;
2) Defining market area of consistent behavior that applies to properties;
3) Identifying characteristics (supply and demand) that affect the creation of value in that market area;
4) Developing a model structure that reflects the relationship among the characteristics affecting value in the market area;
5) Calibrating the model structure to determine the contribution of the individual characteristics affecting value
6) Applying the conclusions reflected in the model to the characteristics of the properties being appraised; and
7) Reviewing the mass appraisal results.

The JURISDICTIONAL EXCEPTION RULE may apply to several sections of STANDARD 6 because ad valorem tax administration is subject to various state, county, and municipal laws.

Standards Rule 6-1 (This Standards Rule contains binding requirements from which departure is not permitted.)

In developing a mass appraisal, an appraiser must:

(a) be aware of, understand, and correctly employ those generally accepted methods and techniques necessary to produce a credible mass appraisal;

Comment: Mass appraisal provides for a systematic approach and uniform application of appraisal methods and techniques to obtain estimates of value that allow for statistical review and analysis of results.

This requirement recognizes that the principle of change continues to affect the manner in which appraisers perform mass appraisals. Changes and developments in the real estate fields have a substantial impact on the appraisal profession.

To keep abreast of these changes and developments, the appraisal profession is constantly reviewing and revising appraisal methods and techniques and devising new methods and techniques to meet new circumstances. For this reason it is not sufficient for appraisers to simply maintain the skills and the knowledge they possess when they become appraisers. Each appraiser must continuously improve their skills to remain proficient in mass appraisal.

(b) not commit a substantial error of omission or commission that significantly affects a mass appraisal; and

Comment: An appraiser must use sufficient care to avoid errors that would significantly affect his or her opinions and conclusions. Diligence is required to identify and analyze the factors, conditions, data and other information that would have a significant effect on the credibility of the assignment results.

(c) not render a mass appraisal in a careless or negligent manner.

Comment: Perfection is impossible to attain, and competence does not require perfection. However, an appraiser must not render appraisal services in a careless or negligent manner. This Standards Rule requires an appraiser to use due diligence and due care.

Standards Rule 6-2.

In developing a mass appraisal, an appraiser must:

(a) identify the client and other intended users;[35]

(b) identify the intended use of the appraisal;[36]

Comment: An appraiser must not allow the intended use of an assignment or a client's objectives to cause the assignment results to be biased.

(c) identify the type and definition of value and if the value opinion to be developed is market value, ascertain whether the value is to be the most probable price;

(i) in terms of cash; or
(ii) in terms of financial arrangements equivalent to cash; or
(iii) in such other terms as may be precisely defined; and
(iv) if the opinion of value is based on non-market financing or financing with unusual conditions or incentives, the terms of such financing must be clearly identified and the appraiser's opinion of their contributions to or negative influence on value must be developed by analysis of relevant market data;

Comment: For certain types of appraisal assignments in which a legal definition of a market value has been established and takes precedence, the JURISDICTIONAL EXCEPTION RULE may apply.

(d) identify the effective date of the appraisal:[37]

(e) identify the characteristics of the properties that are relevant to the type and definition of value and intended use,[38] **including:**

(i) the group with which a property is identified according to similar market influence;

(ii) the appropriate market area and time frame relative to the property being valued; and

(iii) their location and physical, legal, and economic characteristics:

Comment: The properties must be identified in general terms, and each individual property in the universe must be identified, with the information on its identity stored or referenced in its property record.

When appraising proposed improvements, an appraiser must examine and have available for future examination, plans, specifications, or other documentation sufficient to identify the extent and character of the proposed improvements.[39]

Ordinarily, proposed improvements are not appraised for ad valorem tax. Appraisers, however, are sometimes asked to provide opinions of value of proposed improvements so that developers can estimate future property tax burdens. Sometimes units in condominiums and planned unit developments are sold with an interest in unbuilt community property, the pro rata value of which, if any, must be considered in the analysis of sales data.

(f) **identify the characteristics of the market that are relevant to the purpose and intended use of the mass appraisal including;**

(i) **location of the market area;**

(ii) **physical, legal, and economic attributes;**

(iii) **time frame of market activity; and**

(iv) **property interests reflected in the market;**

(g) **in appraising real property or personal property:**

(i) **identify the appropriate market area and time frame relative to the property being valued;**

(ii) **when the subject is real property, identify and consider any personal property, trade fixtures, or intangibles that are not real property but are included in the appraisal;**

(iii) **when the subject is personal property, identify and consider any real property or intangibles that are not personal property but are included in the appraisal;**

(iv) **identify known easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances, or other items of similar nature; and**

(v) **identify and analyze whether an appraisal fractional interest, physical segment or partial holding contributes pro rata to the value of the whole;**

Comment: The above requirements do not obligate the appraiser to value the whole when the subject of the appraisal is a fractional interest, physical segment, or a partial holding. However, if the value of the whole is not identified, the appraisal must clearly reflect that the value of the property being appraised cannot be used to develop the value opinion of the whole by mathematical extension.

(h) **analyze the relevant economic conditions at the time of the valuation, including market acceptability of the property and supply, demand, scarcity, or rarity;**

(i) **identify any extraordinary assumptions and any hypothetical conditions necessary in the assignment; and**

Comment: An extraordinary assumption may be used in an assignment only if:

- it is required to properly develop credible opinions and conclusions;
- the appraiser has a reasonable basis for the extraordinary assumption;
- use of the extraordinary assumption results in a credible analysis; and
- the appraiser complies with the disclosure requirements set forth in USPAP for extraordinary assumptions.

A hypothetical condition may be used in an assignment only if:

- use of the hypothetical condition is clearly required for legal purposes, for purposes or reasonable analysis, or for purposes of reasonable analysis, or for purposes of comparison;
- use of the hypothetical condition results in a credible analysis; and
- the appraiser complies with the disclosure requirements set forth in USPAP for hypothetical conditions.

(j) determine the scope of work necessary to produce credible assignment results in accordance with the SCOPE OF WORK RULE.[40]

<u>Standards Rule 6-3</u>

When necessary for credible assignment results, an appraiser must:

(a) in appraising real property, identify and analyze the effect on use and value of the following factors: existing land use regulations, reasonably probable modifications of such regulations, economic supply and demand, the physical adaptability of the real estate, neighborhood trends, and highest and best use of the real estate; and

<u>Comment</u>: This requirement sets forth a list of factors that affect use and value. In considering neighborhood trends, an appraiser must avoid stereotyped or biased assumptions relating to race, age, color, gender, or national origin or an assumption that race, ethnic, or religious homogeneity is necessary to maximize value in a neighborhood. Further, an appraiser must avoid making an unsupported assumption or premise about neighborhood decline, effective age and remaining life. In considering highest and best use, an appraiser must develop the concept to the extent required for a proper solution to the appraisal problem.

(b) in appraising personal property: identify and analyze the effects on use and value of industry trends, value-in-use, and trade level of personal property. Where applicable, analyze the current use and alternative uses to encompass what is profitable, legal, and physically possible, as relevant to the type and definition of value and intended use of the appraisal. Personal property has several measurable marketplaces; therefore, the appraiser must define and analyze the appropriate market consistent with the type and definition of value.

<u>Comment</u>: The appraiser must recognize that there are distinct levels of trade, and each may generate its own data. For example, a property may have a different value at a wholesale level of trade, a retail level of trade, or under various auction conditions. Therefore, the appraiser must analyze the subject property within the correct market context.

<u>Standards Rule 6-4</u>

In developing a mass appraisal, an appraiser must:

(a) identify the appropriate procedures and market information required to perform the appraisal, including all physical, functional, and external market factors as they may affect the appraisal;

<u>Comment</u>: Such efforts customarily include the development of standardized data collection forms, procedures, and training materials that are used uniformly on the universe of properties under consideration.

(b) employ recognized techniques for specifying property valuation models; and

<u>Comment</u>: The formal development of a model in a statement or equation is called model specification. Mass appraisers must develop mathematical models that, with reasonable accuracy, represent the relationship between property value and supply and demand factors, as represented by quantitative and qualitative property characteristics. The models may be specified using the cost, sales comparison, or income approaches to value. The specification format may be tabular, mathematical, linear, nonlinear, or any other structure suitable for representing the observable property characteristics. Appropriate approaches must be used in appraising a class of properties. The concept of recognized techniques applies to both real and personal property valuation models.

(c) employ recognized techniques for calibrating mass appraisal models.

Comment: Calibration refers to the process of analyzing sets of property and market data to determine the specific parameters of a model. The table entries in a cost manual are examples of calibrated parameters, as well as the coefficients in a linear or nonlinear model. Models must be calibrated using recognized techniques, including, but not limited to, multiple linear regression, nonlinear regression, and adaptive estimation.

Standards Rule 6-5

In developing a mass appraisal, when necessary for credible assignment results, an appraiser must:

(a) collect, verify, and analyze such data as are necessary and appropriate to develop:

(i) the cost new of the improvements;

(ii) accrued depreciation;

(iii) value of the land by sales of comparable properties;

(iv) value of the property by sales of comparable properties;

(v) value by capitalization of income or potential earnings - i.e., rentals, expenses, interest rates, capitalization rates, and vacancy data;

Comment: This Standards Rule requires appraisers engaged in mass appraisal to take reasonable steps to ensure that the quantity and quality of the factual data that are collected are sufficient to produce credible appraisals. For example, in real property, where applicable and feasible, systems for routinely collecting and maintaining ownership, geographic, sales, income and expense, cost, and property characteristics data must be established. Geographic data must be contained in as complete a set of cadastral maps as possible, compiled according to current standards of detail and accuracy. Sales data must be collected, confirmed, screened, adjusted, and filed according to current standards of practice. The sales file must contain, for each sale, property characteristics data that are contemporaneous with the date of sale. Property characteristics data must be appropriate and relevant to the mass appraisal models being used. The property characteristics data file must contain data contemporaneous with the date of appraisal including historical data on sales, where appropriate and available. The data collection program must incorporate a quality control program, including checks and audits of the data to ensure records remain current and consistent.

(b) base estimates of capitalization rates and projections of future rental rates and/or potential earnings capacity, expenses, interest rates, and vacancy rates on reasonable and appropriate evidence; [41]

Comment: This requirement calls for an appraiser, in developing income and expense statements and cash flow projections, to weigh historical information and trends, current market factors affecting such trends, and reasonably anticipated events, such as competition from developments either planned or under construction.

(c) identify and, as applicable, analyze terms and conditions of any available leases; and

(d) identify the need for and extent of any physical inspection.[42]

Standards Rule 6-6

When necessary for credible assignment results in applying a calibrated mass appraisal model an appraiser must:

(a) value improved parcels by recognized methods or techniques based on the cost approach, the sales comparison approach, and income approach;

(b) value sites by recognized methods or techniques; such techniques include but are not limited to the sales comparison approach, allocation method, abstraction method, capitalization of ground rent, and land residual technique;

(c) when developing the value of a leased fee estate or a leasehold estate, analyze the effect on value, if any, of the terms and conditions of the lease;

Comment: In ad valorem taxation the appraiser may be required by rules or law to appraise the property as if in fee simple, as though unencumbered by existing leases. In such cases, market rent would be used in the appraisal, ignoring the effect of the individual, actual contract rents.

(d) analyze the effect on value, if any, of the assemblage of the various parcels, divided interests, or component parts of a property; the value of the whole must not be developed by adding together the individual values of the various parcels, divided interests, or component parts; and

Comment: When the value of the whole has been established and the appraiser seeks to value a part, the value of any such part must be tested by reference to appropriate market data and supported by an appropriate analysis of such data.

(e) when analyzing anticipated public or private improvements, located on or off the site, analyze the effect on value, if any, of such anticipated improvements to the extent they are reflected in market actions.

Standards Rule 6-7

In reconciling a mass appraisal an appraiser must:

(a) reconcile the quality and quantity of data available and analyzed within the approaches used and the applicability and relevance of the approaches, methods and techniques used; and

(b) employ recognized mass appraisal testing procedures and techniques to ensure that standards of accuracy are maintained.

Comment: It is implicit in mass appraisal that, even when properly specified and calibrated mass appraisal models are used, some individual value conclusions will not meet standards of reasonableness, consistency, and accuracy. However, appraisers engaged in mass appraisal have a professional responsibility to ensure that, on an overall basis, models produce value conclusions that meet attainable standards of accuracy. This responsibility requires appraisers to evaluate the performance of models, using techniques that may include but are not limited to, goodness-of-fit statistics, and model performance statistics such as appraisal-to-sale ratio studies, evaluation of hold-out samples, or analysis of residuals.

<u>Standards Rule 6-8</u>

A written report of a mass appraisal must clearly communicate the elements, results, opinions, and value conclusions of the appraisal.

Each written report of a mass appraisal must:

(a) clearly and accurately set forth the appraisal in a manner that will not be misleading;

(b) contain sufficient information to enable the intended users of the appraisal to understand the report properly;

<u>Comment</u>: Documentation for a mass appraisal for ad valorem taxation may be in the form of (1) property records, (2) sales ratios and other statistical studies, (3) appraisal manuals and documentation, (4) market studies, (5) model building documentation, (6) regulations, (7) statutes, and (8) other acceptable forms.

(c) clearly and accurately disclose all assumptions, extraordinary assumptions, hypothetical conditions, and limiting conditions used in the assignment;

<u>Comment</u>: The report must clearly and conspicuously

- state all extraordinary assumptions and hypothetical conditions; and
- state that their use might have affected the assignment results.

(d) state the identity of the client and any intended users, by name or type;[43]
(e) state the intended use of the appraisal;

(f) disclose any assumptions or limiting conditions that result in deviation from recognized methods and techniques or that affect analyses, opinions, and conclusions;

(g) set forth the effective date of the appraisal and the date of the report;

<u>Comment</u>: In ad valorem taxation the effective date of the appraisal may be prescribed by law. If no effective date is prescribed by law, the effective date of the appraisal, if not stated, is presumed to be contemporaneous with the data and appraisal conclusions.

The effective date of the appraisal establishes the context for the value opinion, while the date of the report indicates whether the perspective of the appraiser on the market and property as of the effective date of the appraisal was prospective, current, or retrospective.[45]

(h) state the type and definition of value and cite the source of the definition;

<u>Comment</u>: Stating the type and definition of value also requires any comments needed to clearly indicate to intended users how the definition is being applied.[46]

When reporting an opinion of market value, state whether the opinion of value is:

- In terms of cash or of financing terms equivalent to cash; or
- Based on non-market financing with unusual conditions or incentives.

When an opinion of market value is not in terms of cash or based on financing terms equivalent to cash, summarize the terms of such financing and explain their contributions to or negative influence on value.

(i) identify the properties appraised including the property rights;

Comment: The report documents the sources for location, describing and listing the property. When applicable, include references to legal descriptions, addresses, parcel identifiers, photos, and building sketches. In mass appraisal this information is often included in property records. When the property rights to be appraised are specified in a statute or court ruling, the law must be referenced.

(j) describe the scope of work used to develop the appraisal;[47] exclusion of the sales comparison approach, cost approach, or income approach must be explained;

Comment: Because intended users' reliance on an appraisal may be affected by the scope of work, the report must enable them to be properly informed and not misled. Sufficient information includes disclosure of research and analyses performed and might also include disclosure of research and analyses not performed.

When any portion of the work involves significant mass appraisal assistance, the appraiser must describe the extent of that assistance. The signing appraiser must also state the name(s) of those providing the significant mass appraisal assistance in the certification, in accordance with Standards Rule 6-9.[48]

(k) describe and justify the model specification(s) considered, data requirements, and the model(s) chosen;

Comment: The appraiser must provide sufficient information to enable the client and intended users to have confidence that the process and procedures used conform to accepted methods and result in credible value conclusions. In the case of mass appraisal for ad valorem taxation, stability and accuracy are important to the credibility of value opinions. The report must include a discussion of the rationale for each model, the calibration techniques to be used, and the performance measures to be used.

(l) describe the procedure for collecting, validating, and reporting data;

Comment: The report must describe the sources of data and the data collection and validation processes. Reference to detailed data collection manuals must be made, as appropriate, including where they may be found for inspection.

(m) describe calibration methods considered and chosen, including the mathematical form of the final model(s); describe how value conclusions were reviewed; and, if necessary, describe the availability of individual value conclusions;

(n) when an opinion of highest and best use, or the appropriate market or market level was developed, discuss how that opinion was determined;

Comment: The mass appraisal report must reference case law, statute, or public policy that describes highest and best use requirements. When actual use is the requirement, the report must discuss how use-value opinions were developed. The appraiser's reasoning in support of the highest and best use opinion must be provided in the depth and detail required by its significance to the appraisal.

(o) identify the appraisal performance tests used and set forth the performance measures attained;

(p) describe the reconciliation performed, in accordance with Standards Rule 6-7; and

(q) include a signed certification in accordance with Standards Rule 6-9.

Standards Rule 6-9

Each written mass appraisal report must contain a signed certification that is similar in content to the following form:

I certify that, to the best of my knowledge and belief:

- **The statements of fact contained in this report are true and correct.**
- **The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.**
- **I have no (or the specified) present or prospective interest in the property that is the subject of this report, and I have no (or the specified) personal interest with respect to the parties involved.**
- **I have performed no (or the specified) services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.**
- **I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.**
- **My engagement in this assignment was not contingent upon developing or reporting predetermined results.**
- **My compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.**
- **My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice.***
- **I have (or have not) made a personal inspection of the properties that are the subject of this report. (If more than one person signs the report, this certification must clearly specify which individuals did and which individuals did not make a personal inspection of the appraised property.)[49]**
- **No one provided significant mass appraisal assistance to the person signing this certification. (If there are exceptions, the name of each individual providing significant mass appraisal assistance must be stated.)**

Comment: The above certification is not intended to disturb an elected or appointed assessor's work plans or oaths of office. A signed certification is an integral part of the appraisal report. An appraiser, who signs any part of the mass appraisal report, including a letter of transmittal, must also sign this certification.

In an assignment that includes only assignment results developed by the real property appraiser(s), any appraiser(s) who signs a certification accepts full responsibility for all elements of the certification, for the assignment results, and for the contents of the appraisal report. In an assignment that includes personal property assignment results not developed by the real property appraiser(s), any real property appraiser(s) who signs a certification accepts full responsibility for the real property elements of the certification, for the real property assignment results, and for the real property contents of the appraisal report.

In an assignment that includes only assignment results developed by the personal property appraiser(s), any appraiser(s) who signs a certification accepts full responsibility for all elements of the certification, for the assignment results, and for the contents of the appraisal report. In an assignment that includes real property assignment results not developed by the personal property appraiser(s), any personal property appraiser(s) who signs a certification accepts full responsibility for the personal property elements of the certification, for the personal property assignment results, and for the personal property contents of the appraisal report.

When a signing appraiser(s) has relied on work done by appraisers and others who do not sign the certification, the signing appraiser is responsible for the decision to rely on their work.
The signing appraiser(s) is required to have a reasonable basis for believing that those individuals performing the work are competent. The signing appraiser(s) also must have no reason to doubt that the work of those individuals is credible.

The names of individuals providing significant mass appraisal assistance who do not sign a certification must be stated in the certification. It is not required that the description of their assistance be contained in the certification, but disclosure of their assistance is required in accordance with Standards Rule 6-8(j).[50]

SALES UTILIZATION AND FAIR MARKETVALUE

PREFACE

Sales Collection and verification is the single most important activity in the property appraiser 's office. There is no other activity necessary to the operation of the property appraiser 's office, which is as important as the meticulous and regimented collection of sales data.

Ultimately, all valuation approaches, regression, cost/market, or income rely upon the analysis of VALID, QUALIFIED, SALES in order to properly value a subject property.

MEETING LEGISLATIVE REQUIREMENTS

Decisions by legislators in recent years have mandated the assessment of real property at 100% of the "fair market value". This criteria has made it imperative for the property appraiser to have an accurate and supportable sales file from which the market approach can be properly implemented.

Regardless of how well or how accurate the data about a property may be, the data is useless without sales data against which the data may be compared.

The entire premise of the computerized appraisal system is that regardless of the appraisal approach used, the analysis of sales parcels is necessary in order to do the following:

a. develop regression equations
b. set cost/market base rates
c. determine depreciation schedules
d. determine income capitalization or discount rates

Without sales, the property appraiser has to depend on the Cost and Income Approach to base his decisions. Therefore, you need sales to support the Cost Approach. Sales also help to determine depreciation and obsolescence in the Cost Approach and cap rates in the Income Approach.

The basic sales information is available at the Registrar of Deeds. However, before a proper analysis can be made between the sales for the tax year and those of similar properties that did not sell, the sales must be checked or qualified to verify that an "arm's length" transaction has taken place and that the source of information is correct. The transaction must then be further checked to determine if all rights and benefits of property ownership were transferred and if any personal property was involved. This procedure is known as Sales Qualification.

STEPS IN SALES QUALIFICATION

Sales of some residential, but primarily agricultural, industrial and commercial properties often include personal property. There are also a number of intercompany or interfamily transfers "distress" sales, etc., many of which have limiting terms and conditions which affect the sales price. For these reasons and others, further qualification of sales of this type through conversations with one or more of the parties involved may be necessary to determine if the sales price should be adjusted for terms, personal property, etc., or disqualified entirely.

For this purpose, we have designed a Sales Qualification FORM which will help standardize the procedure and also build a source of useful sales data. Since recent sales are the BEST indication of MARKET VALUE and because of their effect on the entire mass appraisal process, their careful handling and qualification cannot be overemphasized.

The Sales Qualification Form

Sales Qualification forms are a record of the sales research performed to establish the quality of a specific sale. Qualified sales are of inestimable value in establishing unit land values, base rates, depreciation schedules, and for checking the quality and degree of equalization of all work performed.

The first step in any Sales Qualification procedure is the deed qualification of ALL sales parcels. The sales should then be further qualified as necessary with the use of a Sales Qualification form.

Sales Qualification Form: (Example)

DAVIDSON COUNTY TAX ASSESSOR
PO BOX 1617
LEXINGTON NC 27293-1617

RETURN SERVICE REQUESTED

13266238 2801SALE 1 1 6 6

Davidson County
Office of the Assessor

Parcel Number :
Property Address :
Account Number :
Property Description :
Deed Reference :
Date :
Price :

Congratulations on your recent purchase of real property. We extend our invitation to you to contact us or visit our office if you have any questions regarding your new property. In turn, we need your help. North Carolina law requires that each county conduct a sales-assessment ratio study measuring the sales price of real property in relation to the county's appraised value. This information is then used to adjust public service company values for taxation and contribute to the fair and equitable assessment of all properties.

This questionnaire is strictly confidential and NOT open to public inspection. Please confirm the information below and return within ten (10) days. We have enclosed a return envelope for your convenience. Please contact the Davidson County Tax department at (336) 242-2160 if you have any questions. Thank you for your assistance.

Sincerely,

David T. Rickard
Tax Administrator

1. Total sale price: $________________
2. Type of financing: Conventional/Bank____ Owner Financing ____ Other____
3. Was a trade involved? Yes____ No ____
4. Was this an auction sale? Yes____ No ____
5. Was this a sale between relatives or related companies?
   Yes____ No____ Explain: ________________
6. Was this a foreclosure or bankruptcy sale? Yes____ No ____
7. Did the sale include any personal property? Yes____ No ____
   (Mobile homes, machinery, etc.) Please list: ________________
8. Property type at the time of purchase?
   Vacant residential land ____ Vacant commercial land ____
   Residential house ____ Commercial building ____
9. Will this be your primary residence? Yes____ No____
10. If residential rental property or commercial rental, what is the monthly rent?________
11. Have improvements been made to the property since the date of the sale other than regular maintenance? Yes____ No ____ If yes, please describe: ________________
12. Other information relating to the sale of the property, which may be pertinent to this transaction may be listed below.

________________ ________
Signature Date

________ ________________
Area Code Phone Number

STEP 1 - DEED QUALIFICATION OF ALL SALES. This step entails examining deeds for any conditions or statements which might indicate the sale was not an "arm's length" transaction. For single family residences, this is usually all that is necessary to obtain accurate sales data.

Those deeds having ANY of the following conditions should be entered on the maintenance document as "U" or an unqualified sale:

1. Quit claim, corrective or tax deeds
2. State documentary stamps, $.50
3. Same family name as to grantee and grantor
4. Deeds from or to banks or loan companies
5. Deeds indicating a trade or exchange or conveying less than whole interest, i.e. life estates, etc.
6. Deeds including livestock or personal property, i.e. trucks, equipment, cattle, etc.
7. Multi-parcel sales unless the amount paid for each parcel is specified
8. Deeds including exchanges of real or personal property
9. Deeds to or from any of the following:

Administrators	Clerks of Court
Executors	County Commissioners
Guardians	Counties
Receivers	Trustees of Internal Imp. Fund
Sheriffs	Cities and/or municipalities
Lodges	United States of America or Federal Agencies
Churches	Utility Companies
Educational Institutions	Fraternal Institutions
Benevolent Institutions	

STEP 2 - SALES RESEARCH. By completing the Sales Qualification form, an orderly check of the sales can be performed relatively easily. The form should be completed as follows:

1. The individual qualifying the sale signs their name and dates the form in the upper right-hand corner.
2. Then the parcel number of the sale and the sales data portion of the form, i.e. Deed Book and Page, month and year, instrument type, whether it is qualified or unqualified, vacant or improved, and the indicated sales price taken from the deed.
3. From a copy of the recording instrument obtain the name, address and telephone number of the Grantor, the Grantee, or some other interested party such as the real estate broker, the builder, the developer, the lending institution, or other informed person.
4. A check is placed in the box next to the person contacted. (Experience has shown the best source of information is the Grantor.)
5. Complete the QUALIFICATION DATA portion of the form by conversations with one or more of the principles, confirming the sale date, whether it sold vacant or improved, the actual sales price and any other property (real, tangible or intangible) which may have been included in the sale as well as an estimate of the value of the other property included in the sale. If there was a mortgage involved in the sale, confirm the amount, the interest, and the term and repayment schedule. Make any pertinent notes or comments in the comments portion of the form.
6. Also determine the type of mortgage loan; whether or not it was conventional, participating, government backed, variable interest rate, or other. THE SALES DATA CHANGE portion of the form is to be completed if any portion of the sales data is found to be in error or if there was an adjustment of the information gathered during the sales research. If an adjustment is made to the indicated sales price, the reason MUST be entered in the comments for future reference. The importance of documenting the reasons and support of any sale adjustment cannot be overemphasized.

TYPE OF FINANCING:

Finance Type Maintenance

☐ Include inactive records

IDENTIFIER	DESCRIPTION
AR	Adjustable Rate
CA	Cash Sale
CF	Conventional Financing
FHA	Federal Housing Admininis
FM	Farmers Home Association
LS	Loan Assumption
OF	Owner Financing
OT	Other
UK	Unknown
VA	Veterans Administration L

QUALIFICATION SOURCE CODE:

Qualification Source Code Maintenance

☐ Include inactive records

IDENTIFIER	DESCRIPTION
AG	Agent
BM	Benchmark
BR	Buyer
CO	CoStar
DS	Deed Stamps
ML	MLS
PB	Publication
QF	Qualification Form
SR	Seller
TP	Third Party

SALE TYPE INSTRUMENT (DEED TYPE):

IDENTIFIER	DESCRIPTION
AA	ARTICLES OF AMENDMENT
AD	ADMINISTRATION LETTER
AF	AFFIDAVIT
AX	ANNEXATION
C	COMMISSIONER DEED
CD	CORRECTION DEED
CO	CORPORATION DEED
DC	DEATH CERTIFICATE
DE	DECLARATION OF WITHDRAW
EA	EASEMENT
ED	ESTATE DEED
FC	FORECLOSURE
GA	GUARDIAN DEED
GD	GIFT DEED
IC	INSTRUMENT OF COMBINATION
JD	JUDGMENT
LE	LIFE ESTATE DEED
MD	MEMORANDUM
O	OTHER
OR	ORDINANCE
QD	QUITCLAIM DEED
RD	RELEASE DEED
RW	RIGHT OF WAY
SC	STREET CLOSING
SD	SHERIFF'S/COMMISSIONERS DEED
TD	TRUSTEE'S DEED
WD	WARRANTY DEED
WL	WILL

For a sale that has been disqualified, use the appropriate disqualification codes as follows: (These codes are derived from North Carolina Department of Revenue)

CODE REASONS FOR REJECTION:

A. The transaction includes the conveyance of two (2) or more parcels.

B. Sales for which the improvements sold are not included in the tax assessment or the assessment included improvements built after the sale.

C. Deed shows $6.00* or less in revenue stamps. *Transaction is for $3,000 or less.

D. The date the deed was made, entered or notarized is outside the dates of the study period. (The study period runs from January 1 to December 31.)

E. The transaction is between relatives or related businesses.

F. The grantor is only conveying an undivided or fractional interest to the grantee.

G. The deed reserves unto the grantor, a life estate or some other interest.

H. The deed reserves unto the grantor the possession of, or lease of, the property for specified period following the sale.

I. One or both of the parties involved in the transaction is governmental, a public utility, lending institution, or a relocation firm.

J. The deed conveys a cemetery lot or other tax-exempt property.

K. One or both of the parties involved in the transaction is a church, school, lodge, or some other educational or fraternal organization.

L. The Deed of Trust indicates an amount that is in excess of the purchase price as reflected by the excise stamps.

M. The deed indicates that the property conveyed is situated in more than one county.

N. The transaction is for minerals, timber, etc. or the rights to mine or cut same.

O. The transaction includes the conveyance of personal property, and the value of such is not specified separate from the real property value in the deed.

P. The transaction is the result of a forced sale or auction.

Q. Transaction made by the use of a Contract for Deed, the agreement for which is executed and sale actually made prior to the study.

R. The transaction involves the trade or exchange of real property, or a loan assumption.

S. The transaction is for real property which cannot be clearly identified on the county tax records.

U. Unqualified Other (An explanation must be provided when this code is used.)

X. Other - Requires further analysis.

Z. Used for when the assessed value is unknown (such as a split or new construction)

STEP 3 - PROPERTY APPRAISER EVALUATION AND QUALIFICATION:

Using the Sales Data Qualification Form

All sales are then reviewed and further qualified by the property appraiser assigned to the subject's market area. Those that remain unqualified may be qualified directly by the property appraiser through conversations with the buyer or seller by phone, email or in person. If enough qualified sales exist to support the validity of a sale that remains unqualified, the property appraiser property appraiser may qualify the sale from the deed stamps for use in our statistical reports and analysis. Information gathered and analyzed from other sources of research may also lead to qualification by the property appraiser.

The Sales Qualification Form should be completed by departments most familiar with the type of property or area being researched, i.e. income producing properties by the income department, vacant parcels by the land department, and improved properties by the building department.

Changes in sales prices can and should be made to compensate for personal property included in the sales. Having done this, a sale can be treated as qualified and used as a guide for establishing values for similar properties. The qualification process enables the property appraiser to gather the information necessary to adjust sales prices so they will reflect "fair market" sales.

During the investigation of sales, other factors may come to light indicating that an adjustment is necessary to the sales price for what appears to be an otherwise qualified sale. These include market and economic factors. For example, if a property has to remain on the market for an excessive period of time prior to selling, an adjustment may be appropriate. The property appraiser can find themselves in a most advantageous position in determining the type of adjustments required because of his familiarity with the local market conditions. Adjustments SHOULD be made for any VALID reason in order to supply qualified comparables for valuing similar properties.

It is most important to remember that the Sales Qualification form should be PROPERLY filled out and filed for FUTURE REFERENCE.

BENCHMARK SALES

In large counties, sales are relatively numerous for single family properties and usually available for some commercial type properties. However, the necessity of determining "market value" for all properties complicates the task of appraising certain types of property uses with few or, more often, no "qualified" sales. In these instances Bi-Tek is designed to utilize BENCHMARK (surrogate) SALES.

The term benchmark refers to properties which have been appraised using conventional fee appraisal techniques. When sufficient sales data is unavailable, fee appraisers have relied on the cost and income approaches to value for indications of market value. For the property appraiser faced with the wide variety of property types, the utilization of the income and cost techniques can provide supportable evidence for appraisal purposes when no "qualified" sales are available which would be applicable.

When faced with a valuation problem dealing with a property type for which there are no qualified sales, the property appraiser 's first step is to choose a few parcels representative of the particular type or, if there is just one property, the subject can be used. The next step, collecting pertinent data about the properties, is similar to that of the fee appraiser. Depending on available information, either the cost approach or income approach may be employed to give good value indications.

Cost Benchmarks

If the improvements under investigation are relatively new, local contractors can be consulted for estimates of the cost to replace. Also, the property appraiser can utilize such cost services as MARSHALL & SWIFT BUILDING COST SERVICE to give good cost estimates for a wide variety of building types. After a cost per square foot, unit and/or total building cost new has been estimated, it is necessary for the property appraiser to review the property to determine depreciation in the case of less than new structures. After the appropriate amount of depreciation is calculated, it is subtracted from the replacement cost new. The resulting figure is the depreciated replacement cost new to which is added the market land value. With accurate figures, this value can be utilized and entered as a benchmark sale as described on the following pages under PROCEDURE FOR ENTERING BENCHMARK SALES.

Income Benchmarks

Another useful method of deriving benchmark sales involves the income approach to value. Bi-Tek makes available seven methods which are discussed in greater detail in a later chapter but for the purposes of benchmarking a few other comments are necessary.

The basic income data regarding income and expenses is critical and care should be taken to verify information gathered. When this is done and entered into the system using one of the seven approaches, the resultant value can be entered in the sales portion of the appraisal card. The justification for the use of the income approach in the valuation process rests with the reason the income property is used. Income property is used to generate an income stream of revenues in the form of money. It is one of the basic economic building blocks and the property can be valued in terms of its ability to generate income. Income property is held, developed and sold for the income producing potential it possesses.

The exact procedure for entering a change can be found in the chapter on procedures for completing the field data instrument.

USE OF SALES ANALYSIS REPORTS IN THE QUALIFICATION PROCESS

For counties with a large volume of sales activity, Bi-Tek enables the property appraiser to limit the Sales Qualification activities to those sales which show the most extreme assessed value ratios.

Reports can be generated based on location, improvement type, model number, etc. The sales with extreme ratios can be subjected to the Sales Qualification procedure. The parameters for those to be analyzed can be set by the property appraiser (i.e. all ratios greater than 100 and less than 75, etc.) based on his requirements, available staff, etc.

Bi-Tek is designed so that the property appraiser does not have to manually research his own files for various property types but can receive a computer printed worksheet detailing only those parcels he wishes to research based on the parameters he has selected (location, age, improvement type, land use, etc.).

During the Revaluation process sales ratio studies are normally performed by neighborhood using the sales that were recorded in the year preceding the effective date of the revaluation. It is the intent of Davidson County to appraise all neighborhoods within the performance standard of the Standard on Ratio Studies of the International Association of Assessing Officers (IAAO) as follows:

Type of Property	Measure of Central Tendency	Coefficient of Dispersion	PRD*
Single Family Residential			
Newer, more homogenous areas	.90 – 1.10	10.0 or less	.98 – 1.03
Older, heterogeneous areas	.90 – 1.10	15.0 or less	.98 – 1.03
Rural residential	.90 – 1.10	20.0 or less	.98 – 1.03
Income producing properties	.90 – 1.10		
Larger, urban jurisdictions	.90 – 1.10	15.0 or less	.98 – 1.03
Smaller, rural jurisdictions	.90 – 1.10	20.0 or less	.98 – 1.03
Vacant land	.90 – 1.10	20.0 or less	.98 – 1.03
Other real property	.90 – 1.10	Varies	.98 – 1.03

*The standards for the PRD are not absolute when samples are small or there are wide variations in existing prices.

DAVIDSON COUNTY
2026 APPRAISAL MANUAL

Land Records Procedures

Introduction

All property within Davidson County shall be mapped as a parcel to include all necessary attributes. These attributes shall include at minimum: Parcel Identification Number, (PIN); Deeded Acreage; Calculated Acreage; Tax Neighborhood Designation; Subdivision Name, Lot Number, and Plat Reference (when applicable); and Year Entered. In addition, Bi-Tek CAMA System, or the Computer-Assisted Mass Appraisal System, known as Bi-Tek record, shall be created and maintained for each parcel.
This document outlines the foundational principles and daily practices that guide the management of land records within the department. The following sections describe key definitions, procedures for establishing and modifying parcels, and the established standards for documenting and updating ownership. These guidelines are intended to ensure the accuracy, consistency, and legal compliance of all land records.

Definition of a Parcel

For the purposes of the Land Records Department, a parcel is a single tract of land as described in a deed or plat and is physically one unit of land. If more than one tract of land is on a particular deed or plat, a separate parcel shall be created for each tract described. If multiple tracts of land are described in a single deed the tracts may be combined into one parcel if there is not more than one addressed structure on the parcel and the property owner records documentation that includes language stating that the multiple tracts should be treated as one tract. Each addressed structure must have its own parcel in compliance with the County's subdivision ordinance. If a parcel of land is described as one, but another parcel is split from it causing it to be non-contiguous, then each part of the parcel that is non-contiguous shall become its own parcel unless the split is right-of-way for a public road. In other words, a single parcel can be divided by a road but cannot be divided by another parcel.

Ownership

Ownership shall be listed with the name(s) of the person(s) cited on the original deed, will, or court proceeding. The name is to be listed exactly as it is on the deed. Descriptive information about the grantee (marital status, state of incorporation, etc) should not be listed, only the name of the owner or name of the company that owns it.

Changing a Name without Transferring Ownership

Individual

A new deed, filed in the Davidson County Register of Deeds, is the best way to change the name for an existing owner. Generally, a correction deed is best suited when there is an error or omission in the original document. In the case of a marriage/divorce/name change, a recorded affidavit or deed is required.

Corporation

As with individuals, recording a new deed or an affidavit is required.

Transferring Ownership

The only way to transfer a parcel is via a recorded, legal land record document. These are a deed or a will. These documents must be a recorded public record in Davidson County Register of Deeds. A document filed in another county or state cannot be used to transfer a property. To transfer a parcel, staff must first identify the property described by the deed. Once the parcel is identified, staff must verify that the grantor has an interest in the property to transfer. If the grantor does not, then the preparing attorney shall be contacted to obtain more information or to request a correction. Davidson County Land records can only transfer a parcel or interest in a parcel if they actually own interest in it. If the grantor does not have interest in a parcel, that deed reference shall be added to the parcel, but the ownership will not change. If the ownership of a parcel is in dispute, according to North Carolina statute, the property should be listed to unknown owner.

Intent of a Deed

Property shall be transferred or split exactly as it is described in the deed. However, minor typographical errors in a deed can be overlooked as long as the intent of the deed is clear. If the intent is not clear, then that deed shall be held until a correction deed is recorded. For example, if the grantor owns lot 125 of XYZ subdivision and a deed is recorded from that grantor for lot 25 of that subdivision, staff shall research the situation. If we find that the grantor actually owned lot 125, the mailing address and prior deed reference reflect lot 125 and the grantor never owned lot 25, then it would be obvious that lot 25 was a typographical error omitting the “1” and they intended to transfer lot 125. The attorney and owner shall be notified of this error, but for our purposes we shall transfer lot 125 to the new owner. Another example would be if one of the deed calls is reversed, as long as we can determine what property is to be conveyed, the deed shall be mapped/transferred. If a deed comes through for lot 5 of ABC subdivision as recorded in map book 105 / page 1, and that plat is a different subdivision owned by the grantor, the intent would not be clear because the grantor owns both parcels and either could be correct. This parcel would not be transferred until a correction deed is recorded. For this section, staff shall use its best judgment to determine if an error is minor enough to transfer the property or if a correction is necessary.

Property Mapping Basics

Each parcel shall be mapped in GIS according to the metes and bounds description on the original deed or plat. In the event of a conflict in a legal description, the following order should take precedence:

- Location of a natural monument
- Location of a man-made monument
- Adjoining Owners
- Direction and Distance
- Area

When mapping parcels, there should be no overlaps or gaps between parcels. Gaps should be resolved via deed research to determine who owns the land between parcels if the parcels do not share a common line. Overlaps should be resolved via senior rights.

Plats

A plat is to be mapped at the time it is recorded and a separate parcel number assigned to each lot and section of common open space. In order for the plat to be mapped, the owner of record must be the owner of all of the land shown on the plat.

When revisions to a lot or plat are recorded that change lot lines/sizes/etc., the affected parcel(s) shall be updated accordingly so long as the owner cited on the plat is still the owner of record. Bi-Tek and GIS shall be updated to show the new plat reference as the primary reference. When revisions change something other than the lots, such as a plat that is recorded after the original to show the edge of pavement, location of utilities, etc., then that plat shall be shown in Bi-Tek as an additional plat reference. The newest plat that shows/creates/modifies the parcel(s) in question shall be shown as the primary plat reference in GIS and Bi-Tek.

Bi-Tek Procedures & Data Entry Standards

Names

All names are to be entered ***Last Name*** first, then ***First Name***. It does not matter if it is entered in upper or lower case, the system will automatically change it to upper case when you save the record. No comma "," is to be used. Additionally, if initials are on the deed such as "A.T. Smith", the initials are to be separated with a space and no periods are to be used.

Example: DOE JOHN
Example: SMITH A T

If the property is owned by a married couple and no Tenancy is specifically cited, then it reverts to Tenancy by the Entirety. In this scenario, both names are listed separately with the last name being listed first on each line. This holds true even if the last names are different, but they are married. It is so that both names can be queried.

Example: If the deed says, "John Doe and wife Jane", then it is to be keyed as:
DOE JOHN
DOE JANE

If the property is owned by more than one person and they are not married or Tenancy is specified other than Tenancy by the Entirety, each owner is to be placed on a separate line with the appropriate percentage of owner associated with it displayed in the comments.

Acreage and Parcel Dimensions

Acreage is cited in the LOT SIZE/ACREAGE field, it is abbreviated as "AC" and decimal places are to be as they are on the deed or plat (rounded to two decimal places) unless it has been adjusted for Splits and/or Acreage Adjustments. In other words, if the deed states "1 acre", it should be cited as "1 AC". If the deed states "4.28745 acres, then it is cited as "4.29 AC". If the acreage is calculated, "( )" the acreage should be placed in parentheses such as "(1.5 AC)". It is good practice to cite how the acreage was in the internal comments field in case the acreage is questioned in the future.

If parcel dimensions are known (such as an old city lot that was designated by dimensions such as 25'x100'), it is a good idea to also include them in the LOT SIZE/ACREAGE field. They should be placed after the acreage. An example would be "0.34 AC 100'x150'". This is not required but can be helpful. If dimensions used are ***not*** from the deed or plat, then they are to be put in parenthesis.

Townships:

01	Abbotts Creek	11	Lexington
02	Alleghany	13	Midway
03	Arcadia	14	Reedy Creek
04	Boone	15	Silver Hill
05	Conrad Hill	16	Thomasville
06	Cotton Grove	18	Tyro
07	Emmons	19	Yadkin College
08	Hampton		
09	Healing Springs		
10	Jackson Hill		

LAND APPRAISAL PROCEDURES

PREFACE

INTRODUCTION:

Land values are derived primarily by the sales comparison method. It is, therefore, important that certain factors be accurately shown and considered. These factors include location, size, topography, present use, highest and best use, etc. The following chapter describes procedures for recording these important elements and determining land values.

MARKET NEIGHBORHOODS

Davidson County utilizes stratification of properties by means of establishing market neighborhoods. Below are definitions of Market and Market Area from the IAAO (International Association of Assessing Officers). These concepts guide the determination of the neighborhood boundaries that we use.

> **Market—IAAO** (1) The topical area of common interest in which buyers and sellers interact. (2) The collective body of buyers and sellers for a particular product.
>
> **Market Area- IAAO-** A geographic area, typically encompassing a group of neighborhoods, defined on the basis that the properties within its boundaries are subject to similar economic forces and supply and demand factors. A separate valuation model is often developed for each market area. Smaller or mid-sized jurisdictions may constitute a single market area.

The reason Market Neighborhood boundaries are determined by geographic boundaries comes from the most important Market concept---"Location, Location, and Location". The neighborhoods are established with natural boundaries, most commonly, railroads, census tracts, townships, interstate highways, lakes, rivers, creeks, watersheds, zoning, and large acreage ownerships. The purpose of dividing a County into smaller geographic Neighborhoods is to allow the appraiser to better study the market's sales, rents, and depreciation. This allows for more than one appraiser to set land values and still be consistent with the other land appraisers establishing base land values in adjoining neighborhoods. By dividing a County into smaller neighborhoods, generally 1,000 adjoining parcels, the revaluation process can make a county with 500,000 parcels just as easy to appraise as a county with 10,000 parcels. The only difference being the number of appraisers needed to accomplish a revaluation on schedule. Also, the ability of the appraiser to change and adjust values in mass by neighborhood reduces the time and personnel needed to complete a revaluation on time and created more equitable values.

A neighborhood generally has multiple land uses within 1,000 parcels. By grouping the parcels within the same neighborhood by zoning or land use on a land analysis file it allows the appraiser to set and change base rates for land by each zoning or land use and by type, Acres, Lots, Front foot, Square foot, or by Unit for Condominiums in mass. Sales ratios can be used to support these values by neighborhood, land use, and improvement types.

Adjusting all like properties to the same degree within a neighborhood market in mass, eliminates the practice of "chasing sales" and provides for consistent and equitable assessment of all properties.

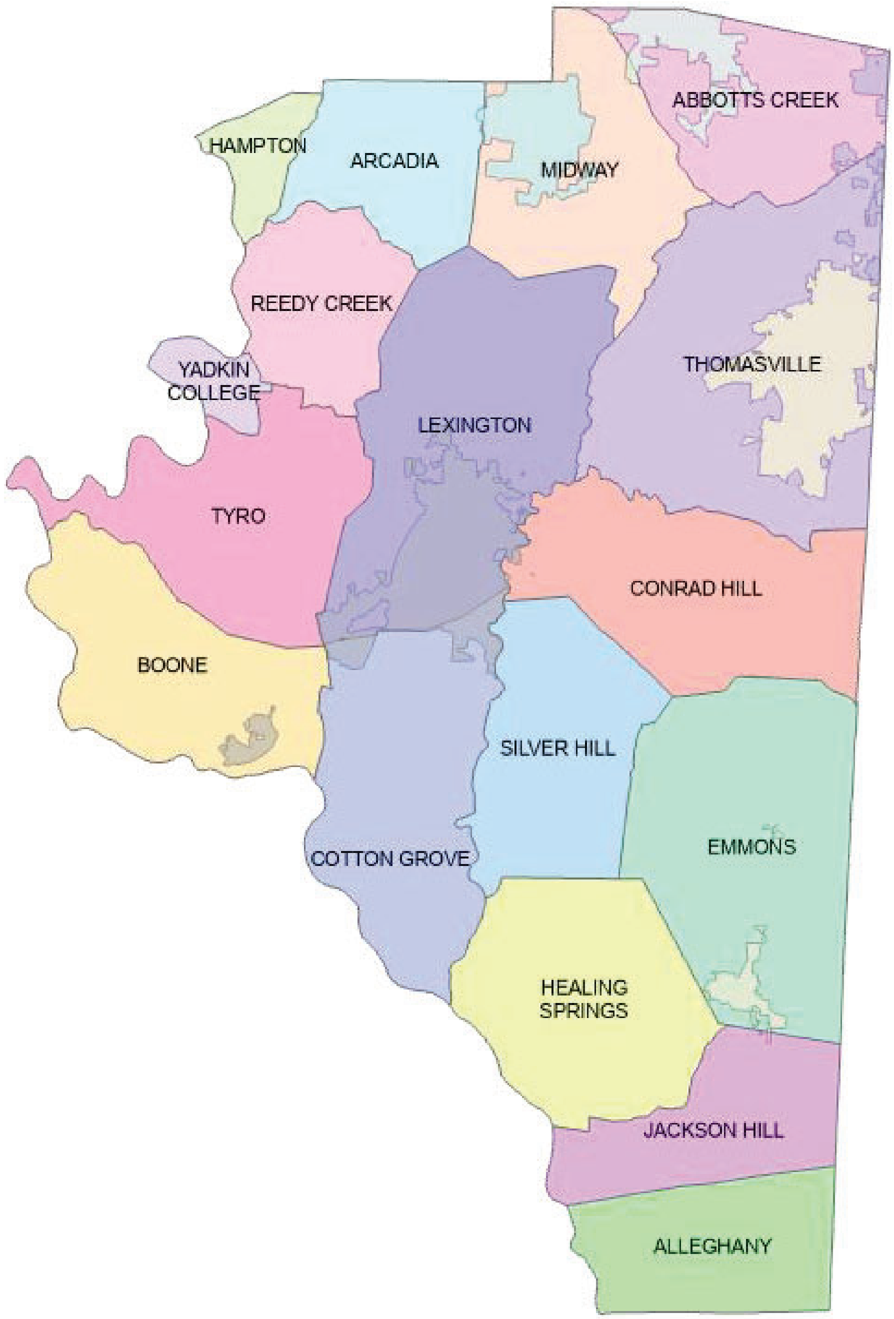
The market or sales comparison approach is the most applicable method for the valuation of land. The income approach should also be considered when applicable. The value of properties for which sufficient vacant land sale data is not available, as often happens in the downtown area and the older subdivisions where no vacant parcels remain may be estimated using a land residual approach as detailed in the Income Property Valuation Chapter. In new residential subdivisions where groups of lots are sold from the developer to various builders and no true arm's length sales are available may be valued based on a percentage of total sale prices. This percentage typically ranges from 10% to 30% depending on the amenities that are available in the area. This will depend on the market area.

Land value is generally estimated by comparing the subject property to similar properties which have recently sold and making adjustments to the comparable for the different factors affecting land value.

Some of the factors which must be considered include location, size, shape, topography, accessibility, present use, highest and best use, zoning, utilities, income to the land, supply and demand for the particular type land, improvements to the land and improvements on the land. Irrigation, drainage, sea walls, sidewalks, curbs, gutter, etc. are examples of improvements to the land and are included in the value of the land. Building structures are improvements on the land and with few exceptions, (some condominium or cooperative buildings), are valued apart from the land.

Townships:

1 Abbotts Creek
2 Alleghany
3 Arcadia
4 Boone
5 Conrad Hill
6 Cotton Grove
7 Emmons
8 Hampton
9 Healing Springs
10 Jackson Hill
11 Lexington
13 Midway
14 Reedy Creek
15 Silver Hill
16 Thomasville
18 Tyro
19 Yadkin College



LAND APPRAISAL PROCEDURES

INTRODUCTION

The market or sales comparison approach is the most applicable method for the valuation of land. The income approach should also be considered for properties for which sufficient sale data are not available for vacant parcels, as often happens in the downtown area and the older subdivisions where no vacant parcels remain, value may be estimated using a land residual approach as detailed in the Income Property Valuation Chapter.

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ROAD CLASSIFICATIONS:

No access.. NX

Private Drive ....PD

Rural Dirt .... RD

Rural Paved.......................................RP

Rural Gravel……………………..… RG

Gravel with water………………… GW

Gravel with sewer………………… GS

Rural Dirt Road
not state maintained......................... RT

Paved with water .... PW
(Public or Community)

Paved with water & sewer................ PS

PUBLIC IMPROVEMENT CLASSIFICATIONS

Electric .... E

Water.....................................W

Sewer………………………. S

Curb……………………... C

Gas…………………………. G

Sidewalk…………………… K

Storm Drainage……………. D

The appraiser should also note the characteristics of the area appraised for similarities which may be encountered in other areas which have insufficient sales.

The appropriate unit values and depth table can then be posted to the property ownership map using the same format for each type of property; however, the depth table on Card 01 cc 52 will only function when the unit type in Card 02 cc 49-50 is LT or FF.

Generally **residential property** is valued by front foot, (FF), lot (LT), acreage (AC), units, (UT); **commercial property** by front foot, (FF), square foot, (SF), acreage, (AC), or units, (UT); **industrial property** by square foot (SF), acreage, (AC), or units, (UT); and agricultural property by acreage, (AC). (Some tracts may require two or more different land units.)

LAND MODELS

Currently there are seven different land models in use with the PASCO Appraisal System most of which when properly used should give reliable results. It has been our experience over the last 35 years that the Somers Depth Curve gives excellent equalization and values when pricing by the front foot. These models are supported by current market sales.

Models 1, 2 and 3 are based on the Somers curves and standard depths as follows.

LAND MODEL 00	Unit Lot/Acreage Value
LAND MODEL 01	100 Feet Standard Depth Appraised per Front Foot
LAND MODEL 02	150 Feet Standard Depth Appraised per Front Foot
LAND MODEL 03	200 Feet Standard Depth Appraised per Front Foot
LAND MODEL 04	Base Price Rural Acreage - Market Value
LAND MODEL 05	Present Use Value (See PUV Schedule of Values)

LAND MODEL 00 – Unit Lot / Acreage Value Pricing
(Typical a lot is 1 acre or less)

Site suitability for a septic system when sewer is not available:
***The following examples are used for guidance and may change based on Market area.**

For parcels that do not have access to a sewer system consideration must be given, if the parcel has had a site evaluation or preliminary evaluation performed by the Health Department or a Licensed Soil Scientist which resulted in it being deemed unsuitable. Before determining the amount of adjustments to be made information must be received to determine what restrictions have been placed on the lot.

Bedroom limits may be established for lots that are found to be marginally suitable. A property owner may wish to build a 5-bedroom house on their lot, but the lot may be found suitable for no more than 3 bedrooms. In this case the lot is a suitable building lot with restrictions. In this case the adjustment could vary depending on the area the lot is located in. If building a three-bedroom home is a reasonable, highest and best use for the lot then no adjustment is required. However, if the lot is located in a subdivision that is made up of large homes with 4 and 5 bedrooms then the use of the subject lot is impaired, and consideration should be given at the determination of the appraiser.

If a lot has limitations or no suitability for a conventional septic system, there are numerous options to make the lot buildable using alternative systems or proprietary systems. The following is a list of various types of septic systems and a general estimate of their average cost.

Types of Systems that can be approved by the local Health Department: EXAMPLES

System	Average Cost 3 BR	Soil Depth Requirement
Conventional Gravity System	$ Market	36 inches of suitable soil
Low Pressure System	$ Market	24 inches of suitable soil
Drip System	$ Market	18 inches of suitable soil
Pre-treatment Drip System	$ Market	As little as 12 inches of suitable soil

Systems that can be approved by the State of North Carolina: EXAMPLES

System	Average Cost 3 BR	Soil Depth Requirement
Pre-treatment Surface Drip System (Requires 2 acres or more)	$ Market	As little as 6 inches of suitable soil

Adjustments for Lots Requiring Non-Conventional Septic Systems: (NCSS)

Calculate an adjustment to the nearest 5% based on the cost to cure that will deduct the following values from the subject lot:

Suitable for Conventional System	No adjustment
Low Pressure System Required	$ Market
Drip System Required	$ Market
Pre-treatment Drip System Required	$ Market
Pre-treatment Surface Drip System Required	$ Market

Once the septic system has been installed this adjustment is to be removed.

Example 1: The lot has a base price of $80,000 and a 90% condition for size yielding a total land value of $72,000 and it is determined that the lot will require a Drip System at a cost of $24,000. Calculate the NCSS factor $24,000/$72,000 = -33% or 67% good, total adjustment for the parcel is rounded to 65% NCSS/SIZE. **Note the amount of NCSS adjustment in the land line note field, the amount of the NCSS adjustment is the difference between the original condition factors 90% and the new Condition factor 65% or 90% - 65% = -25% NCSS/SIZE.**

Land line prior to adjustment:

	CODE	ZONING	FRONT	DEPTH	DE/FA	M	CO/FA	RF	AC	LC	TO	OT	AD NOTE	RT	U.PRICE	ADJ.U.PRICE	UNITS	TY	NOTES	TR1	L VAL	OVER	DEL
1	0100		100	200	1.00	0	0.90					-10	SZE	RP	80000.00	72000.00	1.000	LT		C	72000	0	☐

Land line after adjustment:

[0100] [LDR] [100] [200] [1.000] [0] [.65] [PERK/SIZE][RP] [80000.00] [1.000] [LT] [-25 NCSS]

	CODE	ZONING	FRONT	DEPTH	DE/FA	M	CO/FA	RF	AC	LC	TO	OT	AD NOTE	RT	U.PRICE	ADJ.U.PRICE	UNITS	TY	NOTES	TR1	L VAL	OVER	DEL
1	0100		100	200	1.00	0	0.65				-25	-10	SZE/PER	RP	80000.00	52000.00	1.000	LT	NCSS	C	52000	0	☐

Adjustments for Lots Unsuitable for Septic when sewer is not available: (PERK)

****The No Perk adjustment of -70% is used as an example for the below process. Davidson County will use a 50% condition factor for no perk lot with a 1.00% condition factor.**

No Suitable System Available		-70% of the base lot value or 30% Condition
Found Unsuitable in the Past		-20% of the base lot value or 80% Condition
(Alternative Systems Unknown)		(Not to exceed $24,000)

***The PERK factor should be netted against any existing condition factor. Once public sewer is available this adjustment is to be removed.**

Example: The land Use code is 0130(SFR NO PERK LOT) and the lot has a base price of $80,000 and a 110% condition for size yielding a total land value of $88,000 and it is determined that the lot is unsuitable for any type of septic system, the PERK adjustment is -70% or 30% good, total adjustment for the parcel is 30% x 110% = 33% rounded to 35% PERK/SIZE. **Note the amount of PERK adjustment in the land line note field.**

Land line prior to adjustment:

	CODE	ZONING	FRONT	DEPTH	DE/FA	M	CO/FA	RF	AC	LC	TO	OT	AD NOTE	RT	U.PRICE	ADJ.U.PRICE	UNITS	TY	NOTES	TR1	L VAL	OVER	DEL
1	0100		100	200	1.00	0	1.10					10	SZE	RP	80000.00	88000.00	1.000	LT		C	88000	0	☐

Land line after adjustment:

	CODE	ZONING	FRONT	DEPTH	DE/FA	M	CO/FA	RF	AC	LC	TO	OT	AD NOTE	RT	U.PRICE	ADJ.U.PRICE	UNITS	TY	NOTES	TR1	L VAL	OVER	DEL
1	9601		100	200	1.00	0	0.35				-70	10	SZE/PER	RP	80000.00	28000.00	1.000	LT		C	28000	0	☐

Access:

Price based on typical access for the area and adjusts non-typical based on the area market or using Land Model 4 factors if area market information is not available.

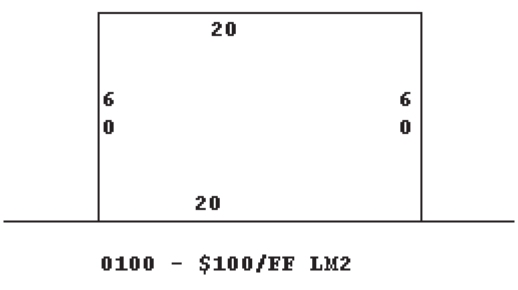
CALCULATION FOR VARIOUS LOT SHAPES

The following grouping of regular and irregular-shaped lots have been prepared to illustrate lot shapes most frequently encountered and the method of computing their value.

Note: The depth factor chart for a standard lot of 150-foot depth, shown in Depth Table No. 3, and a unit foot value of $100.00 have been used in all of the calculations

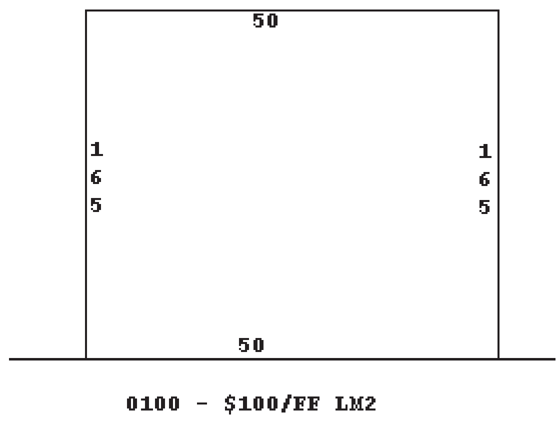
EXAMPLE 1 - (LINE 1)

RECTANGULAR LOT
RULE: Use frontage and 100% condition factor



EXAMPLE 2 - (LINE 2)

RECTANGULAR LOT
RULE: Use frontage and 100% condition factor



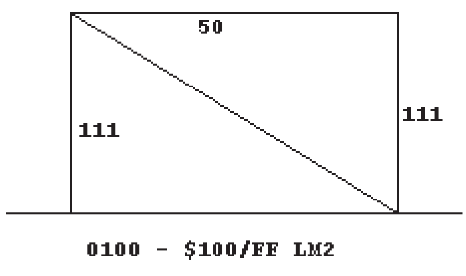
	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+T0+0T RT	UNIT	NO.	TY
1	0100	R6	20	60	0.65	2	1.00	EX.1	100.00	20.00	FF
2	0100	R6	50	165	1.03	2	1.00	EX.2	100.00	50.00	FF
3											
4											
5											
6											

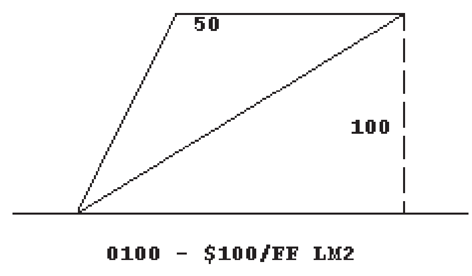
EXAMPLE 3 - (LINE 1)

TRIANGLE WITH APEX ON STREET
RULE: Use 30% condition factor

EXAMPLE 4 - (LINE 2)

TRIANGLE WITH APEX ON STREET
RULE: Use perpendicular for depth as shown and 30% condition factor

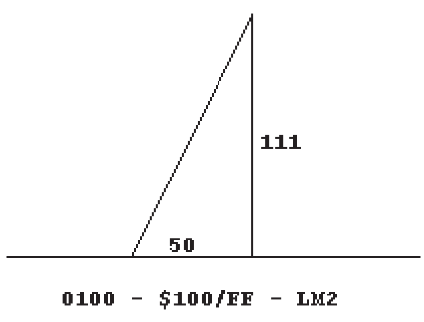




	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+T0+0T RT	UNIT	NO.	TY
1	0100	R6	50	111	0.89	2	.30	EX.3	100.00	50.00	FF
2	0100	R6	50	100	0.85	2	.30	EX.4	100.00	50.00	FF
3											
4											
5											
6											

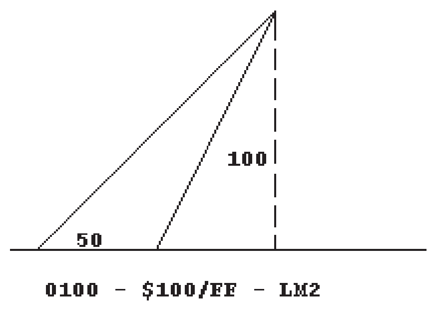
EXAMPLE 5 - (LINE 1)

TRIANGLE WITH BASE ON STREET
RULE: Use 70% condition factor



EXAMPLE 6 - (LINE 2)

TRIANGLE WITH BASE ON STREET
RULE: Use perpendicular for depth as shown and 70% condition factor



	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+T0+0T RT	UNIT	NO.	TY
1	0100	R6	50	111	0.89	2	0.70	EX.5	100.00	50.00	FF
2	0100	R6	50	111	0.85	2	0.70	EX.6	100.00	50.00	FF
3											
4											
5											
6											

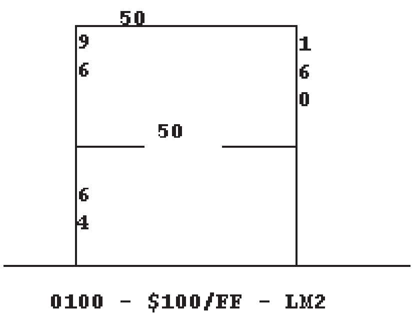
EXAMPLE 7 - (LINE 1)

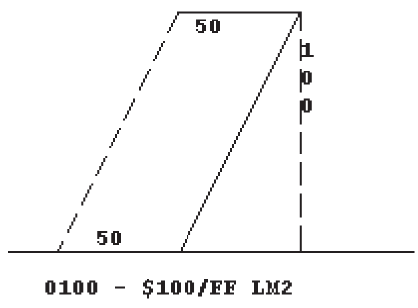
BACK LOT
RULE: Use difference between longest depth factor and shortest depth factor

EXAMPLE 8 - (LINE 2)

PARALLEL LOT
RULE: Use perpendicular depth as shown

From Chart:
i.e. 1.03 - .69 = .34





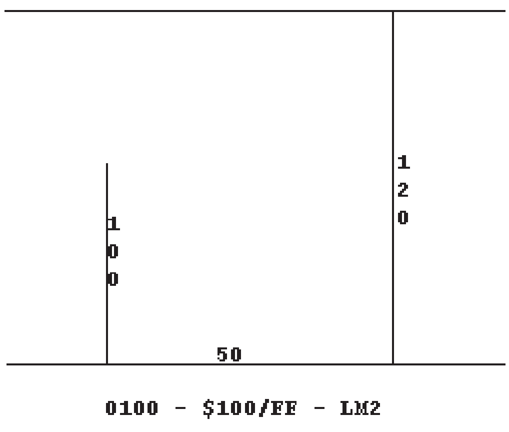
	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+T0+0T RT	UNIT	NO.	TY
1	0100	R6	50	96	1.00	2	0.34	EX.7	100.00	50.00	FF
2	0100	R6	50	100	0.85	2	1.00	EX.8	100.00	50.00	FF
3											
4											
5											
6											

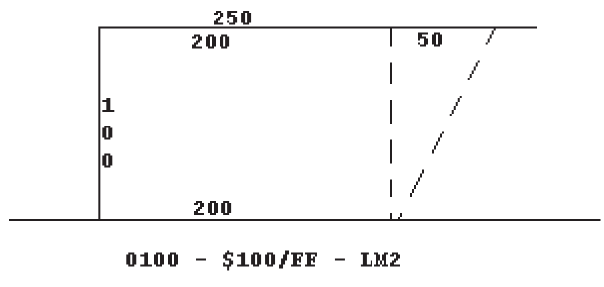
EXAMPLE 9 - (LINE 1)

PARALLEL SIDES
RULE: Use average depth
i.e. $\frac{120 + 100}{2} = \frac{220}{2} = 110$

EXAMPLE 10 - (LINES 2&3)

IRREGULAR LOT
RULE: calculate as rectangle
and triangle





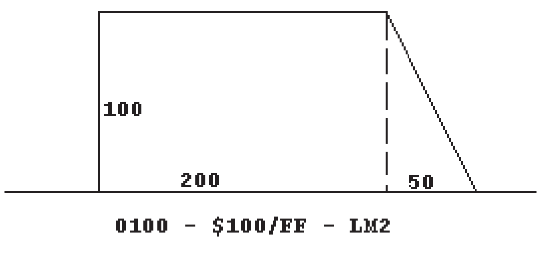
	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+T0+0T RT	UNIT	NO.	TY
1	0100	R6	50	110	0.89	2	1.00	EX.9	100.00	50.00	FF
2	0100	R6	200	100	0.85	2	1.00	EX.10	100.00	200.00	FF
3	0100	R6	50	100	0.85		0.30	EX.10	100.00	50.00	FF
4											
5											
6											

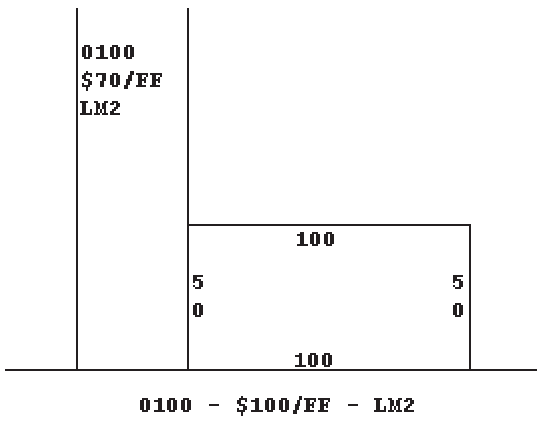
EXAMPLE 11 - (LINES 1&2)

IRREGULAR LOT
RULE: Calculate as rectangle and triangle

EXAMPLE 12 - (LINE 3)

CORNER LOT
RULE: Use sides with highest value frontage (side with highest dollar value per front foot for frontage figure)

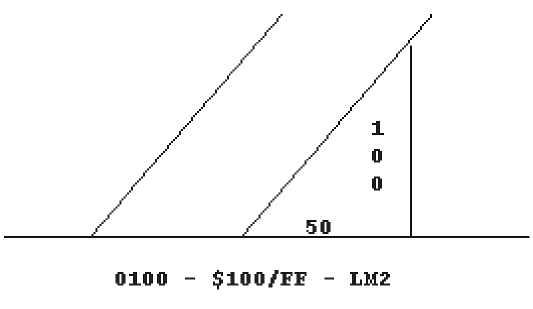




	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+T0+0T RT	UNIT	NO.	TY
1	0100	R6	200	100	0.85	2	1.00	EX.11	100.00	200.00	FF
2	0100	R6	50	100	0.85	2	0.70	EX.11	100.00	50.00	FF
3	0100	R6	100	50	0.49		1.00	EX.12	100.00	100.00	FF
4											
5											
6											

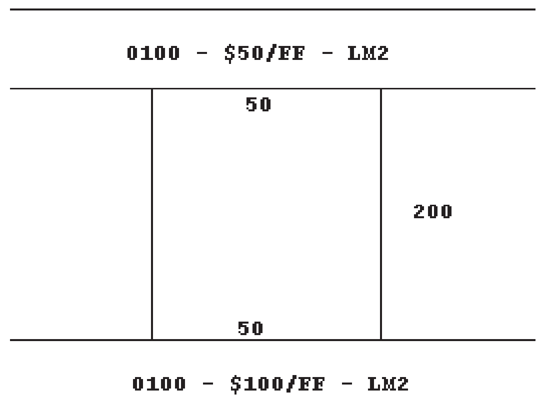
EXAMPLE 13 - (LINE 1)

TRIANGULAR CORNER LOT
RULE: See #12 and #5



EXAMPLE 14 - (LINES 2 & 3)

THROUGH LOT STANDARD DEPTH OR MORE
RULE: Compute on high value street and compute on low value street



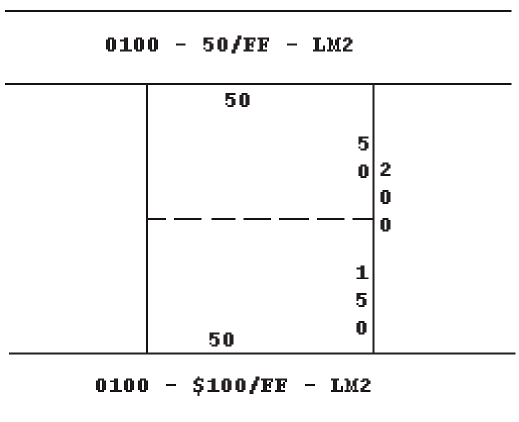
	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+T0+0T RT	UNIT	NO.	TY
1	0100	R6	50	100	0.85	2	0.70	EX.13	100.00	50.00	FF
2	0100	R6	50	100	1.00	2	1.00	EX.14	100.00	50.00	FF
3	0100	R6	50	100	1.00	2	1.00	EX.14	50.00	50.00	FF
4											
5											
6											

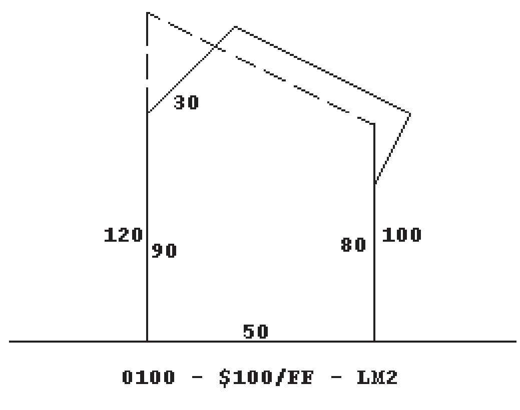
EXAMPLE 15 - (LINES 1&2)

THROUGH LOT OVER STANDARD DEPTH
RULE: Compute on high value to standard depth and on low value street the remainder

EXAMPLE 16 - (LINE 3)

IRREGULAR LOT
RULE: Compute as parallel sides see #9

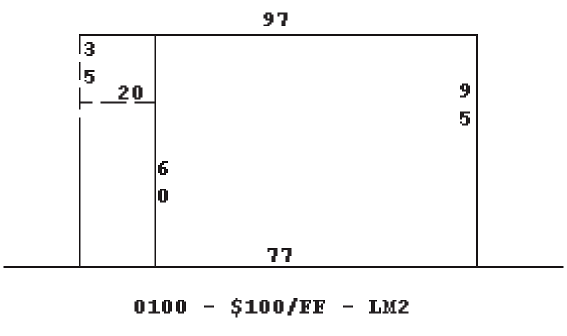




	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+T0+0T RT	UNIT	NO.	TY
1	0100	R6	50	150	1.00	2	1.00	EX.15	100.00	50.00	FF
2	0100	R6	50	50	0.59	2	1.00	EX.15	50.00	50.00	FF
3	0100	R6	50	110	0.89	2	1.00	EX.16	100.00	50.00	FF
4											
5											
6											

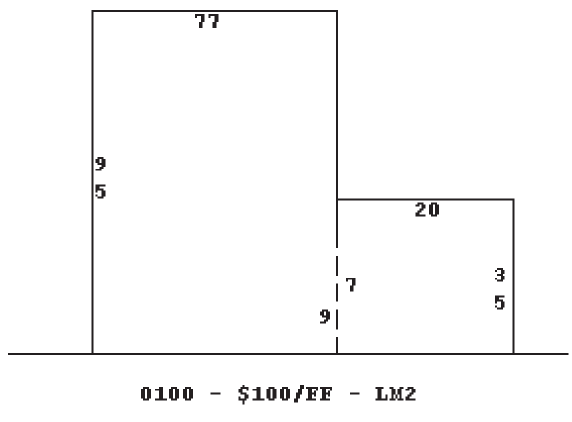
EXAMPLE 17 - (LINES 1&2)

L-SHAPED LOT WITH THE BASE OF THE "L" OFF THE STREET
RULE: Compute as rectangle and back lot (see #7 back lot depth = .83 - .65 = .18)



EXAMPLE 18 - (LINES 3&4)

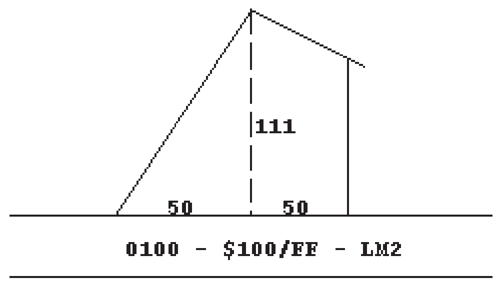
L-SHAPED LOT WITH THE BASE OF THE "L" ON THE STREET
RULE: Compute as two separate rectangles



	CODE	ZONING	FRONT	DEPTH	DE/FA	L/M	CO/FA	+RF+AC+LC+T0+0T RT	UNIT	NO.	TY
1	0100	R6	77	95	0.83	2	1.00	EX.17	100.00	77.00	FF
2	0100	R6	20	35	1.00	2	0.18	EX.17	100.00	20.00	FF
3	0100	R6	77	95	0.83	2	1.00	EX.18	100.00	77.00	FF
4	0100	R6	20	35	0.46	2	1.00	EX.18	100.00	20.00	FF
5											
6											

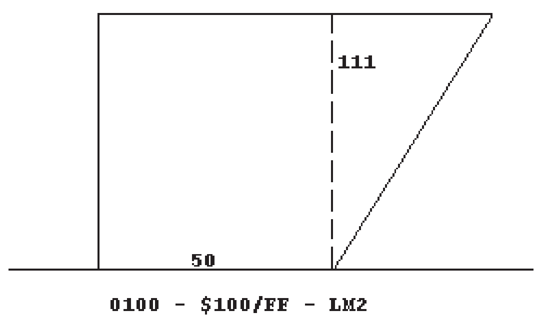
EXAMPLE 19

IRREGULAR LOT
See #5 and #9 - Figure as 67%
triangle and parallel sides



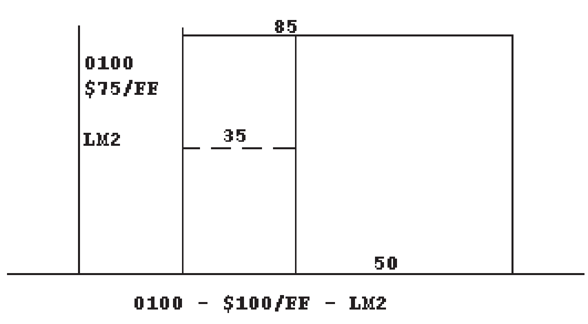
EXAMPLE 20

IRREGULAR LOT
See #2 and #3 - Figure as 33%
triangle and rectangle



EXAMPLE 21

TWO STREET FRONT LOT
RULE: Compute on high value street
for full depth and on low
street as remainder



LAND MODEL #1

DEPTH FACTOR TABLE 100 FEET STANDARD DEPTH

DEPTH	D.F.	DEPTH	D.F.
10-12	.26	102-103	1.02
13-16	.33	104-106	1.03
17-20	.40	107-110	1.04
21-24	.45	111-114	1.05
25-28	.50	115-118	1.06
29-32	.55	119-122	1.07
33-36	.59	123-128	1.09
37-40	.63	129-134	1.11
41-44	.67	135-140	1.12
45-48	.70	141-146	1.14
49-52	.72	147-152	1.15
53-55	.75	153-158	1.16
56-59	.78	159-164	1.17
60-63	.81	165-169	1.18
64-67	.83	170-175	1.19
68-71	.85	176-187	1.20
72-75	.87	188-193	1.21
76-79	.89	194-Up	1.22
80-83	.91		
84-87	.93		
88-91	.95		
92-95	.97		
96-98	.98		
99-101	1.00		

LAND MODEL #2

DEPTH FACTOR TABLE
150 FEET STANDARD DEPTH

DEPTH	D.F.	DEPTH	D.F.
10-12	.18	158-167	1.03
13-17	.25	168-172	1.04
18-22	.29	173-182	1.05
23-27	.36	183-187	1.06
28-32	.41	188-205	1.07
33-37	.46	206-215	1.08
38-42	.51	216-225	1.09
43-47	.55	226-245	1.10
48-52	.59	246-255	1.11
53-57	.62	256-275	1.12
58-62	.65	276-295	1.13
63-67	.69	296-310	1.14
68-72	.72	311-330	1.15
73-77	.74	331-370	1.16
78-82	.77	371-410	1.17
83-87	.79	411-470	1.18
88-92	.81	471-510	1.19
93-97	.83	511-550	1.20
98-102	.85	551-590	1.21
103-107	.87	591-Up	1.22
108-112	.89		
113-117	.91		
118-122	.93		
123-127	.94		
128-132	.96		
133-137	.97		
138-142	.98		
143-147	.99		
148-152	1.00		
153-157	1.01		

LAND MODEL #3

DEPTH FACTOR TABLE
200 FEET STANDARD DEPTH

DEPTH	D.F.	DEPTH	D.F.	DEPTH	D.F.
10-12	.14	128-132	.85	326-345	1.10
13-17	.19	133-137	.86	346-365	1.11
18-22	.25	138-142	.88	366-385	1.12
23-27	.30	143-147	.89	386-410	1.13
28-32	.34	148-152	.90	411-450	1.14
33-37	.37	153-157	.92	451-470	1.15
38-42	.41	158-162	.93	471-550	1.16
43-47	.45	163-167	.94	551-Up	1.17
48-52	.49	168-172	.95		
53-57	.52	173-177	.96		
58-62	.55	178-182	.97		
63-67	.58	183-187	.97		
68-72	.60	188-192	.98		
73-77	.63	193-197	.99		
78-82	.65	198-202	1.00		
83-87	.68	203-207	1.01		
88-92	.70	208-222	1.02		
93-97	.72	223-232	1.03		
98-102	.74	233-242	1.04		
103-107	.76	243-252	1.05		
108-112	.78	253-267	1.06		
113-117	.80	268-282	1.07		
118-122	.82	283-305	1.08		
123-127	.83	306-325	1.09		

LAND MODEL 04

THE BASE PRICE METHOD

The Base Price Method of appraising land is referred to as Land Model 04. This land model is utilized to reflect market value when appraising acreage. The market indicates that land values change when properties have different amenities such as road frontage, public utilities, road types and the size of tract.

Land Model 04 is also an excellent appraisal tool when utilizing the neighborhood concept for different locations within the jurisdiction being appraised.

The following is a description of how these factors affect each parcel of land:

A. Location:

Location is the key factor in the determination of market value in the County. Depending on market demand and sales prices, locational areas (Base Price Areas) were established throughout the County. Within each base price area other locational factors may be applied to a given parcel. The concept of neighborhood homogeneity may tend to fluctuate values as the parcel comes more under the influence of the neighborhood and less under the influence of the total base area. The market demands higher prices for property in or near active market areas. Desirable subdivisions, availability of water and sewer, proximity to shopping areas, higher base price areas and the existence of amenities are factors which tend to increase market demand. The inverse may be true for parcels near a declining subdivision or undesirable industrial or commercial use area. These influences must be determined and adjusted on an individual basis by the appraiser.

B. Size:

The size of a parcel plays a major role in determining the per acre price at which a parcel of land will sell. The total price asked for a parcel of land has an indirect correlation with the number of potential buyers in the market. This situation stimulates more price negotiation and longer turnover periods for large tracts. Consequently, the actual cash value per acre decreases as the size of the parcel increases.

The value of small lots containing less than one acre depends greatly on zoning and health department restrictions, therefore, these lots must be priced by the lot or by front footage. Tracts one acre or greater are to be priced using the base price in conjunction with following size factor chart:

SIZE ADJUSTMENTS FOR RURAL ACREAGE
Land Model 4

SIZE ADJUSTMENTS		RURAL ACREAGE	Land Model 04
Acreage Range	**Size Factor Calculation**	**Acreage Range**	**Size Factor Calculation**
.001 - .250 Acres	Acres x Base x 400%	20.000 - 25.000 Ac	Acres x Base x 100%
.259 - .999 Acres	Acres - .250 x Base x 200% + (.250 x Base x 400%)	25.001 - 100.000 Ac	Acres - 25 x Base x 93% + (25 x base x 100%)
Formula -	((Acres - .250) x 200%) + .93 / Acres	Formula -	((Acres – 25)x93%)+25.00 / Acres
1.000 Acres	Acres x Base x 250%	100.001 - 300.000 Ac -	Acres - 100 x Base x 82% + [(25 x Base x 100%) + (75 x Base x 93%)]
1.001 - 10.000 Acres	Acres - 1.000 x Base x 100% + (1.000 x base x 250%)	Formula	- ((Acres – 100) x Acres 82%) + 94.75 / Acres
Formula -	((Acres - 1.000) x 100%) + 2.50 / Acres		
10.001 - 19.999 Acres	Acres - 10 x Base x 90% + [(1.00 x Base x 250%) + (9.00 x Base X 100%)]	300.001 Plus Ac	Acres - 300 x Base x 60% + [(25 x Base x 100%) + (75 x Base x 93%) + (200 x Base x 82%)]
Formula -	((Acres – 10) x 90%) + 11.40 / Acres	Formula -	((Acres – 300) x 60%) + 258.75 / Acres

Land Model 04

Size		Percent	Size		Percent	Size		Percent
0.01	Acres	400.00%	8.00	Acres	118.80%	450.00	Acres	77.50%
0.10	Acres	400.00%	9.00	Acres	116.70%	500.00	Acres	75.80%
0.20	Acres	400.00%	10.00	Acres	115.00%	600.00	Acres	73.10%
0.30	Acres	366.70%	15.00	Acres	105.00%	700.00	Acres	71.30%
0.40	Acres	325.00%	20.00	Acres	100.00%	800.00	Acres	69.80%
0.50	Acres	300.00%	25.00	Acres	100.00%	1000.00	Acres	67.90%
0.60	Acres	283.30%	30.00	Acres	98.80%			
0.70	Acres	271.40%	40.00	Acres	97.40%			
0.80	Acres	262.50%	50.00	Acres	96.50%			
0.90	Acres	255.60%	75.00	Acres	95.30%			
1.00	Acres	250.00%	100.00	Acres	94.80%			
2.00	Acres	175.00%	150.00	Acres	90.50%			
3.00	Acres	150.00%	200.00	Acres	88.40%			
4.00	Acres	137.50%	250.00	Acres	87.10%			
5.00	Acres	130.00%	300.00	Acres	86.30%			
6.00	Acres	125.00%	350.00	Acres	82.50%			
7.00	Acres	121.40%	400.00	Acres	79.70%			

C. **Road Frontage**:

The market tends to recognize parcels containing 10 acres or less as residential homesites. Tracts of this size are more desirable if they have at least 26 - 30% road frontage. Sales of large tracts, which have potential for development tend to reflect the amount of road frontage in relation to total parcel size. Parcels containing more than ten acres are considered to have adequate frontage if 10% of the total acreage is in road frontage. Dividing the number of acres of road frontage (1 Acre = 208' X 208') by the total acreage, yields the percent of frontage to total acreage. This percentage when applied to the following chart produces a plus or minus factor to be applied to each parcel.

Percent FTG To Total Acreage		0-10 Acres	10.01 Acres And Up	-	Percent FTG To Total Acreage		0-10 Acres	10.01 Acres And Up
0	0.99	-15	-15		46.99	48.99	9	9
0.99	1.99	-14	-14		48.99	50.99	10	10
1.99	2.99	-13	-13		50.99	52.99	11	11
2.99	3.99	-12	-12		52.99	54.99	12	12
3.99	4.99	-11	-11		54.99	56.99	13	13
4.99	5.99	-10	-10		56.99	58.99	14	14
5.99	6.99	-9	-9		58.99	60.99	15	15
6.99	7.99	-8	-8		60.99	62.99	16	16
7.99	8.99	-7	-7		62.99	64.99	17	17
8.99	10.99	-6	-6		64.99	66.99	18	18
10.99	12.99	-5	-5		66.99	68.99	19	19
12.99	17.99	-4	-4		68.99	70.99	20	20
17.99	22.99	-3	-3		70.99	71.99	21	21
22.99	25.99	-2	-2		71.99	72.99	22	22
25.99	28.99	-1	-1		72.99	73.99	23	23
28.99	30.99	0	0		73.99	74.99	24	24
30.99	32.99	1	1		74.99	75.99	25	25
32.99	34.99	2	2		75.99	76.99	26	26
34.99	36.99	3	3		76.99	77.99	27	27
36.99	38.99	4	4		77.99	78.99	28	28
38.99	40.99	5	5		78.99	79.99	29	29
40.99	42.99	6	6		79.99	999.99	30	30
42.99	44.99	7	7		999.99	100000	30	30
44.99	46.99	8	8					

*Note - Parcels that front intersections or corners will be adjusted so that usable frontage will be considered only once. Each Parcel uses the frontage of road with the most utility and adjusted for access based on the Market.

D. Access:

1. Paved (RP)- Asphalt, tar and gravel or concrete surfaced streets. This is considered to be the norm and no adjustment is needed.
2. Dirt (RD)- Parcels located on dirt roads maintained by the government/DOT.
3. Gravel (RG)- Dirt roads that have been improved with the addition of loose gravel.
4. Rural Dirt Road Not State Maintained (RT)- These roads are usually maintained by a group of property owners.
5. Private Drive (PD) - Parcels have no state-maintained access but have an established access drive or an easement less than 60 feet wide to property.
6. No Legal Access (NX) - Parcels having no access are useful mainly as add on property for adjoining owners which have access. Residential use is limited on these parcels; therefore, small tracts do not show the dramatic increase in per acre price.
7. Recorded Easements - Parcels that have no state-maintained road frontage but have an easement 60 feet wide or greater should be given front footage in the amount of the easement and the road type should be based on the road from which the easement intersects. Parcels with easements less than 60 feet in width should be coded as Private Drive (PD).**
   ** PD should be used if the property owner owns adjoining land that has frontage thereby providing access.

Type Access

Code	Factor	
RP	+00	Rural Paved Road - Considered normal with no adjustment required (no W/S).
RD	-08	Rural Dirt Road - state maintained.
RG	-06	Rural Gravel Road - state maintained.
RT	-05	Private Dirt Road - not state maintained.
		SEE BELOW CHARTS
GW		Rural Gravel Road - state maintained with water; see following chart
GS		Gravel Road- State maintained with water and sewer; see following chart
PD		Private Drive or easement (no public access); see following chart
PS		Paved with public water and sewer; see following chart.
PW		Paved with public water; see following chart
NX		No legal access to property. The following factors are to be applied to parcels having no access in order to reduce both the base price and the size factor influence. - see chart.

No Legal Access (NX)	No Public Access (PD)	Paved with water (PW)
0.01 - 1.5 Acres = -40%	0.01 - 1.5 Acres = -15%	0.01 - 1.5 Acres = +10%
1.51 - 3.0 Acres = -38%	1.51 - 3.0 Acres = -15%	1.51 - 3.0 Acres = +12%
3.01 - 4.0 Acres = -36%	3.01 - 4.0 Acres = -15%	3.01 - 4.0 Acres = +14%
4.01 - 5.0 Acres = -35%	4.01 - 5.0 Acres = -15%	4.01 - 5.0 Acres = +16%
5.01 - 6.0 Acres = -34%	5.01 - 6.0 Acres = -15%	5.01 - 6.0 Acres = +18%
6.01 - 7.0 Acres = -33%	6.01 - 7.0 Acres = -15%	6.01 - 7.0 Acres = +20%
7.01 - 8.0 Acres = -32%	7.01 - 8.0 Acres = -15%	7.01 - 8.0 Acres = +22%
8.01 - 9.0 Acres = -32%	8.01 - 9.0 Acres = -15%	8.01 - 9.0 Acres = +24%
9.01 - 10.0 Acres = -31%	9.01- 10.0 Acres = -15%	9.01 -10.0 Acres = +26%
10.01 - 15.0 Acres = -30%	10.01- 15.0 Acres = -15%	10.01- 15.0 Acres = +28%
15.01 - 30.0 Acres = -30%	15.01- 30.0 Acres = -15%	15.01- 30.0 Acres = +30%
30.01 - 50.0 Acres = -30%	30.01- 50.0 Acres = -16%	30.01- 50.0 Acres = +30%
50.01 - 70.0 Acres = -30%	50.01- 70.0 Acres = -17%	50.01- 70.0 Acres = +30%
70.01 -100.0 Acres = -30%	70.01-100.0 Acres = -18%	70.01- 100.0 Acres = +30%
100.01 -150.0 Acres = -30%	100.01- 50.0 Acres = -19%	100.01- 150.0 Acres = +30%
150.01 - Up Acres = -30%	150.01- Up Acres = -20%	150.01 - Up Acres = +30%

Gravel road with water (GW)	Paved with sewer (PS)	Gravel road with water (GS)
0.01 - 1.5 Acres = +05%	0.01 - 1.5 Acres = +25%	0.01 - 1.5 Acres = +15%
1.51 - 3.0 Acres = +07%	1.51 - 3.0 Acres = +27%	1.51 - 3.0 Acres = +17%
3.01 - 4.0 Acres = +09%	3.01 - 4.0 Acres = +29%	3.01 - 4.0 Acres = +19%
4.01 - 5.0 Acres = +11%	4.01 - 5.0 Acres = +30%	4.01 - 5.0 Acres = +21%
5.01 - 6.0 Acres = +13%	5.01 - 6.0 Acres = +32%	5.01 - 6.0 Acres = +23%
6.01 - 7.0 Acres = +15%	6.01 - 7.0 Acres = +34%	6.01 - 7.0 Acres = +25%
7.01 - 8.0 Acres = +17%	7.01 - 8.0 Acres = +36%	7.01 - 8.0 Acres = +27%
8.01 - 9.0 Acres = +19%	8.01 - 9.0 Acres = +38%	8.01 - 9.0 Acres = +29%
9.01 - 10.0 Acres = +21%	9.01 - 10.0 Acres = +40%	9.01 - 10.0 Acres = +31%
10.01 - 15.0 Acres = +23%	10.01 - 15.0 Acres = +45%	10.01 - 15.0 Acres = +33%
15.01 - 30.0 Acres = +25%	15.01 - 30.0 Acres = +55%	15.01 - 30.0 Acres = +35%
30.01 - 50.0 Acres = +25%	30.01 - 50.0 Acres = +60%	30.01 - 50.0 Acres = +35%
50.01 - 70.0 Acres = +25%	50.01 - 70.0 Acres = +60%	50.01 - 70.0 Acres = +35%
70.01 - 100.0 Acres = +25%	70.01 - 100.0 Acres = +60%	70.01 - 100.0 Acres=+35%
100.01 - 150.0 Acres = +25%	100.01 - 150.0 Acres = +60%	100.01 -150.0 Acres=+35%
150.01 - Up Acres = +25%	150.01 - Up Acres = +60%	150.01 - Up Acres = +35%

*Note - This chart is in the computer and automatically applied when Land Model 04 is used.

E. Topography: **RURAL ACREAGE** **Land Model 04**

Land considered usable but suffering from rough topography may need further adjustment in order to achieve market value. Rough topography increases the development and building cost required to gain the optimum use from a parcel of land. The usable land on each parcel must be looked at as a whole and adjustments applied as indicated by comparable sales.

Site suitability for a septic system when sewer is not available:
***The following examples are used for guidance and may change based on Market Area and Market Cost.**

Many tracts of land in the County have problems with suitability for septic systems (PERK). The majority of Davidson County is made up of soil types that are difficult for use with ground absorption septic systems. Therefore, the purchaser of an acreage tract may not be able to get a septic permit for their desired building site. In this event the owner may need to search their land for a site suitable for a conventional septic system or explore the use of a different type of system such as a low-pressure system or a drip system. Acreage appraisals are made using comparable acreage sales within the area, therefore the fact that septic problems exist has already been addressed in the base price assigned to the acreage.

If a parcel has had a site evaluation or preliminary evaluation performed by the Health Department or a Licensed Soil Scientist which resulted in all or part of the acreage being deemed unsuitable, consideration should be given. Before determining the amount of adjustments to be made information must be received to determine what restrictions have been placed on the lot. If a parcel is 10 acres or less and has one building site approved, then the highest and best use of the parcel is a large building site, and no Perk adjustment is necessary. If a parcel is greater than 10 acres and has one building site approved, then the 10 acres around the building site needs no adjustment and any remaining acreage that has been tested and failed is to be adjusted by factors found in this section. These factors are to be applied to the portion of the parcel that has been tested and failed in order to reduce appraised values proportionate to market value.

Bedroom limits may be established for building sites that are found to be marginally suitable. A property owner may wish to build a 5-bedroom house on their acreage, but the acreage may be found suitable for no more than 3 bedrooms. In this case the lot is a suitable building lot with restrictions. In this case the adjustment could vary depending on the area the land is located in. If building a three-bedroom home is a reasonable, highest and best use for the lot then no adjustment is required. However, if the lot is located in an area that is made up of large homes with 4 and 5 bedrooms then the use of the subject lot is impaired and consideration should be given at the determination of the appraiser.

If acreage is limited or has no suitability for a conventional gravity septic system, there are numerous options to make the lot buildable using alternative systems or proprietary systems. The following is a list of various types of septic systems and a general estimate of their average cost.

Systems that can be approved by the local Health Department land a Licensed Soil Scientist:

System	Average Cost 3 BR	Soil Depth Requirement
Conventional Gravity System	$ Market	36 inches of suitable soil
Low Pressure System	$ Market	24 inches of suitable soil
Drip System	$ Market	18 inches of suitable soil
Pre-treatment Drip System	$ Market	As little as 12 inches of suitable soil

Systems that can be approved by the State of North Carolina:

System	Average Cost 3 BR	Soil Depth Requirement
Pre-treatment Surface Drip System (Requires 2 acres or more)	$ Market	As little as 6 inches of suitable soil

Adjustments for Acreage Requiring Non-Conventional Septic Systems: (NCSS)

EXAMPLE:
For the area found unsuitable calculating an adjustment to the nearest 5% that will deduct the following values from the subject parcel: These costs are used for example purposes only.

Suitable for Conventional System	No adjustment
Low Pressure System Required	$18,000
Drip System Required	$ 24,000
Pre-treatment Drip System Required	$ 30.000
Market Pre-treatment Surface Drip System Required	$ 40,000

Once the septic system has been installed this adjustment is to be removed.

Example 1: A 10-acre parcel has been tested and approved for a drip system. Divide the total land value, say $116,000 by the Drip System adjustment ($24,000/$116,000 = 20.68% or -20% NCSS added to the existing topo adjustment. **Note the amount of NCSS adjustment in the land line note field so that it can be removed once the septic system has been installed.**

[0120] [LDR] [620] [ ] [1.160] [4] [.80] [+00+00+00-20+00][RP] [10000.00] [10.000] [AC] [-20 NCSS]

Adjustments for Acreage Unsuitable for Septic when sewer is not available: (PERK)

No Suitable System Available	-50% added to the TOPO adjustment
Found Unsuitable in the Past	-20% added to the TOPO adjustment
(Alternative Systems Unknown)	(Supported by market sales)

Adjustments will only be applied to the acreage that has been tested. Perk adjustments require some subjective opinions from the appraiser; if a parcel has had substantial adjustment for topo applied due to certain areas being deemed unbuildable or due to the existence of flood plain on the property, then perk test for those areas need not be considered as the appropriate adjustments have already been made. The following examples are to be used by the appraiser as guidance in making adjustments for perk rejections.

Example 1 - 10 ac with 1 approved site and 9 ac found to be unsuitable: If a parcel is 10 acres or less and has one building site approved for a conventional system even if other sites were rejected then the highest and best use of the parcel is a large building site, and no Perk adjustment is necessary.

A 10-acre parcel has been tested and approved for 1 building site; no perk adjustment is needed even if other sites were rejected.

[0120] [LDR] [620] [ ] [1.160] [4] [.80] [+00+00+00+00+00][RP] [10000.00] [10.000] [AC] [ ]

Example 2 - All acreage unsuitable: All 5 acres of a 5-acre parcel have been tested and rejected for all systems, and the existing condition factor is .75 for Access, Topo and Shape; (-50% perk factor x 75% condition factor = -37.5% say -38% perk) a -38 adjustment is added to the Topo adjustment for the parcel.

Land line prior to adjustment:

[0120] [LDR] [310] [ ] [1.320] [4] [.75] [+00-05+00-10-10][RD] [10000.00] [5.000] [AC] [ ]

Land line after adjustment:

[0120] [LDR] [310] [ ] [1.320] [4] [.37] [+00-05+00-48-10][RD] [10000.00] [5.000] [AC] [-38 PERK]

Example 3 – Less than 20 acres with part of the acreage tested and found unsuitable: If a parcel is greater than 10 acres and has one building site approved then the 10 acres around the building site needs no adjustment and any remaining acreage that has been tested and failed is to be adjusted as follows.

If 7.5 acres of a 15-acre parcel has been rejected for all systems; 10.0 acres will be priced at 100% and 5.0 of the acres (15 total ac – 10 ac home site) that were rejected will be priced at -50% or (50% x 5.0 ac / 15 ac = -16.7% Perk say -17% Perk). Net the Perk adjustment against the existing condition factor. By example if the 15-acre parcel has a factor of 0.85 for frontage and topo, calculate the adjusted perk factor as follows; (-16.7 PERK x 85% = -14.03) say – 14% Perk is added to the existing Topo adjustment for the parcel.

Land line prior to adjustment:

[0120] [LDR] [310] [ ] [1.320] [4] [.85] [-05+00+00-10+00][RP] [10000.00] [15.000] [AC] [ ]

Land line after adjustment:

[0120] [LDR] [310] [ ] [1.320] [4] [.71] [-05+00+00-24+00][RP] [10000.00] [15.000] [AC] [-15 PERK]

Example 4 - 20 acres or more with part of the acreage tested and found unsuitable: If 10.0 acres of a 200 acre parcel has been tested and found unsuitable for a conventional system but the suitability for non-conventional systems has not been explored; 190.0 acres will be priced at 100% and the 10.0 of the acres that were rejected will be priced at -20% or ((80% x 10.0) ac / 200 ac) = -04% PERK). Net the Perk adjustment against the existing condition factor. By example if the 200-acre parcel has a factor of 0.85 for frontage and topo, calculate the adjusted perk factor as follows; (-04% PERK x 85% = -3.40) say -03% Perk is added to the existing Topo adjustment for the parcel.

Land line prior to adjustment:

[0120] [LDR] [1310] [ ] [0.914] [4] [.85] [-05+00+00-10+00][RP] [10000.00] [200.000] [AC] [ ]

Land line after adjustment:

[0120] [LDR] [1310] [ ] [0.914] [4] [.82] [-05+00+00-13+00][RP] [10000.00] [200.000] [AC] [-03 PERK]

F. Flood Plain Adjustments: RURAL ACREAGE Land Model 04

Parcels being developed must typically have some Open Space; therefore, the flood plain has a value as open space. Parcels that have flood plains should be adjusted according to the acreage that is within the various flood plain areas. There are three flood plain areas designated on the GIS maps; Floodway which cannot be developed, the 100-year Flood Zone which has some limited development potential, and the 500 Flood Zone which typically is a thin band around the outside of the 100-year Flood Zone and has a much greater potential for development. Other adjustments may be necessary to account for factors such as placement in relation to parcel as a whole, access, location, etc., if in the opinion of the appraiser they are warranted. Flood plain areas are suggested to be priced as follows, unless other market factors apply:

a) **100 Year Flood Zone- Take the amount of acreage within the floodplain area and divide by the total acreage to get an overall percentage. Round down to the nearest 5% if floodplain is along the outside parameters of the parcel and round up to the nearest 5% if floodplain is located through the center or cuts off the property as a whole.**

b) **Parcels located 100% in the flood plain- Add Land Use code 9612 and adjust based on Market Area: adjustments of 50% to 70% can be made but no less than $1,000 per acre.**

G. Shape:

The utility of a specific parcel may be affected by its shape. The appraiser determines what is unusable and to what extent it affects the value of the subject parcel.

H. Right of Ways:

Surface easements governing power and petroleum right-of-way may have varying effects on each parcel. The extent of their liability is based mainly on their location within the parcel. Therefore, these easements are priced according to the base price and conditioned back at the discretion of the appraiser. The appraiser can adjust by taking the amount of acreage within the right of way and divide by the total acreage to have a base of an overall adjustment.

Most of the parcels, in Davidson County, own land to the center of the road right of way. Sales in each market area are derived from the market, which typically goes to the center of the road. This is common in most North Carolina Counties, and no adjustment is made, as it is already taken into consideration by sales in each market area. However, if this holds true on property that has more than typical road frontage, then the appraiser can make an adjustment based on making a percentage adjustment in the Land Line adjustments under OTHER. This is done by taking the amount of acreage within the road right of way and dividing it by the total acreage giving an overall percentage. The appraiser should round to the nearest 5%. If the entire parcel falls within a state road right-of-way, then a surface assessment is to be coded 9400. These right- of-ways add no value to the property and, therefore, receive a zero-unit price.

LAND MODEL 04

CODE:	Land model 04 will work with any use code.
ZONING:	Land model 04 will work with any zoning code.
FRONTAGE:	Number of feet of road frontage is required unless the road type is NX, PD, or RT.
DEPTH:	Depth is left blank. The system will use 208 feet of depth to calculate the number of acres of frontage.
DE/FA:	The size factor is assigned by the computer from the size chart in this chapter. Enter 1.00.
L/M:	Enter Land Model 04.
CO/FA:	The condition factor will be calculated by adding the factors present in the following field. Enter 1.00.
RF:	The road frontage field may be + or -. This field is entered by the computer based on the road frontage chart in this chapter.
AC:	The access factor is entered by the computer based on the road type factors in this chapter.
LC:	The location factor may be + or -. This is assigned by the appraiser through market analysis.
TO:	The topo factor may be + or -. This is assigned by the appraiser through market analysis.
OT:	The other factor may be + or -. This factor is used for all factors not previously described such as shape, right of ways, etc. This is assigned by the appraiser through market analysis.
RT:	The road type is used to describe the paving and utilities of the road as described in this chapter.
UNIT PRICE:	The base price used for acreage in the neighborhood is entered into this field.
NO. UNITS:	Total acreage is entered in this field.
TY:	Unit type AC (Acres) is required when using Land Model 04
NOTES:	Free form notes field.

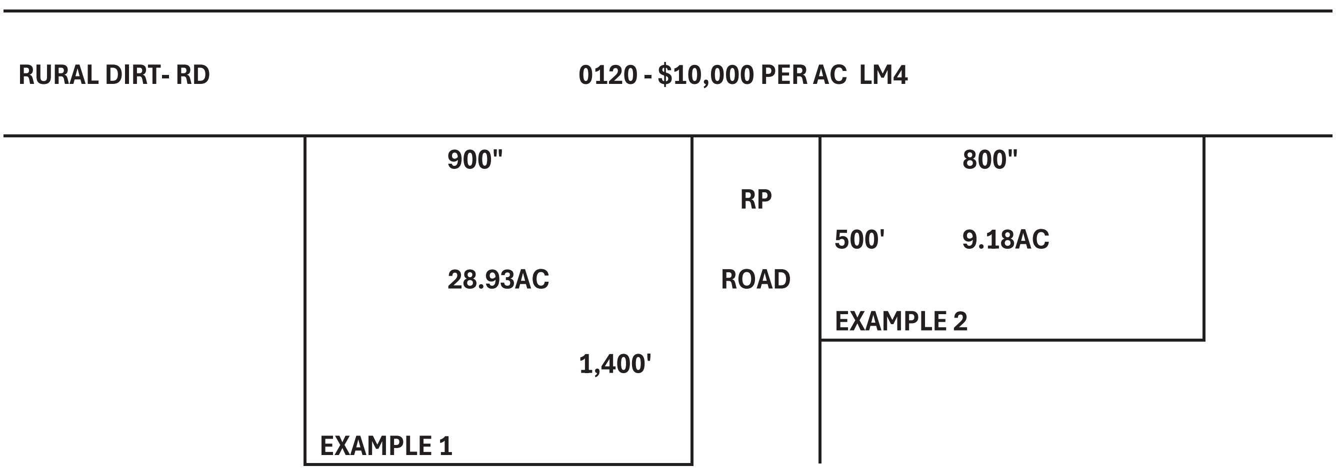
Calculation of the access factor when frontage is partially dirt. Enter road type as paved and enter access adjustment in the other adjustment field.
*Below is used for example purposes only. Road Type percentages may change by County. For this example, Rural Dirt (RD) has a -10% for percentage used for calculation purposes.

Example 1-(Line 1 below)

1400' = 61%
2300'= (1,400’ + 900’) Total Rd FF
- 10% (RD-dirt acc) x 61% =
- 6.1% dirt = -06 Other Adj.
*See Road Types section for % on RD

Example 2-(Line 2 below)

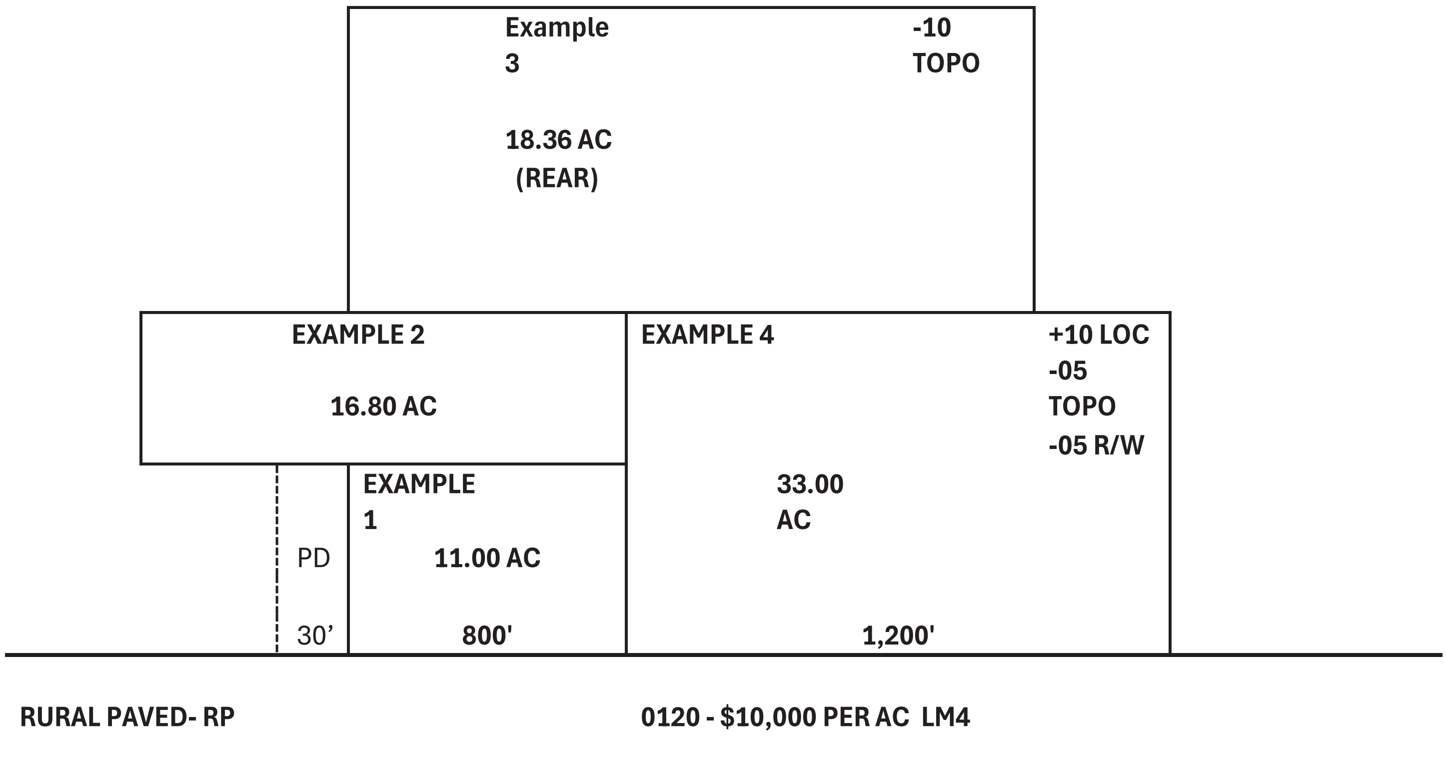
500' = 38% dirt
1300' = (500’ + 800’)Total Rd FF
- 10% (RD-dirt acc.) x 38% =
- 3.8% dirt = -.04 Other Adj.



EXAMPLES 1 & 2

	CODE	ZONING	FRONT	DEPTH	DE/FA	M	CO/FA	RF	AC	LC	TO	OT	AD NOTE	RT	U.PRICE	ADJ.U.PRICE	UNITS	TY	NOTES	TR1	L VAL
1	0120	RA3	2300		0.95	4	0.98	4	0			-6		RP	10000.0(	9400.00	28.93	AC		Y	271942
2	0120	RA3	1300		1.16	4	0.73		-23			-4		PD	10000.0(	8500.00	9.18(	AC		Y	78030

OTHER EXAMPLES:



EXAMPLES 1-4

	CODE	ZONING	FRONT	DEPTH	DE/FA	M	CO/FA	RF	AC	LC	TO	OT	AD NOTE	RT	U.PRICE	ADJ.U.PRICE	UNITS	TY	NOTES	TR1	L VAL	OVER	DEL
1	0120	RS	800		0.952	4	1.020	2	0					RP	10000.00	9700.00	11.000	AC		R	106,700		☐
2	0120	RS	30		0.952	4	0.880		-12					PD	10000.00	8400.00	16.800	AC		R	141,120		☐
3	0120	RS			0.952	4	0.700		-20		-10			NX	10000.00	6700.00	18.300	AC		R	122,610		☐
4	0120	RS	1200		0.952	4	0.960	-4	0	10	-5	-5		RP	10000.00	9100.00	33.000	AC		R	300,300		☐

LAND USE CODES RESIDENTIAL

CODE	DESCRIPTION
0100	**SINGLE FAMILY RESIDENTIAL LOT**
0101	SINGLE FAMILY RESIDENTIAL CREEK
0103	SINGLE FAMILY RESIDENTIAL WATER FRONTAGE POINT
0104	SINGLE FAMILY RESIDENTIAL WATER FRONTAGE COVE
0105	SINGLE FAMILY RESIDENTIAL RURAL LOT
0107	SINGLE FAMILY RESIDENTIAL GATED SUBDIVISION
0108	SINGLE FAMILY RESIDENTIAL CAMPS (PRIVATE OWNED)
0111	SINGLE FAMILY RESIDENTIAL COMMON AREA
0113	SINGLE FAMILY RESIDENTIAL RIVER
0117	SINGLE FAMILY RESIDENTIAL WATER ACCESS
0119	SINGLE FAMILY RESIDENTIAL RIPARIAN RIGHTS
0120	SINGLE FAMILY RESIDENTIAL RURAL ACREAGE
0121	SINGLE FAMILY RESIDENTIAL MOUNTAIN VIEW
0122	SINGLE FAMILY RESIDENTIAL WATER FRONTAGE
0123	SINGLE FAMILY RESIDENTIAL GOLF COURSE FRONTAGE
0124	SINGLE FAMILY RESIDENTIAL WATER VIEW
0125	SINGLE FAMILY RESIDENTIAL WATERFALLS
0126	SINGLE FAMILY RESIDENTIAL SHOALS
0128	SINGLE FAMILY RESIDENTIAL WATER PARK MODEL
0130	SINGLE FAMILY RESIDENTIAL NO PERK
0131	SINGLE FAMILY RESIDENTIAL MOUNTIAN TOP
0135	SINGLE FAMILY RESIDENTIAL RETENTION POND

LAND USE CODES PATIO HOMES

0150	**PATIO HOMES**
0151	PATIO HOMES COMMON AREA
0152	PATIO HOMES COVE
0153	PATIO HOMES RIVER
0151	PATIO HOMES COMMON AREA
0152	PATIO HOMES COVE
0153	PATIO HOMES RIVER
0154	PATIO HOMES CREEK
0159	PATIO HOMES RIPARIAN RIGHTS
0160	PATIO HOMES RURAL ACREAGE
0161	PATIO HOMES MOUNTAIN VIEW
0162	PATIO HOMES WATER FRONTAGE
0163	PATIO HOMES GOLF COURSE FRONTAGE
0164	PATIO HOMES WATER ACCESS
0165	PATIO HOMES WATERFALLS
0166	PATIO HOMES SHOALS
0167	PATIO HOMES WATER VIEW

LAND USE CODES MANFACTURED

CODE	DESCRIPTION
0200	**MOBILE HOME SUBDIVISION**
0201	MOBILE HOMESITE ACREAGE
0202	MOBILE HOME WATER FRONTAGE POINT
0203	MOBILE HOME WATER FRONTAGE COVE
0204	MOBILE HOME WATER ACCESS
0205	MOBILE HOME WATER VIEW
0210	MOBILE HOME PARK
0220	RECREATIONAL VEHICLE PARK

LAND USE CODES CONDOMINUM

0300	**CONDOMINIUM**
0306	CONDOMINIUM HIGH RISE
0311	CONDOMINIUM COMMON AREA
0312	CONDOMINIUM WATER VIEW
0313	CONDOMINIUM RIVER OR CREEK
0319	CONDOMINIUM RIPARIAN RIGHTS
0320	CONDOMINIUM RURAL ACREAGE
0321	CONDOMINIUM MOUNTAIN VIEW
0322	CONDOMINIUM WATER FRONTAGE
0323	CONDOMINIUM GOLF COURSE FRONTAGE
0324	CONDOMINIUM WATER ACCESS
0325	CONDOMINIUM WATERFALLS

LAND USE CODES TOWNHOMES

0309	**TOWNHOUSE SFR**
0371	TOWNHOUSE COMMON AREA
0372	TOWNHOUSE CREEK
0373	TOWNHOUSE RIVER
0379	TOWNHOUSE RIPARIAN RIGHTS
0380	TOWNHOUSE RURAL ACREAGE
0381	TOWNHOUSE MOUNTAIN VIEW
0382	TOWNHOUSE WATER FRONTAGE
0383	TOWNHOUSE GOLF COURSE FRONTAGE
0384	TOWNHOUSE WATER ACCESS
0385	TOWNHOUSE WATERFALLS
0386	TOWNHOUSE SHOALS
0387	TOWNHOUSE WATER VIEW

LAND USE CODES OFFICE

CODE	DESCRIPTION
0400	**OFFICE**
0409	OFFICE, UPTOWN
0418	OFFICE > 4 STORY
0419	MEDICAL OFFICE
0420	MEDICAL CONDOMINIUM
0421	MEDICAL COMMON AREA
0424	OFFICE CONDOMINIUM
0425	OFFICE COMMON AREA
0431	DAY CARE CENTERS

LAND USE CODES MULTI - FAMILY

CODE	DESCRIPTION
0500	**MULTI FAMILY**
0501	MULTI FAMILY COMMON AREA
0502	MULTI FAMILY CREEK
0503	MULTI FAMILY RIVER
0509	MULTI FAMILY RIPARIAN RIGHTS
0510	MULTI FAMILY RURAL ACREAGE
0511	MULTI FAMILY MOUNTIAN VIEW
0512	MULTI FAMILY WATER FRONTAGE
0513	MULTI FAMILY GOLF COURSE FRONTAGE
0514	MULTI FAMILY WATER ACCESS
0515	MULTI FAMILY WATERFALLS
0516	MULTI FAMILY SHOALS
0560	MULTI FAMILY GARDEN
0561	MULTI FAMILY TOWNHOUSE
0562	MULTI FAMILY DUPLEX/TRIPLEX
0563	MULTI FAMILY MID RISE

LAND USE CODES INDUSTRIAL

CODE	DESCRIPTION
0600	**INDUSTRIAL**
0627	STORAGE PARKING- RV/BOAT/TRAILERS
0628	MINI - WAREHOUSE
0630	LABORATORY/RESEARCH
0639	INDUSTRIAL PARK
0640	INDUSTRIAL COMMON AREA
0641	LIGHT MANUFACTURING
0642	HEAVY MANUFACTURING
0643	LUMBER YARDS
0644	PACKING PLANTS
0646	BREWERIES, BOTTLERS, CANNERIES, WINERIES
0647	WAREHOUSE CONDO
0648	WAREHOUSE
0649	STEEL FRAME WAREHOUSE
0651	COLD STORAGE/FREEZER
0652	TRUCK TERMINAL
0653	SERVICE GARAGE
0654	JUNKYARD
0656	SOLAR FARM
0657	NURSERY
0699	STATE ASSESSED

LAND USE CODES COMMERCIAL

CODE	DESCRIPTION
0700	**COMMERCIAL**
0701	COMMERCIAL WATERFRONT
0702	COMMERICALCELL TOWER
0703	BILLBOARD SITE
0704	SOLAR SITE
0707	COMMERCIAL, UPTOWN
0710	WEDDING VENUE
0711	CONVENIENCE STORES
0712	CAR WASH
0713	DEPARTMENT STORE
0714	SUPERMARKET
0715	SHOPPING CENTER (NEIGBORHOOD)
0716	SHOPPING CENTER (COMMUNITY)
0721	RESTAURANTS
0722	FAST FOODS
0723	BANKS
0724	BANK-ATM
0725	COMMERCIAL SERVICE (LAUNDRIES, TV & RADIO REPAIR, ELECTRIC REPAIR, ETC.)
0726	SERVICE STATION
0727	AUTO SALES & SERVICE
0728	PARKING
0729	BOWLING ALLEYS/SKATING RINKS
0731	COMMERCIAL COMMON AREA
0732	THEATERS/CINEMAS
0733	LOUNGE / BAR /MICRO BREWERY
0734	ARENAS
0735	COMMERCIAL CONDOMINIUM
0736	BUSINESS PARK
0737	HOTELS
0738	FURNITURE STORES
0739	MOTELS
0740	AUTO PARTS CHAIN
0741	DRUG STORES/PHARMACY
0780	MARINA LAND

LAND USE CODES INSTITUTIONAL / SPECIAL PURPOSE

CODE	DESCRIPTION
7000	**INSTITUTIONAL**
7100	CHURCHES
7200	SCHOOLS, COLLEGES, PRIVATE
7300	HOSPITALS, PRIVATE
7400	HOMES FOR THE AGED
7401	YMCA
7402	DIS VET HOUSING
7403	LOW INCOME HOUSING
7500	ORPHANAGES
7600	FUNERAL (MORTUARIES, CREMATORIUM, MAUSOLEUMS)
7601	CEMETERY
7602	FAMILY CEMETERY
7700	CLUBS, LODGES, UNION HALLS
7701	CIVIC ORGANIZATION
7720	RETREATS
7730	CAMPS (County/Institutional owned)
7800	COUNTRY CLUBS, PRIVATE
7801	PAR “3” GOLF COURSES
7802	MINIATURE GOLF COURSES
7803	GOLF COURSES - PUBLIC REGULATION
7804	GOLF COURSES -SEMI-PRIVATE
7900	AIRPORTS
8000	MARINAS

LAND USE CODES GOVERNMENT OWNED

CODE	DESCRIPTION
8000	**MARINAS**
8100	MILITARY
8200	REC AREA
8300	SCHOOLS (PUBLIC)
8400	COLLEGES (PUBLIC)
8500	HOSPITALS (PUBLIC)
8600	OTHER COUNTY PROPERTY
8601	WATER PLANTS
8602	FIRE DEPARTMENTS
8603	RECYCLING
8604	DISPOSAL
8700	OTHER STATE
8800	OTHER FEDERAL
8900	OTHER MUNICIPAL
8901	MUNICIPAL EDUCATION
8902	MUNICIPAL AIRPORT
8903	MUNICIPAL HOUSING AUTHORITY

LAND USE CODES
MISCELLANEOUS

CODES	DESCRIPTION
9000	LEASEHOLD INTEREST
9005	COM AREA DIVIDED
9010	NO LAND INTEREST
9050	HISTORIC DISTRICT
9100	UTILITY (GAS, ELECTRIC, TELEPHONE, TELEGRAPH, RAILROAD)
9101	UTILITY/POWER
9200	MINING
9201	MINING INACTIVE
9202	MINING FUTURE
9300	PETROLEUM AND GAS
9400	RIGHT OF WAY
9401	ROADWAY CORRIDOR
9500	SUBMERGED LAND, RIVERS AND LAKES
9501	ISLAND
9502	BUFFER WATER AREA (LAKE BUFFER)
9600	WASTELAND, GULLIES, ROCK OUTCROP
9601	RETENTION POND
9603	ENFIRONMENTAL HAZARD
9699	UNSUITABLE FOR SEPTIC TANK
9604	SEPTIC FIELD
9611	WETLAND
9612	FLOOD PLAIN
9700	MINERAL RIGHTS
9710	LESS MINERAL RIGHTS (MINERAL RIGHTS TAXED ELSEWHERE)
9720	CONSERVATION EASEMENT
9725	WILDLIFE CONSERVATION
9900	NEW PARCEL
9901	CORRECTION
9902	ACRE CORR
9903	PAR# CHANGE
9904	COMBINED
9905	SPLIT
9906	REACTIVATE
9907	PAR# REVRS
9910	DELETED PARCEL (VOID)

***Davidson County reserves the right to add new Land Use Codes on a non-revaluation year for new market uses.**

Base Rates Single Family Residential Acreage Land:

DAVIDSON COUNTY RESIDENTIAL LAND VALUE SCHEDULE BY TOWNSHIP							
Township	Name/ Description	Base SFR Open Acreage Price Low	Base SFR Open Acreage Price High	Base SFR Lot Price Low	Base SFR Lot Price High	Base SFR Front Foot Price Low	Base SFR Front Foot Price High
01	ABBOTTS CREEK	$7,000	$24,000	$4,000	$200,000	$500	$1,500
02	ALLEGHANY	$4,500	$25,000	$5,000	$400,000	$500	$1,500
03	ARCADIA	$7,000	$34,000	$5,000	$200,000	$500	$1,500
04	BOONE	$4,000	$18,000	$8,000	$55,000	$500	$1,500
05	CONRAD HILL	$5,000	$15,000	$8,000	$50,000	$500	$1,500
06	COTTON GROVE	$5,000	$25,000	$10,000	$400,000	$500	$1,500
07	EMMONS	$5,000	$20,000	$5,000	$50,000	$500	$1,500
08	HAMPTON	$7,000	$20,000	$20,000	$100,000	$500	$1,500
09	HEALING SPRINGS	$6,000	$25,000	$8,000	$400,000	$500	$1,500
10	JACKSON HILL	$7,500	$12,000	$8,000	$40,000	$500	$1,500
11	LEXINGTON	$7,500	$30,000	$10,000	$200,000	$500	$1,500
13	MIDWAY	$10,000	$34,000	$12,000	$200,000	$500	$1,500
14	REEDY CREEK	$7,500	$34,000	$7,500	$100,000	$500	$1,500
15	SILVER HILL	$6,000	$25,000	$10,000	$400,000	$500	$1,500
16	THOMASVILLE	$7,500	$25,000	$8,000	$225,000	$500	$1,500
18	TYRO	$5,000	$25,000	$7,000	$50,000	$500	$1,500
19	YADKIN COLLEGE	$6,000	$18,000	$7,000	$50,000	$500	$1,500
	Lake Front	$15,000	$50,000	$100,000	$400,000	$500	$2,400
COUNTY NON-RESIDENTIAL LAND VALUE SCHEDULE BY COUNTY WIDE							
County Wide	Base Acreage Price Low	Base Acreage Price High	Base Square Foot Price Low	Base Square Foot Price High	Base Front Foot Price Low	Base Front Foot Price High	
Commercial	$25,000	$700,000	$1	$50	$100	$5,000	
Office	$25,000	$700,000	$1	$50	$100	$5,000	
Industrial	$15,000	$150,000	$1	$25	$50	$3,500	
Multifamily	$5,000	$100,000	$1	$20	$50	$2,500	
Resort	$20,000	$700,000	$1	$50	$50	$3,500	

Rural Land of 20-to-25-acre tracts located on Public Paved Roads with No Public Utilities. All other different Land Uses will be adjusted for location, topography, and other market factors to arrive at Market Value as of January 1, 2026.

Base Rates Single Family Residential Lots:

Lots will be adjusted for Market Neighborhoods based on utility, location, topography, and other market factors to arrive at Market Value as of January 1, 2026. The County reserves the right to add new Land Use Codes if a new type of use becomes available on a Non-Reval Year.

Note: All the above values may be given a percent condition (up or down) by the appraiser to adjust for topography, size, location, shape, access, road frontage, rights of way, etc.

A. Income – Market CAP Rates range from a low of 5% to a High of 20%. These are based on Market standards by Model and may vary depending on Location, Age and condition of building.
B. Lease Rates for Commercial and Office Building will be current market least rates and may vary depending on location, office space, age and condition.
C. Lease Rates for Industrial Building will be current market least rates and may vary depending on location, office space, age, ceiling height and condition
D. Lease Rates for Multi-Family will be current market least rates and vary depending on Location, Quality and Bedroom Count.
E. Lease Rates for Condominiums will be current market least rates and vary depending on Location, Quality and Bedroom Count.

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Common Open Space Procedures:

If ownership:

1) Continues in the Builder/Developer name:
   a) Taxable at Market Value, however, adjust for:

      i. Access to utilities (water/sewer)
      ii. Shape (Buffer only 10% of value)
      iii. TOPO (usually flood plain)
      iv. Access
      v. Right of Ways (power/gas & other utilities)

   b) Review Plat to determine total area of C.O.S. verses buildable area remaining: (Price using 2 land lines – (1) @ 10% of value, (1) @ full market value)

   c) If the land will be transferred into the Homeowners association: Taxable at Market and adjust back to 10% good.

   d) All improvements will be priced at full market value.

2) Transfers to Homeowner Association

   a. Ask Exempt/Exclusion appraiser to review for current status.

   b. Once qualify for exclusion –
   (Land model 0 @ 0 dollars/acre) (Land use code 0111).

   c. All improvements will be placed at a Residual Value (RV) or improvement type code for buildings in HOA with $0 base rate. This gives buildings no value and puts a condition factor on all Outbuildings and Extra Features at .01% of value.

DATA COLLECTION PROCEDURES IN THE FIELD

PREFACE

The application of standardized methods in the appraisal of a structure requires work to be performed in three areas: fieldwork, calculation and valuation. The purpose of this chapter is to supply basic definitions and depict common situations that must be contended with in the field.

DATA COLLECTION PROCEDURES IN THE FIELD

INTRODUCTION

Fieldwork should be approached with three basic components in mind: Collection or verification of measurements of any improvements including correction of any such measurements and recording information correctly on the field data collection instrument. The first two topics are discussed in this chapter: the third in the next chapter.

DATA COLLECTION

Data collection and maintenance are key to a successful revaluation. Davidson County employs a variety of methods to collect and maintain the accuracy of property data. Examples include field canvassing, building permits, Aerials, and sales verification visits.

Field Canvassing:

Davidson County Real Property Appraisers and data collector staff are tasked in reviewing and verifying every property.

Each year a township with the neighborhoods will be added into the Workflow folder. Each neighborhood in the workflow will contain each parcel to canvass. The tablet will have the neighborhood map with aerial photography overlaid with parcel boundaries and parcel identifiers, and the individual property record cards of each parcel within the neighborhood and an improvement type report showing the overview for all improvements within the selected neighborhood.

Field canvassers, when visiting property, introduce themselves at the door. A few simple facts about the home (number of bedrooms, bathrooms, etc.) would be confirmed if anyone was home to provide answers, and permission would be asked to examine the exterior of the home. The exterior inspection of each property involved a visual check of those items appearing on the property record card and physical measurement when a discrepancy was noted.

In the event that there was no one home, the field canvasser operated on the implied right of access in the law to continue with examining the property. At any time, if asked to withdraw, the field canvasser would readily exit the property. Property which could not be accessed due to fences and other barriers were examined visually to the best of the field canvasser's ability, and notation of this limitation was made. Where it was reasonable to believe that our records were inaccurate, additional contact was attempted by tax department staff.

An information source code is placed on the property record card to indicate how the information is pertained.

1. Owner (only if you talk with the owner of the property)
2. Tenant (if you talk with the person renting the property)
3. Agent (Landlord or Realtor)
4. Inspected (no one home but able to examine in the property)
5. Estimated (fenced or could not access the property)
6. Contractor (person overseeing construction)
7. Manager (the person in charge of operations/business at premises)
8. Office Assistant (person overseeing office duties)
9. Refused Information (if asked to leave the property or would not answer questions)
10. Aerial Review (Reviewed property from aerials)
11. Data Sources (Data collected using secondary sources: MLS & LoopNet, etc.)

L - Letter
P - Phone
VM - Voice Mail
W - Walk-In

Commercial/Industrial properties received an additional type of data collection in the form of mailed questionnaires. However, given the low response rate, this can only be treated as supplemental data and is not a core part of our valuation process.

DATA PROCESSING :

During this phase, an additional quality control measure is employed. The appraisers are tasked with reviewing the work of the data collectors based upon the information provided. With regularity, minor details missed by the data collectors were noticed and corrected by the data processors. This additional layer of quality control ensures the best achievable accuracy of our tax records.

REVIEW OF NEIGHBORHOOD DELINEATION

Alongside other work, the appraisal staff is tasked with a review of our neighborhood delineation. Neighborhood delineation is a study of forces from outside which could be considered to influence property value; also, conclusions on the typical housing, economic, social and demographic characteristics of the geographic area considered a homogeneous neighborhood. A “neighborhood” for analysis purposes is defined as the largest geographic grouping of properties where the significant economic forces of those properties are generally uniform.

Building Permits:

The appraisal staff utilizes data provided by the county code enforcement department to track all permits issued to determine when changes to real property are occurring (structural, mechanical, etc). Properties are visited and field checked to make updates and corrections to the property record card. The appraiser should check the entire improvement as well as all OBXF located on the property to accurately assess the property.

Aerials

The appraiser will use high-resolution oblique imagery showing each side of the property to check measurements, area, distance, height, and elevations on improvements and OBXF to determine if the property is assessed correctly.

Sales Verification:

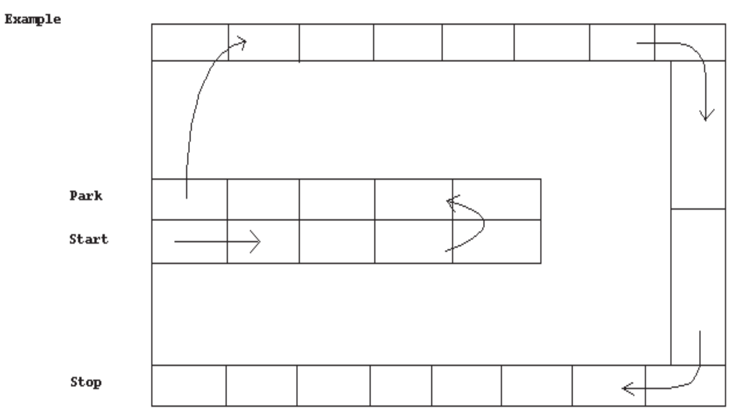
The appraisal staff utilizes data provided by the county register of deeds to track all deeds transfers. Changes in ownership, sales prices and terms of the sales are analyzed to qualify or disqualify sales to properly build a sales file for the CAMA system. Properties are visited and field checked to make updates and corrections to the property record card to reflect the sales transaction. The Sale should be qualified in the sales file as the property looked during the sales transaction. If any improvements are made after the sales transaction, then the sale should be unqualified on the property record card with the new information, While the original sale is saved as the property was sold at time of sale in the Bi-Tek Sales File.

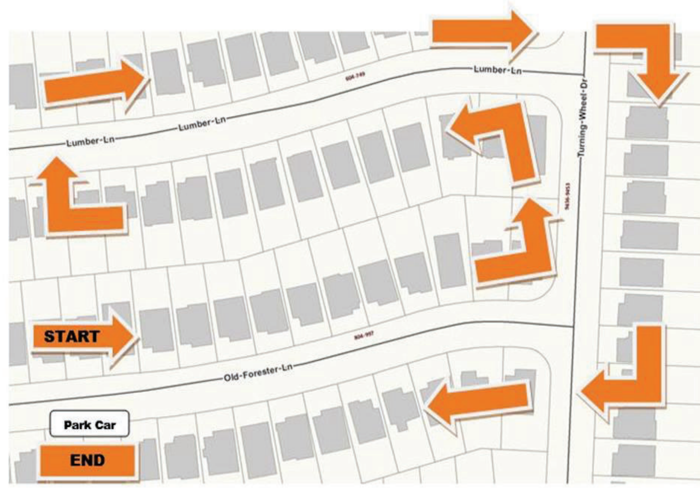
COLLECTION OR VERIFICATION OF CONSTRUCTION DATA

This involves two basic techniques. The majority of the data is confirmed by a visual inspection and can be done while walking up to the front door. It is helpful to give the area you are covering a "windshield" preview while looking for a parking spot. This gives a good indication of the typical exterior components such as roofs and exterior walls and helps develop a “feel" for the neighborhood.

There are two methods in collecting data in the field. The First is using paper maps and paper property record cards and the second method is the new Bi-Tek ITS Mobile.

1. In order to work at maximum efficiency, plan your route ahead of time. Check your map and arrange cards in the order you want to walk; ideally stopping and starting at the same point. The Bi-Tek Mobile will set up these routes automatically, saving the appraiser valuable time.

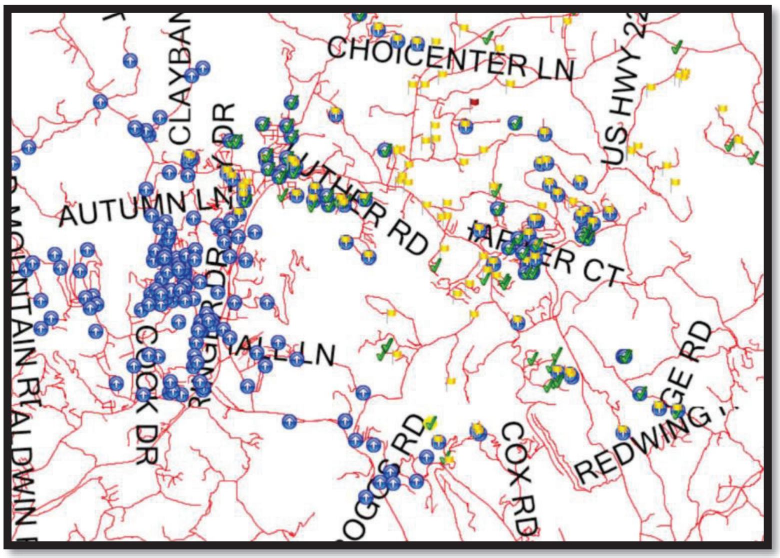




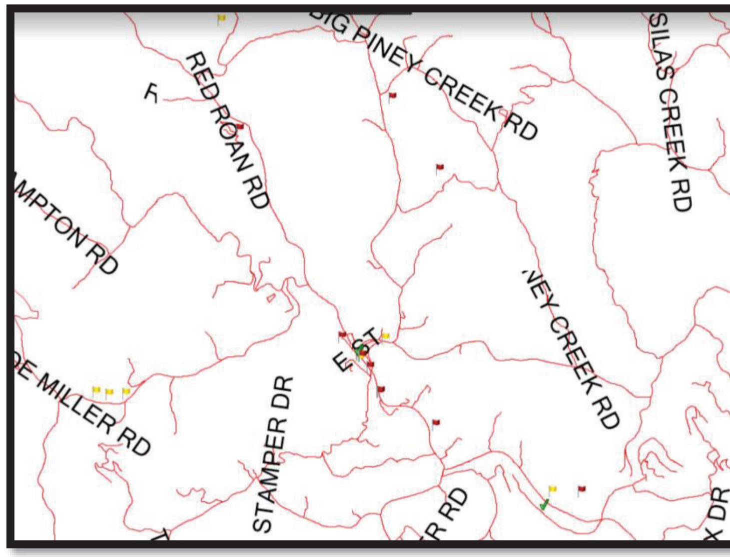
2. ITS Mobile is more efficient and cost-saving for the County. The appraiser takes the tablet to the field showing the driving routes on the map. Once arriving at the subject, the appraiser opens the property record card on a PDF and makes all the necessary changes or can make all the corrections/changes live in the field. Each flag color represents the process.
   a. Red- needs a visit
   b. Yellow- property not complete and needs a revisit
   c. Blue- completed and uploaded into Pasco for keying

Map with Flags showing the route for appraiser

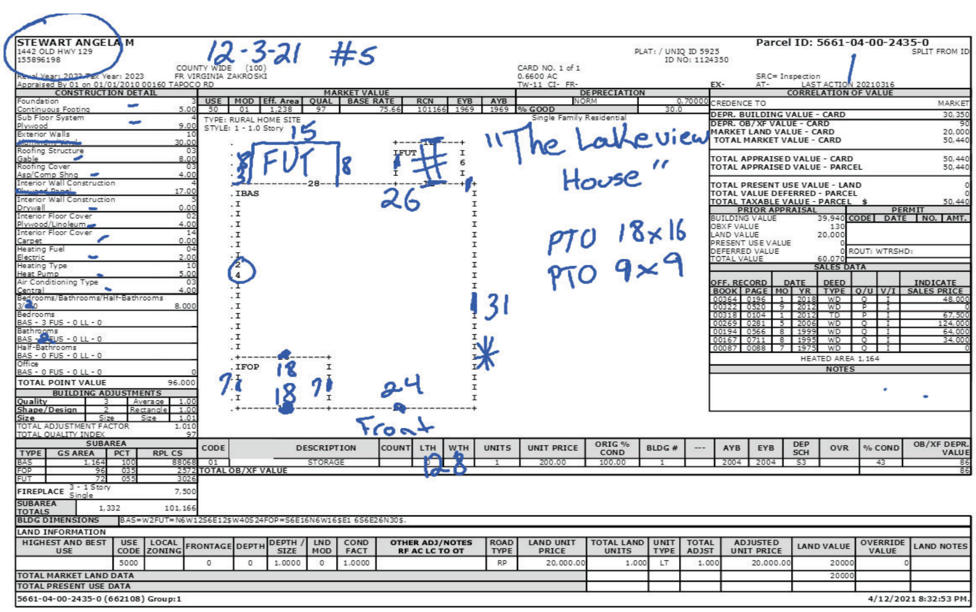
Example 1



Example 2



PDF Field Card showing all the changes



STEWART ANGELA M
1442 OLD HWY 129
155896198

12-3-21 #5

COUNTY WIDE (100)
FR VIRGINIA ZAKROSKI
Reval Year: 2022 Tax Year: 2023
Appraised By 01 on 01/01/2010 00160 TAPOCO RD

CARD NO. 1 of 1
0.6600 AC
TW-11 CI- FR-

PLAT: / UNIQ ID 5925
ID NO: 1124350

Parcel ID: 5661-04-00-2435-0
SPLIT FROM ID
SRC= Inspection
EX- AT- LAST ACTION 20210316

CONSTRUCTION DETAIL	
Foundation	3
Continuous Footing	5.00
Sub Floor System	4
Plywood	9.00
Exterior Walls	10
Aluminum/Vinyl	30.00
Roofing Structure	03
Gable	8.00
Roofing Cover	03
Asp/Comp Shng	4.00
Interior Wall Construction	4
Plywood Panel	17.00
Interior Wall Construction	5
Drywall	0.00
Interior Floor Cover	02
Plywood/Linoleum	4.00
Interior Floor Cover	14
Carpet	0.00
Heating Fuel	04
Electric	2.00
Heating Type	10
Heat Pump	5.00
Air Conditioning Type	03
Central	4.00
Bedrooms/Bathrooms/Half-Bathrooms 3/2/0	8.000
Bedrooms BAS - 3 FUS - 0 LL - 0	
Bathrooms BAS - 2 FUS - 0 LL - 0	
Half-Bathrooms BAS - 0 FUS - 0 LL - 0	
Office BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	96.000

BUILDING ADJUSTMENTS			
Quality	3	Average	1.00
Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.01
TOTAL ADJUSTMENT FACTOR			1.010
TOTAL QUALITY INDEX			97

SUBAREA			
TYPE	GS AREA	PCT	RPL CS
BAS	1,164	100	88068
FOP	96	035	2572
FUT	72	055	3026
FIREPLACE 3 - 1 Story Single			7,500
SUBAREA TOTALS	1,332		101,166

MARKET VALUE							
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
50	01	1,238	97	75.66	101166	1969	1969

DEPRECIATION		
	NORM	0.70000
% GOOD		30.0

Single Family Residential

TYPE: RURAL HOME SITE
STYLE: 1 - 1.0 Story

15 FUT 8 3 28 IFUT 6 26 IBAS 24 31 IFOP 18 7 18 7 24 Front

"The Lakeview House"

PTO 18x16
PTO 9x9

CORRELATION OF VALUE	
CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	30,350
DEPR. OB/XF VALUE - CARD	90
MARKET LAND VALUE - CARD	20,000
TOTAL MARKET VALUE - CARD	50,440
TOTAL APPRAISED VALUE - CARD	50,440
TOTAL APPRAISED VALUE - PARCEL	50,440
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	50,440

PRIOR APPRAISAL	
BUILDING VALUE	39,940
OBXF VALUE	130
LAND VALUE	20,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	60,070

PERMIT			
CODE	DATE	NO.	AMT.

ROUT: WTRSHD:

SALES DATA							
OFF. RECORD		DATE		DEED			INDICATE
BOOK	PAGE	MO	YR	TYPE	Q/U	V/I	SALES PRICE
00364	0196	1	2018	WD	Q	I	48,000
00322	0520	9	2012	WD	P	I	0
00318	0104	1	2012	TD	P	I	67,500
00269	0281	5	2006	WD	Q	I	124,000
00194	0566	8	1999	WD	Q	I	64,000
00167	0711	8	1995	WD	Q	I	34,000
00087	0088	7	1975	WD	Q	I	0

HEATED AREA 1,164

NOTES

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
01	STORAGE		12	8	1	200.00	100.00	1		2004	2004	S3		43	86
TOTAL OB/XF VALUE															86

BLDG DIMENSIONS BAS=W2FUT=N6W12S6E12$W40S24FOP=S6E16N6W16$E1 6S6E26N30$.

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
	5000		0	0	1.0000	0	1.0000		RP	20,000.00	1.000	LT	1.000	20,000.00	20000	0	
TOTAL MARKET LAND DATA															20000		
TOTAL PRESENT USE DATA																	

5661-04-00-2435-0 (662108) Group:1 4/12/2021 8:32:53 PM.

Finished field card.

FERRISS CHRISTOPHER B — **Parcel ID: 5661-04-00-2435-0**

1442 OLD HWY 129 — PLAT: 00000/00000 UNIQ ID 5925 — SPLIT FROM ID
155899355 — NN: 11 - CLERICAL CORRECTION IN ASSESSMENT — THE LAKEVIEW HOUSE — ID NO: 1124350
COUNTY WIDE (100) — CARD NO. 1 of 1
Reval Year: 2023 Tax Year: 2024 — OLD HWY 129 — 0.6600 AC — SRC= Owner
Appraised By 01 on 01/01/2010 00160 TAPOCO RD — TW-11 CI- FR- — EX- — AT- — LAST ACTION 20240701

CONSTRUCTION DETAIL	
Foundation	3
Continuous Footing	5.00
Sub Floor System	4
Plywood	8.00
Exterior Walls	10
Aluminum/Vinyl / Rubber	18.00
Roofing Structure	03
Gable	6.00
Roofing Cover	03
Asp/Comp Shng	8.00
Interior Wall Construction	5
Drywall	22.00
Interior Floor Cover	20
Engineered Floor	6.00
Interior Floor Cover	14
Carpet	0.00
Heating Fuel	04
Electric	2.00
Heating Type	10
Heat Pump	4.00
Air Conditioning Type	03
Central	5.00
Bedrooms/Bathrooms/Half-Bathrooms	
3/2/0	12.000
Bedrooms	
BAS - 3 FUS - 0 LL - 0	
Bathrooms	
BAS - 2 FUS - 0 LL - 0	
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	96.000

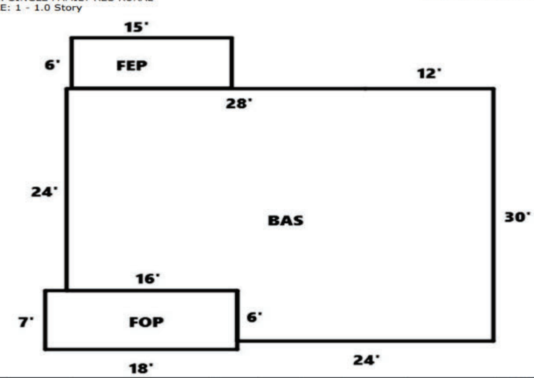
BUILDING ADJUSTMENTS			
Quality	3	Average	1.00
Shape/Design	3	Slight Irregular	1.05
Size	Size	Size	1.04
TOTAL ADJUSTMENT FACTOR			1.090
TOTAL QUALITY INDEX			105

MARKET VALUE							
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
01R	01	1,211	105	105.00	134155	2014	1969

TYPE: SINGLE FAMILY RES RURAL
STYLE: 1 - 1.0 Story

DEPRECIATION		
	FOBS	0.40000
	NORM	0.09000
% GOOD		51.0

Single Family Residential



CORRELATION OF VALUE	
CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	68,420
DEPR. OB/XF VALUE - CARD	2,620
MARKET LAND VALUE - CARD	30,000
TOTAL MARKET VALUE - CARD	101,040
TOTAL APPRAISED VALUE - CARD	101,040
TOTAL APPRAISED VALUE - PARCEL	101,040
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	101,040

PRIOR APPRAISAL	
BUILDING VALUE	30,350
OBXF VALUE	110
LAND VALUE	20,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	50,460

PERMIT			
CODE	DATE	NO.	AMT.
RE	02/02/2022		

ROUT: WTRSHD:

SALES DATA							
OFF. RECORD		DATE		DEED			INDICATE
BOOK	PAGE	MO	YR	TYPE	Q/U	V/I	SALES PRICE
00398	0508	11	2021	WD	Q	I	151,000
00364	0196	1	2018	WD	Q	I	48,000
00322	0520	9	2012	WD	P	I	0
00318	0104	1	2012	TD	P	I	67,500
00269	0281	5	2006	WD	Q	I	124,000
00194	0566	8	1999	WD	Q	I	64,000
00167	0711	8	1995	WD	Q	I	34,000
00087	0088	7	1975	WD	Q	I	0

HEATED AREA 1,194

NOTES

WELL IS DRY. HOUSE HAS NO WATER AT ALL. WILL BE AT LEAST 6 MONTHS BEFORE NEW WELL WILL BE PUT IN. UNLIVABLE

SUBAREA			
TYPE	GS AREA	PCT	RPL CS
BAS	1,104	100	115920
FEP	90	070	6615
FOP	126	035	4620
FIREPLACE	3 - 1 Story Single / 2 Prefab		7,000
SUBAREA TOTALS	1,320		134,155

CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
04	D	PATIO		18	16	288	9.50	0.00	_	0.00	2009	2009	S3		58	1587
04	D	PATIO		9	9	81	9.50	0.00	_	0.00	2009	2009	S3		58	447
01	E	STORAGE		12	8	96	14.30	0.00		0.00	2004	2004	S3		43	590
TOTAL OB/XF VALUE																2624

BLDG DIMENSIONS BAS=S30W24N6W16N24E28E12Area:1104;FEP=S6E15N6W15Area:90;FOP=S7W18N7E18Area:126;TotalArea:1320

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
RURAL ACRAGE WATER VIEW	0122		0	0	1.0000	0	1.0000	+00 +00 +00 +00 +00	RP	30,000.00	1.000	LT	1.000	30,000.00	30000		
TOTAL MARKET LAND DATA															30000		
TOTAL PRESENT USE DATA																	

5661-04-00-2435-0 (1031097) Group:99 — **7/1/2024 11:25:38 AM.**

As you approach each house, check your exterior walls, roof structure, roof cover; look for indications of heating type - fireplace, compressors, oil drums, etc.

Identify yourself and your purpose, always remembering to be polite and respectful. One approach is as follows:

"Good morning. My name is John Doe, and I am with the County Revaluation office; (show your identification card) verifying data for the County Tax Reassessment. I need to ask you a few questions and walk around outside of the house."

Usually, most people are cooperative. Remember, your job is solely to collect or verify data; not to come up with the assessment value. While you are introducing yourself, glance inside to check for interior wall construction, flooring, and indications of heating and cooling systems.

Your three questions can be asked as follows:

"What sort of floors do you have?" (Don't confuse rugs with carpet. The latter is physically secured to the floor; rugs are not.) "How do you heat and cool your house?" (If they don't know, and that happens, you can almost always see physical indications from the outside such as a chimney or an oil drum. "How many bathrooms and bedrooms do you have?" Then, "Thank you very much. Now all I need to do is take a quick look around the outside, okay?"

Sometimes, you will have to take measurements to appraise improvements. If you have to measure the whole house, just explain to the owner you are collecting and verifying building measurements.

There are a few aids to measuring that make it a little quicker and easier. A screwdriver or long nail serves as a good anchor for the tape end when you cannot get to the wall because of fences or shrubs. Despite logic, sometimes measurements will not produce a square or even sided house. Be sure to check for this before turning in the appraisal card.

It is also essential that the measurements produce an even sided structure. A simple method of checking for closure is to add all the front measurements (bottom horizontal) and add all the back measurements (top horizontal) to see if the two are equal. The same should be done for the sides of the house (left and right verticals). This is known as checking for closure. Another way to insure the proper length is to measure the length without any offsets to get the overall length. The same can be done for the width.

There are four basic steps to this process:

1. The front of the improvement is always at the bottom of the sketch and the back of the improvement located at the top of sketch, so as you drive up to the improvement the front of the house is always at the bottom of the sketch

2. Measure each side of the structure accurately.

3. Make a diagram placing dimensions (rounded to the nearest foot) beside each line they represent.

4. Label structural variations with appropriate abbreviations (FEP, FSP, FCP, etc.). Lettering and numbers are to be neatly made with measurements written so as to read from the bottom of the card looking up.

TO CHECK FOR CLOSURE:

The basic rule is the sums of the lengths of the opposite sides must be equal to each other as follows:

The sum of the top horizontal lines, (the back of the house) should equal the sum of the bottom horizontal lines, (the front of the house). The sum of the left vertical lines, (the left side of the house) should equal the sum of the right vertical lines, (the right side of the house), in the same manner.

The following are examples depicting various types of improvements and how they should be drawn, labeled and checked for closure.

STANDARDIZED METHOD OF DRAWING STRUCTURES

A uniform method of drawing and labeling structures must be adopted. The following method is to be employed in preparing documents for use by the system.

Orient your drawing so that the front of the structure is towards the bottom of the card. All labeling should be oriented in this same direction.

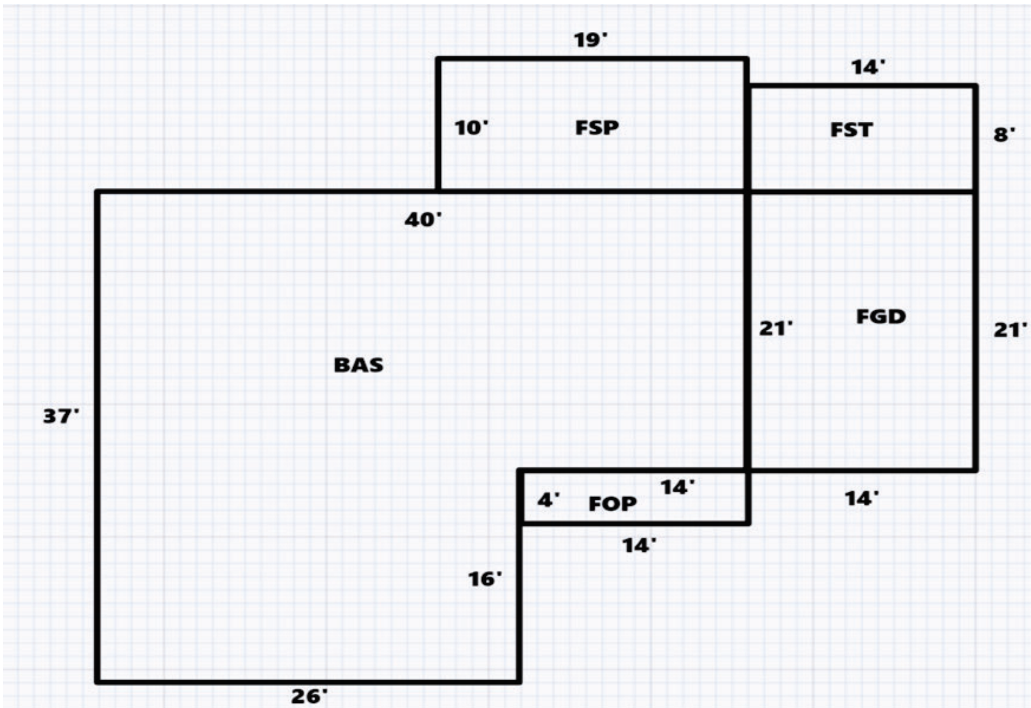
It is essential in drawing the structures to delineate the auxiliary areas properly in order that they can easily be distinguished from the base area.

Familiarity with auxiliary area abbreviations is essential along with an understanding of the visual indications of these areas. For example: an enclosed porch which may have windows different from the base, a lower foundation than the base, or different roof cover.

If you are confronted with an exceptionally large property with many sides, a piece of graph paper used in drawing the sketch can be invaluable in preventing errors.

Special attention needs to be given multi-story buildings. A notation to denote upper stories and/or basements should be as follows

Further refinements of this situation are necessary to contend with many older, odd-shaped homes often with 2 or more stories. Careful attention must be paid to auxiliary areas and whether or not they extend to all floors.



TOP HORIZONTAL LINES
(left to right)
WEST
14 + 40= 54

BOTTOM HORIZONTAL LINES
EAST
26 + 14 + 14 = 54

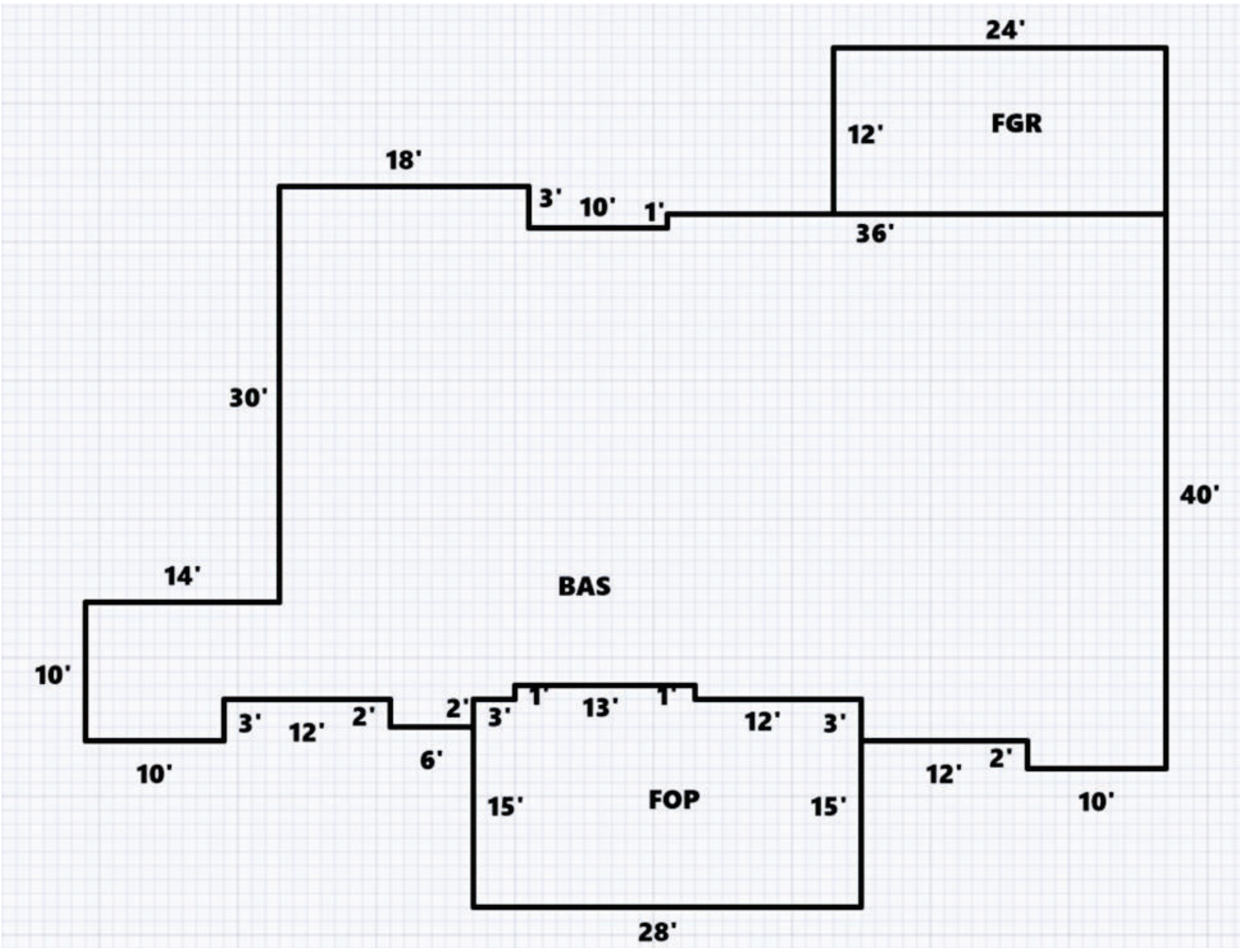
West	14 + 40 = 54
East	26 + 14 + 14 = 54

LEFT VERTICAL LINES
(Top to bottom)
SOUTH
10 + 37 = 47

RIGHT VERTICAL LINES
NORTH
16 + 21 +10 = 47

South	North
10	16
37	21
47	10
47	

In the above example the auxiliary areas, such as the screened porch (FSP) will prevent actual measurement of some of the walls of the base. This is overcome by recording the actual measurements of the perimeter and deriving some of the base wall measurements from them. In this example, the length of the rear wall of the base is determined by adding the length of the rear wall of the screen porch (19) to that of the accessible rear wall of the base (21).

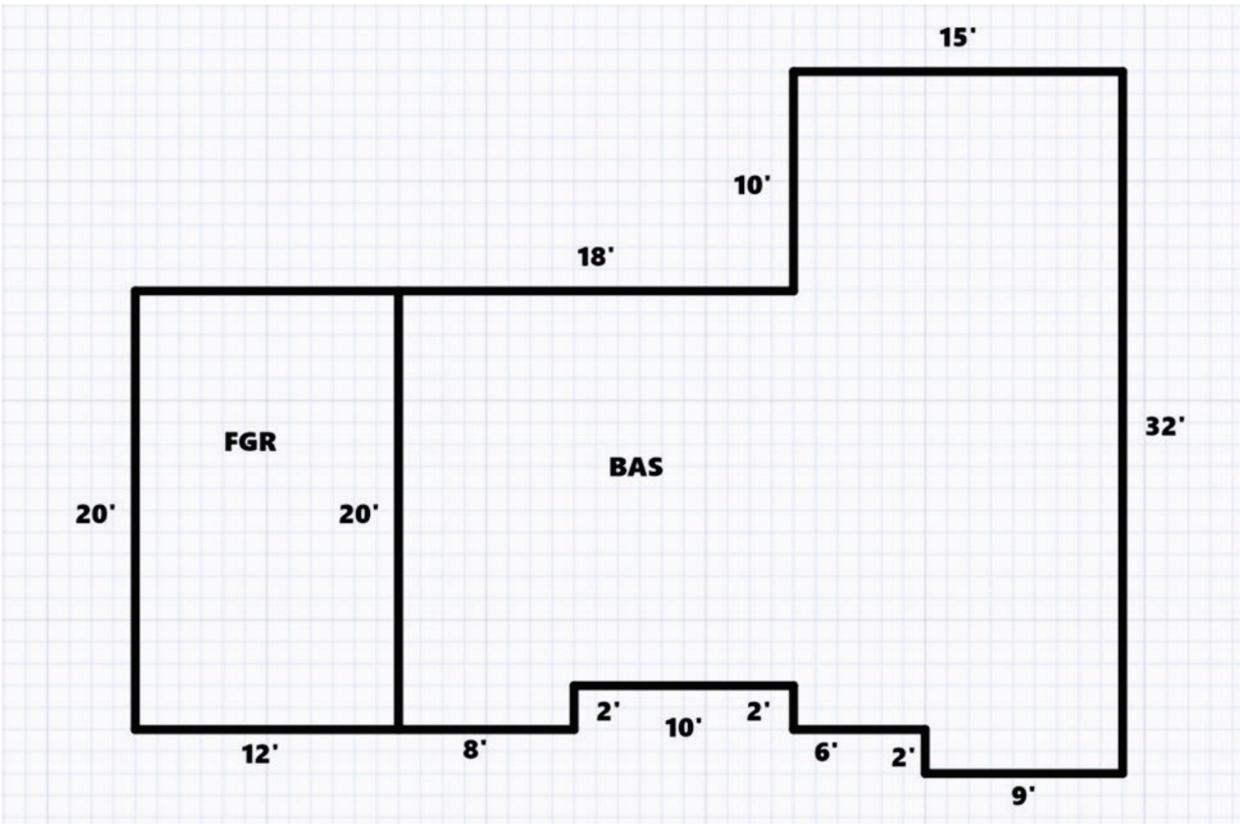


BE SURE TO GET ALL SMALL MEASUREMENTS LEFT TO RIGHT

West 36+ 10 + 18 + 14 = 78

East 10 + 12 + 6 + 3 + 13 + 12 + 12 + 10 = 78

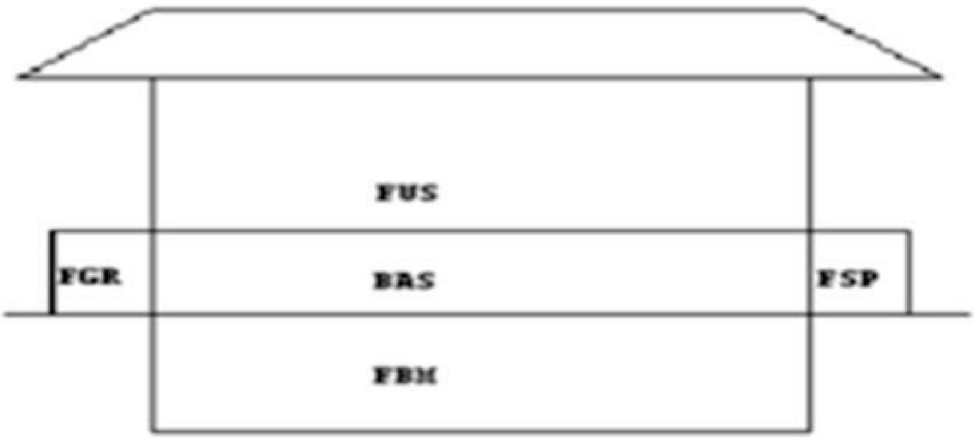
South	North
1	3
30	3
10	2
2	1
1	40
3	49
2	
49	

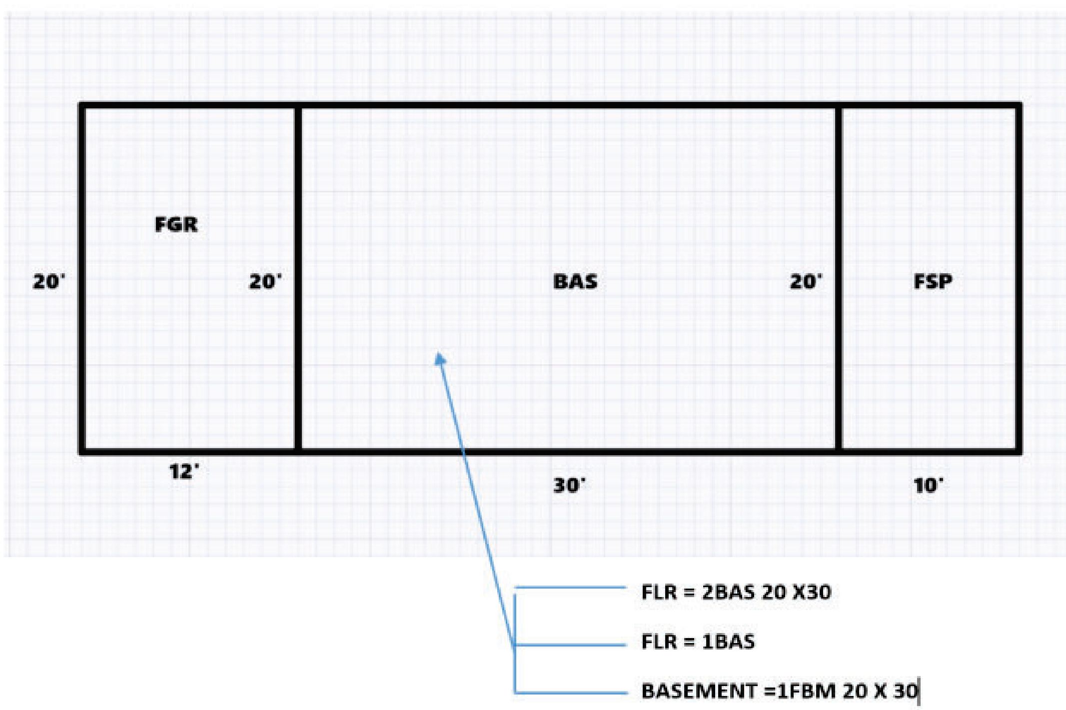


West 15 + 18 + 12 = 45

East 12 + 8 + 10 + 6 + 9 = 45

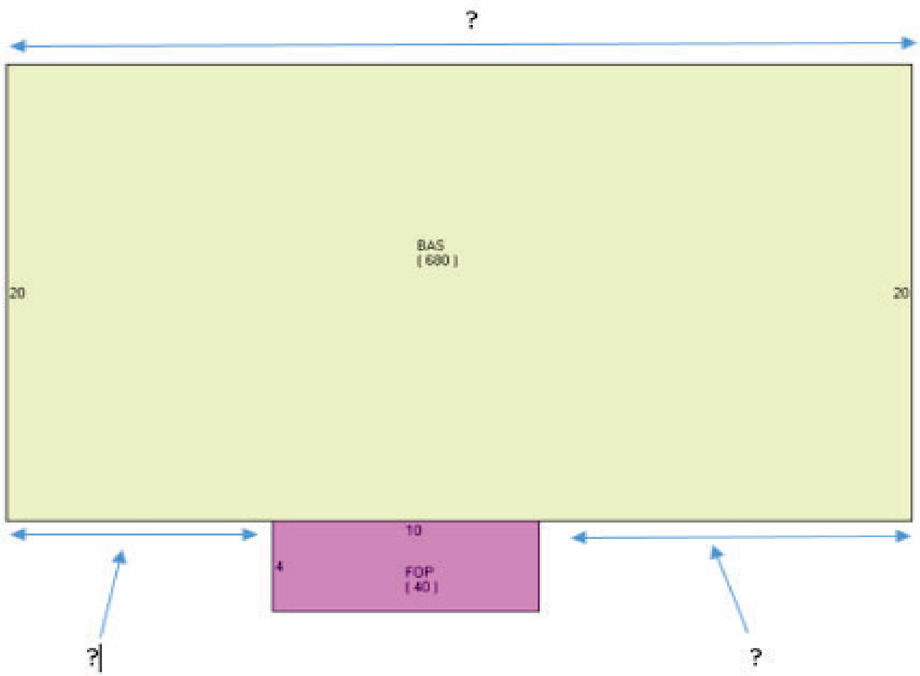
South	North
10	2
20	<u>32</u>
2	34
<u>2</u>	
34	



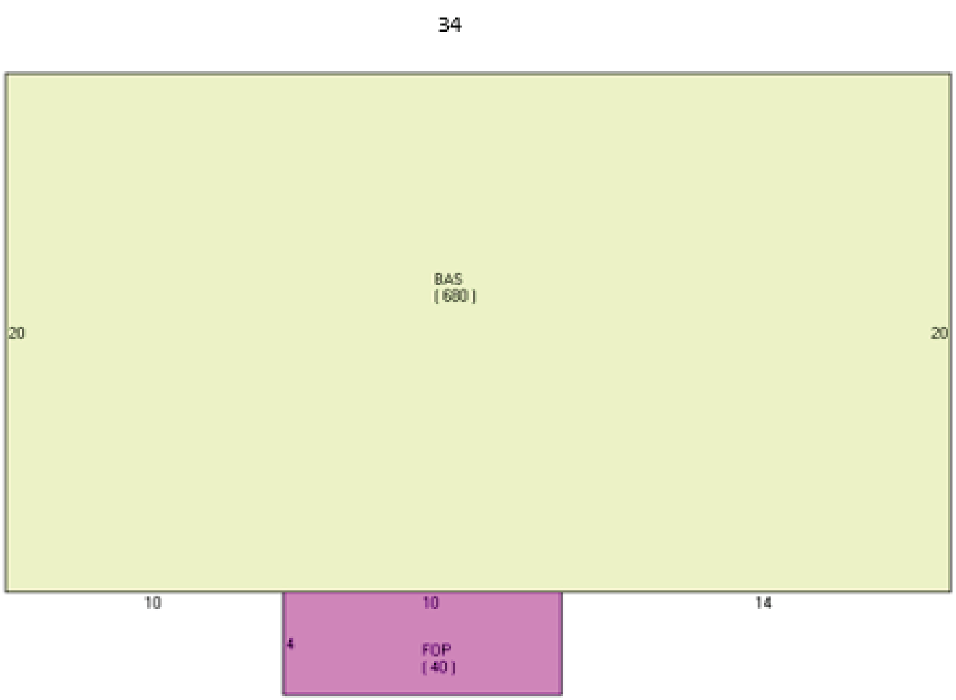


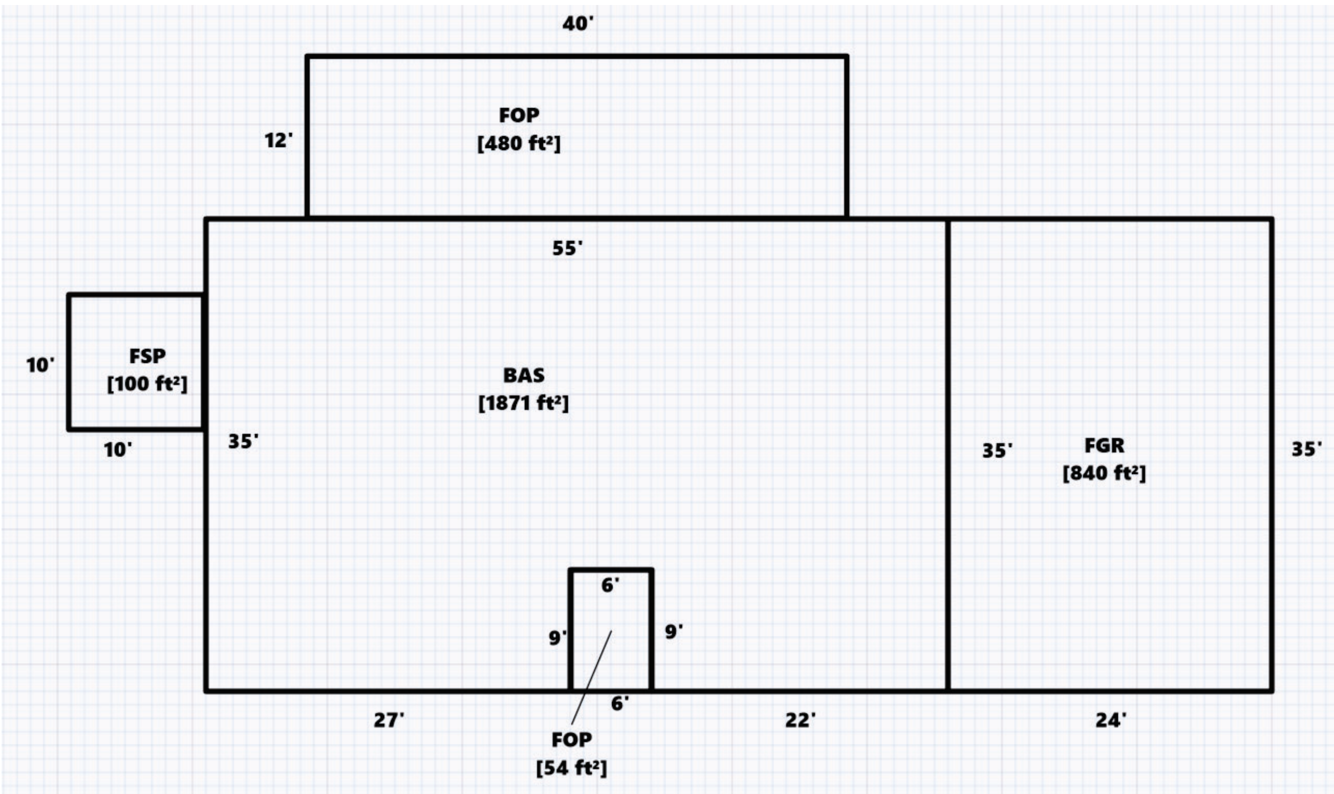
Be sure to label each side of the property, placing these dimensions to the inside which show ACTUAL length. Whereas those measurements used to determine the position of auxiliary areas along the perimeter of the base should be placed on the outside of the sketch if they are not included within an auxiliary area. This is illustrated as follows:

INCORRECT LISTING



CORRECT LISTING

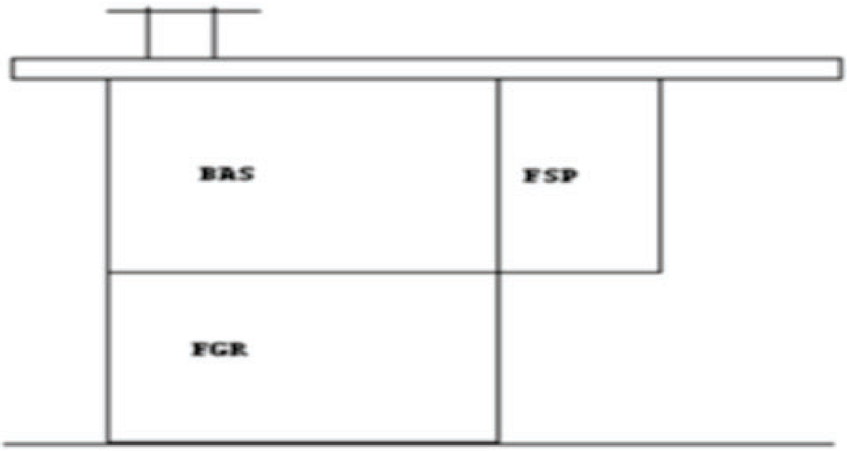


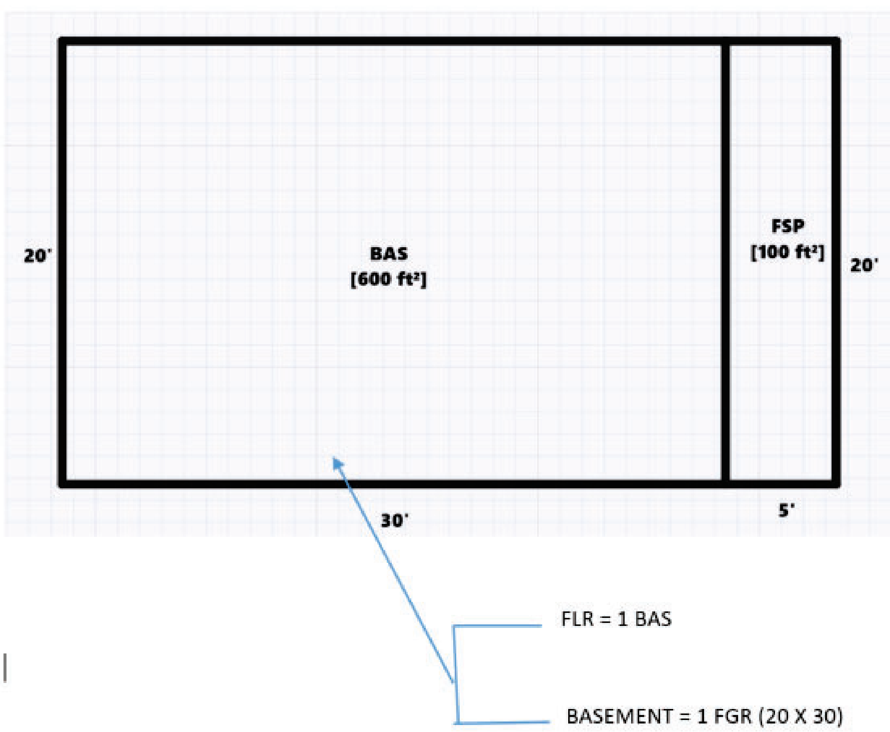


It is critical to the proper coding of structures to supply adequate measurements of the perimeter and auxiliary areas in order to determine the correct location of the auxiliary areas with respect to the base.

BUILDINGS OVER ONE STORY

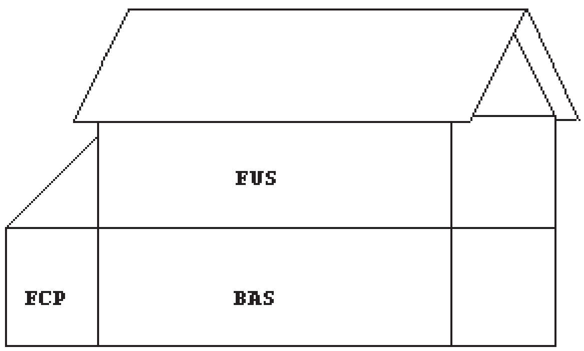
GARAGE APARTMENT **DIAGRAM AS FOLLOWS**

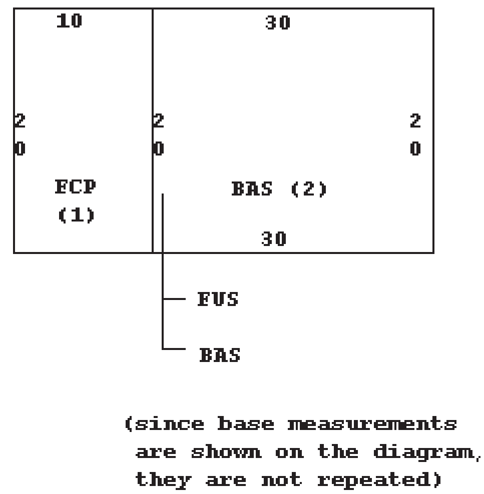




TWO STORY RESIDENCE

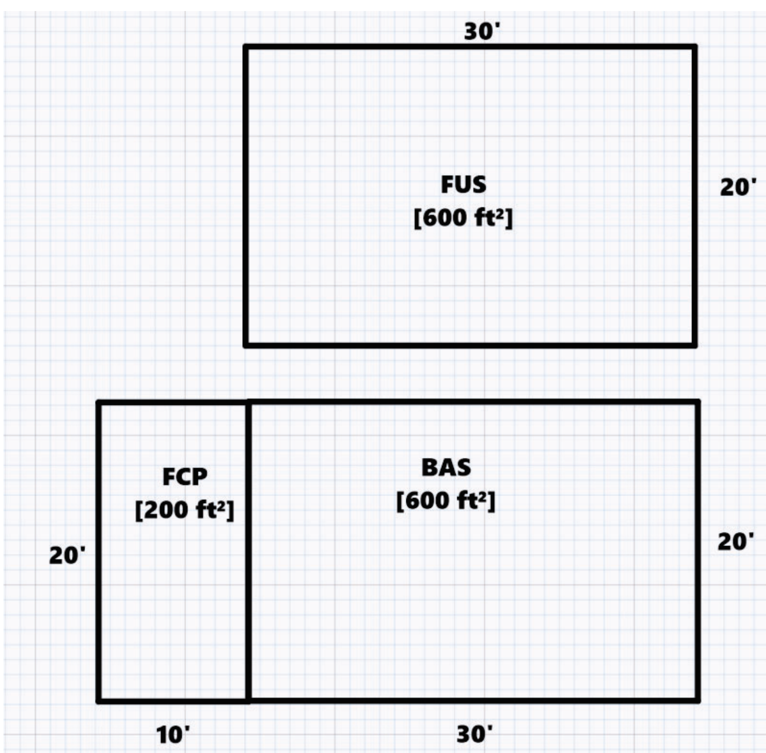
TWO STORY RESIDENCE **DIAGRAM AS FOLLOWS**





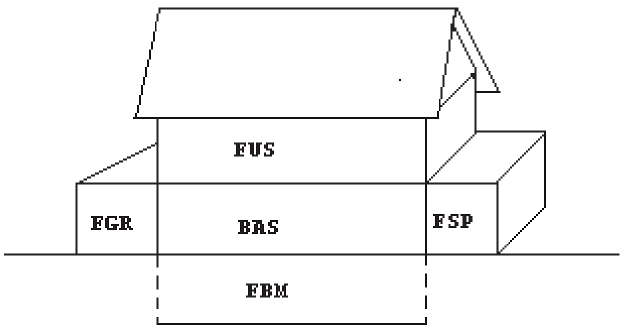
Draw 1st level plan and denote upper story dimensions as shown.

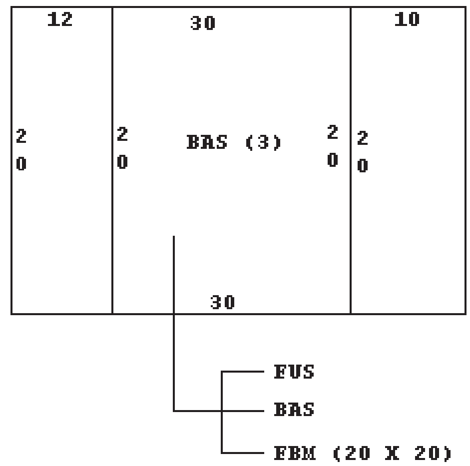
Or can be sketched to show each floor



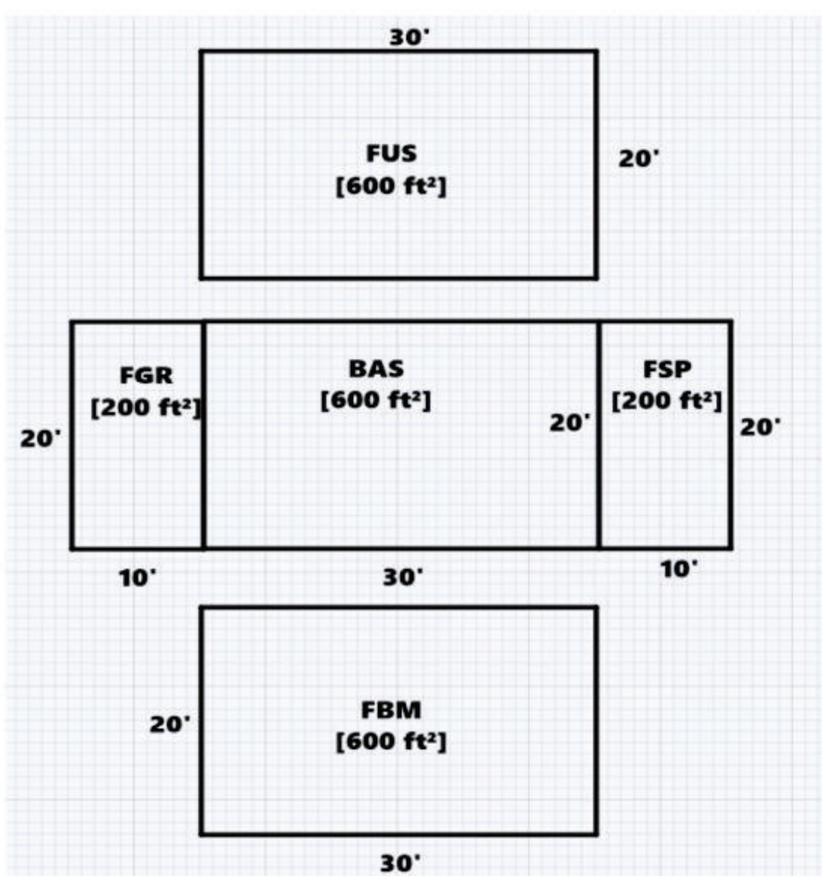
TWO STORY RESIDENCE

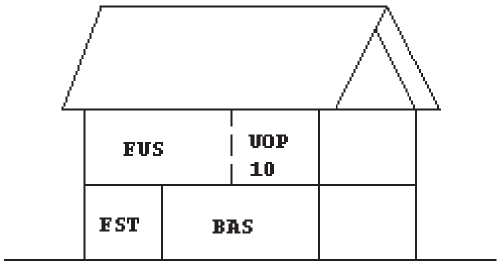
continued

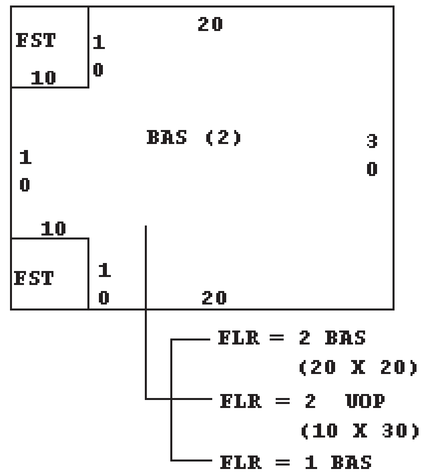




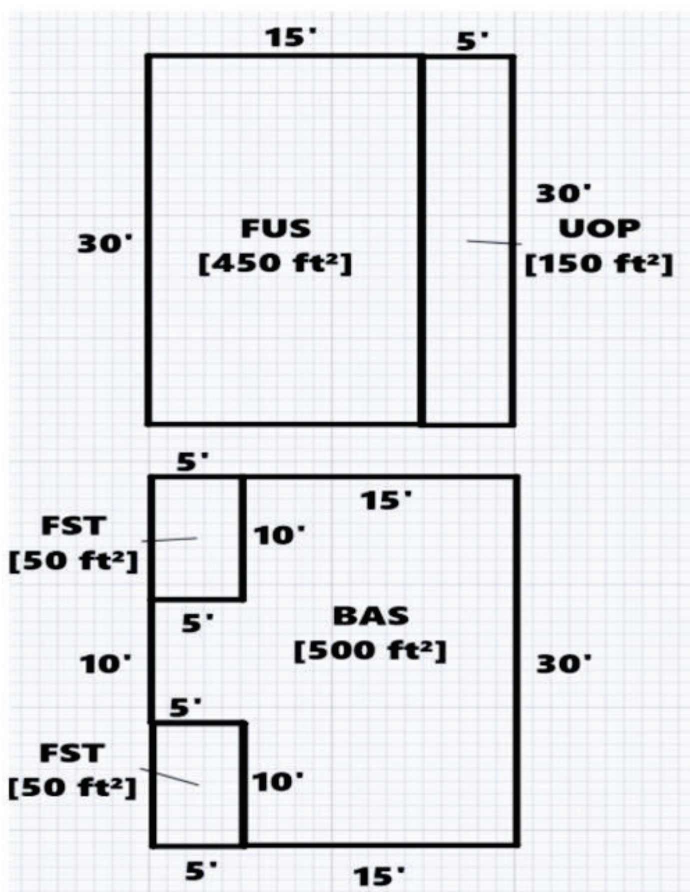
Or each level can be sketched out





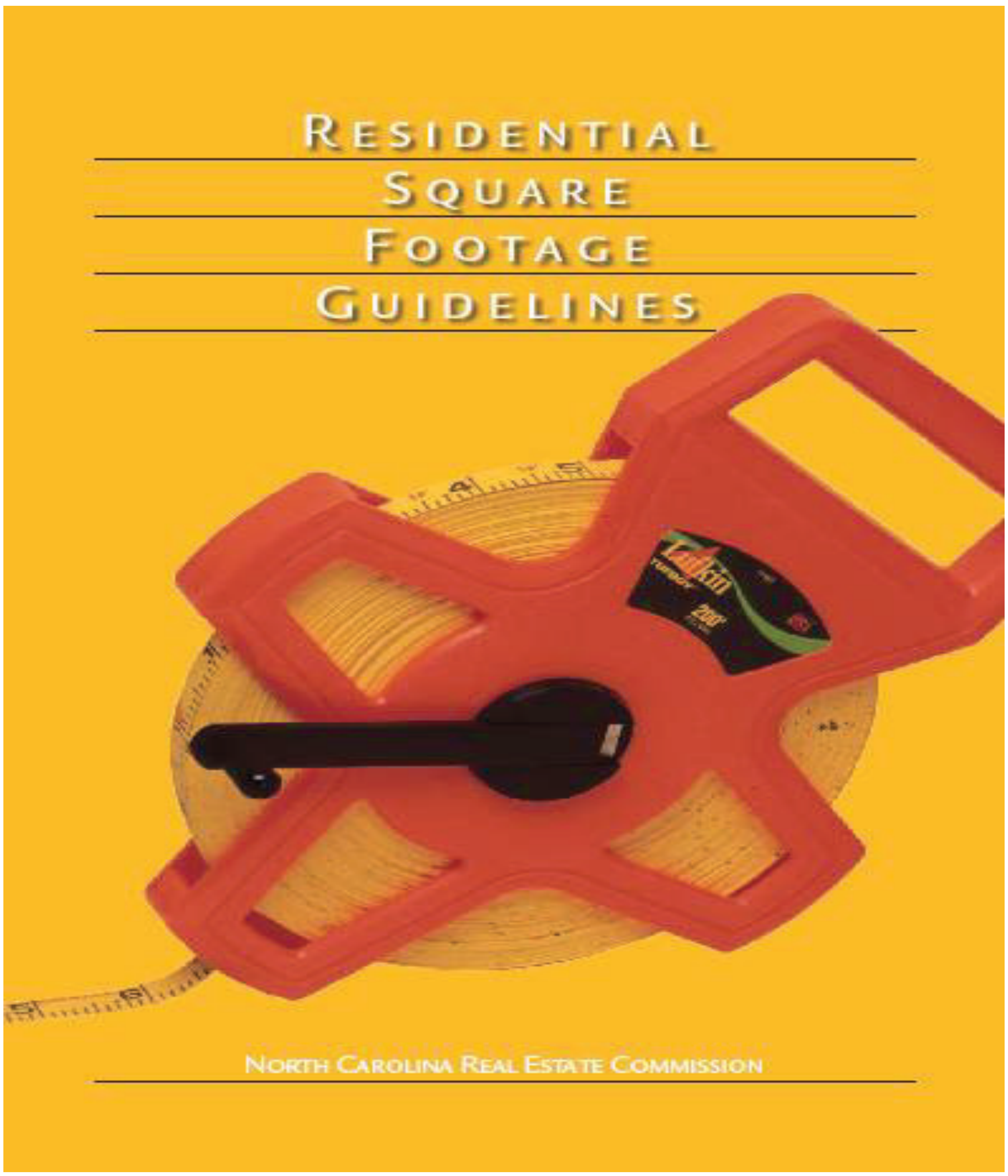


Or each level can be sketched out.



FOR BETTER GUIDANCE REFER TO THE RESIDENTIAL SQUARE FOOTAGE GUIDELINES

******THESE ARE NORTH CAROLINA REALTOR GUIDELINES USED WITH THE EXCEPTION THAT DAVIDSON COUNTY ROUNDS TO NEARSEST FOOT******



DATA COLLECTION INSTRUMENT COMPLETION

INTRODUCTION

Davidson County appraisers are issued a tablet computer that can be used with the ITS Mobile application in the field to collect data. Data
is entered into the ITS Mobile application in the same format as is used in the Standard BI-Tek application. The following pages are a discussion on data collection using the paper Input Data Sheet. This methodology is still in use and mirrors the requirements needed for input into ITS Mobile. The procedures for both follow the same logic and steps and functionality and can be found in the pages below. The proper use of this instrument is not difficult. It does, however, require attention to conformity and standardization of recording results. The field data collection instrument may be thought of as an interview form much as you see such notable research firms as Gallup, Harris and others use when they interview a person regarding some issue.

The difference is that in our case - we are "interviewing" a structure instead of a person. Because a building cannot express any opinion of its own value, we have developed a form which will allow us to identify those physical characteristics which, when properly evaluated, will predict the fair market value of that parcel.

Consistency and uniformity are two concepts which must be memorized and burned into your actions as without these it is impossible to evaluate a parcel. That is, be consistent in how you mark like parcels for, even if you do not identify an element exactly correctly, if you mark it consistently, it can still give results which can be valid when adjusted for a consistent error.

It should be noted that the form is also designed to facilitate data entry operations. Therefore, it is doubly essential that consistency and uniformity are maintained, and data is correctly entered. We have divided the form into basic groups of data which can be most readily collected. A discussion of how to complete the form follows:

TRAINING

Paramount in the effective and efficient use of the form is the degree of training given the field listers regarding the proper methods and judgments to be made in completing the form. The proper training will include, as a minimum, the following procedures, which the project director is responsible for presenting to all field listers:

SELECTION OF SAMPLE PARCELS

The project director should select a cross section of parcels in the county, preferably ones which have recently sold, and select approximately 20 to 30 which cover the spectrum of housing types in the county. They should prepare a field form for each parcel for testing purposes, noting how well each parcel fits the mathematical model and noting any adjustments to the data collection which would be required to find more accurate results.

CLASSROOM INSTRUCTION

The Data Collectors, Appraisers and all office personnel should attend this class, which is designed to give each person a definition of the various elements on the card and how the physical card should be completed. Utilizing the definitions of the various elements and a slide projector, if available, various features should be shown as they appear on the card using local buildings as examples.

After covering the various definitions, a short test should be given to test the grasp of the material. This will help indicate the degree of instruction necessary for the instructor to achieve an acceptable level of performance. Using the instructions on the following pages, the project director should present, in order, the steps for completing the form. Upon completion, the project director should review any questions from the students regarding any phase covered so far.

At this point, the instructor should assign each Data Collectors/Field lister a group of about five parcels from the previously selected sample parcels to field interview. Half a day should be sufficient for this activity. Upon returning, the project director should review each lister's work with the individual explaining any errors.

A general class with the field listers should suffice to correct any errors which were made in common. All the sample parcels should be assigned to each field man and a day or two allowed for the collection of the data.

Upon returning the forms, the project director should review the work done and either make the decision to continue training, to begin field work, or to dismiss any lister not capable of performing to acceptable levels.

INSTRUCTIONS FOR COMPLETING THE FIELD DATA COLLECTION INSTRUMENT

PARCEL NUMBER:	**TW MAP S BLK LOT SP U DV**

The parcel number is the control level of the appraisal system. All properties are identified, and computer files matched based upon this control. It is of critical importance that this be filled in very carefully and in a specific manner. A specification sheet unique to each county contains details on how to complete the parcel number field for that county. This is found in chapter 11 of this manual. The space for the parcel number appears at the top of the field data collection instrument on both sides. The parcel number must be filled in on the form.

APPRAISAL DATE: 01/01/2026

The appraisal date is a required field. It is filled in to indicate the day the property was appraised, as of the most recent revaluation date.

VISITED DATE

Visited Date [ ]

The date visited is recorded only if the property was physically visited.

REVIEW DATE

Review Date [ ]

The review date is recorded when the property has been reviewed by a supervisor or when an oblique imagery review has been performed.

APPRAISED BY VISITED BY REVIEWED BY

AP # [ ]

This is the code for the appraiser that performed the described function. This is a required two digit numeric field.

NEW NOTICE

NN # [ ]

The New Notice code works with the NAL file and is used by the appraiser to explain a change in the assessed value of a particular parcel of property. This may be blank or numeric 01-99. New notice codes may be found at the end of this chapter.

SOURCE CODE (Source of Information)

SOURCE # [ ]

This is a one-digit numeric field. County specifications may dictate this to be a required field. This code is used to show what assistance was used to determine the value of the property. The codes are as follows:

1 Owner	4 Inspection	7 Manager	10 Data Source Secondary
2 Tenant	5 Estimated	8 Office Assistant	11 Oblique Imagery
3 Agent	6 Contractor	9 Refused Information	

IMPROVEMENT CODES

USE [ ]　　MODEL [ ]

This is one of the most important fields on the entire card as it both identifies the use of the improvement on the land as well as the appropriate mathematical model to be used in the valuation of the structure. It is a REQUIRED ENTRY and must match a set of validated entries for acceptance. Valid improvement use codes and a list of the valid mathematical model codes can be found at the end of this chapter. The number is a four-digit entry composed of the following two fields - use and model.

CARD NOTES:

Four lines of notes are available. Only particularly relevant data is to be entered here. Entry is free form each line may contain a maximum of 25 alpha numeric characters.

Building Notes:

Four lines of notes are available. Only particularly relevant data related to a particular building is to be entered here. Entry is freeform each line may contain a maximum of 25 alpha numeric characters.

TAX EXEMPT:

A three-character field to be used to indicate whether or not the parcel's building value is subject to an exempt status.

Property Address

HOUSE #	UNIT #	DIRECTION	STREET NAME	TYPE	SUFFIX	MUNICIPALITY	PRIMARY	DEL

The property address is a 40-character alpha-numeric field that is treated as notes, i.e. it is not edited into the system. It is not mandatory that it be completed unless the specification sheet for the county indicates. A typical use for this is to help in locating the parcel on subsequent field trips so the address should have meaning in this regard. The examples below indicate the correct coding for direction. Example one indicates the correct way for coding only one direction, i.e. north, south, east or west.

Example two indicates the correct way for coding a combination direction, i.e. northeast, southwest, etc.

HOUSE #	UNIT #	DIRECTION	STREET NAME	TYPE	SUFFIX
000252	A	N	MAIN	ST	
011420	110	NE	MOREHEAD	AV	

The street type (TY) is edited for consistency. The appropriate codes can be found at the end of this chapter.

PARCEL OWNERS NAME

This field contains the property owner's name and address. The first field is for the owner's name.

SALES DATA

Book	Page	Sale Date	Instrument Type	Qualified/Unqualified	Finance Type	Sales Price	Improved	Transfer/Split	View

Example:

SALES DATA							
OFF. RECORD		DATE		DEED			INDICATE
BOOK	PAGE	MO	YR	TYPE	Q/U	V/I	SALES PRICE
02624	1206	11	2023	WD	Q	V	450,000
00687	0554	6	1988	WD	Q	V	65,000
02624	1209	11	2023	QD	X	V	0
01698	1311	5	2006	WD	U	V	85,000
00991	0712	5	1996	WD	X	V	350,000
00991	0701	5	1996	WD	X	V	0

Market sales represent the key to this appraisal system in that all the analysis and adjustments made in the system interact in some way with the market behavior of certain parcels.

Each sale should have been thoroughly screened and the status of the parcel (i.e. vacant or improved) at the time of sale noted. This section allows all relevant sales data to be assembled.

DEED BOOK – D-BK [ ] The Deed Book may be alpha or numeric.

DEED PAGE – D-PG [ ] Official records page may be alpha or numeric.

SALE DATE – Must be a valid month, day and year for date of sale and date recorded.

QUALIFIED

Q= Qualified (arm's length transaction)
A-X = Unqualified sale (not a valid market sale) use the disqualification codes found in Chapter 2.

IF THE SALE IS A FAMILY SALE, A DISTRESS SALE, INCLUDES PERSONAL PROPERTY, OR HAS SPECIAL TERMS, ETC. enter as unqualified sale.

IMPROVED

V = Vacant. The sale was for an unimproved parcel at time of sale. I = Improved. The sale was for an improved parcel at time of sale.

SALES PRICE - Record the sales price to the nearest dollar including all commissions, etc. in this space. Do not use punctuation.

***The system ranks sales internally with the most recent qualified sale appearing first with the remainder ranked in chronological order followed by disqualified sales ranked in chronological order starting with the most recent.** Therefore, new sales data is entered on line 5 and subsequently ranked in the proper order by the System.

LAND LINE INFORMATION

Land Model 0

LAND INFORMATION																
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPT H	DEPTH / SIZE	LAND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	LAND NOTES
SFR	0100	RV	100	150	1.0000	0	1.2500	SZE	PS	20000.00	1.000	LT	1.250	25000.000	25000	
TOTAL MARKET LAND DATA											1.000	LT			25000	

Land Model 4

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
RURAL AC	0120	RS	120	235	2.7690	4	1.4500	+30 +15 +00 +00 +00	PW	10,500.00	0.650	AC	4.020	42,210.00	27437	0	

Completion of the land coding is not difficult. It does, however, present more possibilities for combinations than do other sections of the form due to the OTHER ADJUSTMENTS, which may be free form coded for each land use.

USE CODE

A four-digit numeric use code is always required. See chapter 11 for Use Codes.

ZONING

Up to a six-digit position field must be a valid entry for your county and is a required field. See the specification sheet for your county for the proper coding of this item.

FRONTAGE AND DEPTH

Frontage is defined as the number of feet of the land located on a street or road. Frontage and depth are used to calculate value when used with land models 01, 02 and 03. Frontage plays into the calculation of value when using Land Model 04, 06 and 08. When pricing using Land Model '00' both Frontage and Depth are normally entered as information If lot dimensions are not known, then these fields may be left blank when using Land Model 00.

DEPTH OR SIZE FACTOR (DE/FA)

The factor for depth or size should be left blank if an adjustment for depth is to be taken from a computerized depth or size table. The depth factor should be entered with l.00 if there is to be no adjustment for depth. The depth table should be zero filled in this case.

LAND MODEL

The land model table must be 00-05. Depth must be 10' or greater if you use depth table 1-3 and 5. Depth tables, if used, require unit type to be "FF". The field must not be left blank. If depth table is not used, zero fill.

*The computer will not calculate frontage times depth when UT or LT is used; however, these dimensions can be printed for information only.

CONDITION FACTOR

This factor, for land model 0, must be entered and is a decimal fraction of the form 1.25 with a decimal between the first and second digit. The condition factor times the depth factor times the unit price will give the total adjusted unit price. This calculation is done internally by the system and is not shown on the collection instrument. It is then applied to the number of units to determine land value which is shown on the final appraisal card. When Land Model 04 is used it is the result of the size factor X all other adjustments, which the computer calculates all the condition factors for the appraiser.

OTHER ADJUSTMENTS

This area is handled in one of two ways depending on the land model and the coding present. Refer to the specification sheet for your county to properly enter adjustments. When Land Model 04 is used a plus or minus percent is written in for RF (road frontage), AC (access), LC (location), TO (topography), OT (other) and RT (type road).

LAND UNIT PRICE

Required unless the county specification sheet indicates otherwise. However, when using land model codes 05 this field may be left blank. When assigning a value, the normal convention of dollars and cents positioning is used. This is the UNADJUSTED UNIT PRICE against which all conditions, etc., are applied. When using land use code 9010, this field must be zero filled.

NUMBER OF UNITS

This entry is always required and is the basis upon which value is extended. The field has three positions to the right of the decimal point for fractional units.

UNIT TYPE

The appropriate unit type must always be entered with unit price as checking of unit price is based upon unit type. The appropriate codes for unit type are: AC (acres), LT (lot), FF (front feet) SF (square feet) or UT (unit), are used for condominiums and lease land properties due to not having a legal land unit.

OVERRIDE VALUE

This is used to place a total value of the land. This overrides the land value. Typically used in appeals.

LAND NOTES

Used for additional information pertaining to the Land Line.

ELDERLY EXEMPTION

A one-character field [ELD] used to indicate whether or not the value is subject to the elderly exemption Enter 1 for the 1st acre only or “Y” for all acres to be used in calculation of the exemption.

OTHER BUILDINGS/EXTRA FEATURES (OB/XF)

CODE	DESC	COUNT	LENGTH	WIDTH	UNITS	UNIT PRICE	CO/FA	AYB	EYB	%DEP OVR	SCH	%NET GOOD	APPR VALUE	OVR VALUE	TR1	NOTES		DEL

CODE	GRADE	DESCRIPTION	LENGTH	WIDTH	UNITS	UNIT PRICE	ORIG % COND	AYB	EYB	% DEP OVR	Over Value
02	C	GARAGE	28	40	1,120	25.00	100	1999	1999		
09	B	ASP PAVING	0	0	1,500	2.00	100	2000	2000		
TOTAL OB/XF VALUE											

Inclusive of the many special improvements and extra features due to the nature of the materials used or their construction would be most difficult in a static valuation model. These are handled in a separate calculation which calculates the value based on the number of units, the percent condition and a unit price taken from the cost tables in chapter 11. The use of this portion of the form to record significant items increases the utility of the models to cover more variation than would otherwise be possible.

One word of caution in the use of this item, DO NOT PICK UP TRIVIA. If an item costs $150 new and is three years old and is on a $40,000 home, when new it would represent only .0037 percent of the value of the parcel; therefore, it is a waste of time to record such items. In other words, does it add value to the property? It is better to spend your time accurately determining the data elements called for in the system. Conversely, such items as boat houses, docks, pools, garages and other items of major value must be recorded to properly value the parcel. Be sure you have a clear idea of what is to be recorded in your county and what is not before beginning with this item. If an outbuilding is in such bad condition, put a description in the notes section with a OBNV and year of note next to it.
Example: 2 OBNV 2026. 1 Barn N/V 2026

Examples of items commonly handled in this manner include:

OTHER BUILDINGS:

Carports	Sheds	Horse Stables
Garages	Utility Buildings	Poultry Houses
Barns	Farm Buildings	Hot Houses

EXTRA FEATURES:

	Paving	Sprinkle Systems
Boat Ramps and Docks	Pools	Tanks
Elevators and Escalators	Railroad Spurs	Tennis Courts
Fences	Refrigeration Coolers	Weigh Scales
Patios	Silos Yard	Lights

ALL FIELDS MUST BE ENTERED

CODE: You MUST place an appropriate code in this field, and the computer will automatically fill in the description, unit price and depreciation. See chapter 11 of this manual for OBXF codes.

GRADE/QUALITY You MUST place an appropriate grade in this field, and the computer will automatically fill in the unit price. See chapter 11 of this manual for OBXF pricing grades.

DESCRIPTION: Use an alpha-numeric entry, maximum of 10 characters, to describe the extra features. If your county is set up to use the table feature, it will be necessary for you to use special codes in this field. (See County Specification sheet, chapter 11, for this option.) DO NOT FILL OUT IF "CODE" IS ENTERED.

LENGTH: If available, this data should be filled in.

WIDTH: If available, this data should be filled in.

OB/XF UNITS: The total units by which the extra feature is valued must be entered here. If the length and width dimensions are entered this field must be left blank if you wish the system to calculate the number of units. If length and width are entered in addition to the total number of units, the system will not calculate the total number of units but will use the total number of units that have been entered. This field may ONLY be left blank when length and width are entered.

OB/XF UNIT PRICE: The per unit price by which the Other Building or Extra Feature is valued will be entered here from the tables in the Appendix by the computer when the CODE is given, otherwise you must fill out completely.

% COND:	Percent Condition. Enter the percentage good of the extra feature when it was picked up on the form. When the total of the annual depreciation is subtracted from the original, percent good gives the percent condition, which is multiplied times the replacement cost to give the depreciated replacement cost. If the condition of the OBXF is in bad condition, you can change the condition from 100% to 50% or less and make notes in note line.
YEAR BUILT:	Year Built, Actual, Effective. For Actual year built, enter the year the item was initially constructed. Effective year built indicates the year from which depreciation will be based.
DEP.RATE:	An ANNUAL depreciation rate for each extra feature and special building will be entered based on the CODE. If there is no code you must enter depreciation rate per year, and it cannot exceed 99.00% per year and should be zero filled if no other entry is called for.
OVR VALUE:	Override value; Instead of entering information in the fields discussed above you may place a value on the OB/XF by entering a "01" in the override field, entering a "1" in the OB/XF Units field and entering the price in the OB/XF unit price field.
ELD:	Elderly Exempt. Enter a “Y” to indicate the item is subject to the elderly exemption.
TR1	Use this field to define how this value will be counted on the TR1 Report. Used for NC Dept. of Revenue.

STRUCTURAL ELEMENTS

This section covers the structural characteristics which you are to record. Because the data applicable to commercial and industrial buildings is not necessary for the single-family residence, it is contained on another part of the card. For all buildings other than those covered by "Extra Features and Other Buildings", the indicated portion of the form must be filled out. Other data which is not in the valuation model is input only when called for in the valuation model used. The exact items which must be input are referenced in the appendix of this manual. ONLY the features required may be entered, extraneous entries will create an error condition and cause a parcel to be suspended. The below is used as an example only and may change due to market updates.

STRUCTURAL DATA

FOUNDATION	
01	EARTH
02	PIERS
03	CONT FOOTING
04	SPREAD FOOTING
05	SPECIAL FOOTING (C)
06	PIERS>6 FT
FLOOR SYSTEM	
01	NONE
02	SLAB ON GRADE
03	SLAB ABV GRADE (C)
04	PLYWOOD
05	WOOD
06	PLATFORM HGT (C)
07	STRUCTURAL SLAB (C)
EXTERIOR WALL	
01	SIDING MINIMUM
02	CORR METAL LIGHT
03	COMP OR WALL BRD
04	SIDING NO SHTG
05	ASBTS-FIBER SHG/CORR
06	BRD&BAT/PLYWOOD
07	CORR ASBTS
08	MASONITE
09	WOOD ON SHTG
10	VINYL/ALUM SIDING
11	CONCRETE BLOCK
12	STUCO/BLK
13	STUCCO/TIL-WD
14	EXTERIOR PLYWOOD
15	BRD&BAT 12"/DESIGN METAL
16	WDD SHNG, LOG
17	CEDAR, REDWOOD/D-LOG
18	CEMFIBR/HARDI/M
19	TEXTURED BLCK/STONE VNER
20	JUMBO/COMM BRI
21	FACE BRICK
22	STONE/MARBLE
23	CORR METAL HEAVY
24	MODULAR/PREFAB METAL
25	REINFORCED CONCRETE
26	PRECAST PANEL
27	PREFINISHED METAL
28	GLASS/THERMAL
29	DESIGN-VYL SHAKE/SIDING
30	SIDING MAXIMUM (3+ SIDING)
ROOF STRUCTURE-SFR	
01	FLAT
02	SHED
03	GABLE
04	HIP
05	GAMBREL/MANSARD
06	IRREGULAR
14	VAULT/TRAY
ROOF STRUCTURE- COMM	
07	WOOD TRUSS (C)
08	IRREGULAR WOOD TRUSS (C)
09	BAR JOIST (C)

ROOF STRUCTURE- COMM	
10	STEEL FRAME OR TRUSS (C)
11	BOWSTRING TRUSS (C)
12	REINFORCED CONCRETE (C)
13	PRESTRESSED CONCRETE (C)
ROOFING COVER	
01	CORR SHT MET/CANVAS
02	ROLLED COMPOSITION
03	COMPOSITION SHINGLE
04	BLT UP TAR & GRAVEL
05	RUBBERIZED
06	ASBTS-FIBER SHG/CORR
07	CONC TILE/CLAY
08	CEDAR SHAKE
09	ENAMEL MTL/COPPER
10	WDD OR ARCHL SH
11	SLATE
12	METAL PREFINISHED
13	GLASS/THERML
14	TILE/METAL, SYNTH DESIGN
15	METAL -STANDING SEAM
16	CEMENT FIBER SHINGLE
INTERIOR WALL	
01	MASONRY/MINIMUM
02	WALLBRD/WOOD/METAL
03	PLASTER
04	PLYWOOD PANEL
05	DRYWALL/SHEETROCK
06	CUSTOM INTERIOR
07	WOOD T & G
08	LOG
09	VINYL
INTERIOR FLOOR COVER	
01	NONE
02	PLYWOOD / LINOLEUM
03	FINISHED CONCRETE
04	COATED/TAPERED CONC
05	ASPHALT TILE
06	VINYL ASBTS
07	CORK OR VINYL TILE
08	SHEET VINYL/LAMINATE
09	PINE/SOFT WOOD/BAMBOO
10	TERRAZZO MONO
11	CERAMIC TILE
12	HARDWOOD/HEART PINE
13	PARQUET
14	CARPET
15	HARD TILE OR QUARRY
16	TERRAZZO STRP
17	PRECAST CONCRETE
18	SLATE
19	MARBLE
20	LAMINATE WOOD/ENGNER
21	RUBBER
HEATING FUEL	
01	NONE
02	OIL/WOOD/COAL
03	GAS
04	ELECTRIC
05	SOLAR

HEATING TYPE	
01	NONE
02	BASEBOARD
03	AIR-NO-DUCT
04	AIR-DUCTED
05	RADIANT SUSPENDED
06	HOT WATER
07	STEAM/CENTRAL BOILER
08	RADIANT ELECTRIC
09	RADIANT WATER
10	HEAT PUMP
11	GEOTHERMAL/HP LOOP
12	WATER STOVE
13	HYBRID
14	DUAL SYSTEMS
15	MINI SPLIT
AIR CONDITION TYPE	
01	NONE
02	WALL UNIT
03	CENTRAL
04	PACKAGE ROOF
05	CHILLED WATER
06	MINI SPLIT

BEDROOM -	BATHS		RESIDENTIAL
LOCATION	BAS	FUS	LL / BASMNT
BEDROOM			
BATHS			
1/2 BATH			

COMMERCIAL PLUMBING	
TOTAL FIXTURES	
APARTMENT BUILDING	
TOTAL FIXTURES	

STYLE OF DWELLING	
01	1.0 STORY
02	1.5 STORY
03	2.0 STORY
04	2.5 STORY
05	IMPROVEMENT W/ BASEMENT
06	A FRAME
07	SPLIT LEVEL
08	SPLIT FOYER
09	CAPE COD
10	LOG
FIREPLACE	
01	NONE
02	PREFAB
03	1 STORY SINGLE
04	2 STY SINGLE/1 DBL /2 PREFAB
05	2 OR MORE
06	MASSIVE
07	2 OR MORE MASSIVE
08	PREFAB / STONE
09	VENTLESS

QUALITY ADJUSTMENT CONTIUED	
01	MINIMUM
02	BELOW AVERAGE
03	AVERAGE
04	ABOVE AVERAGE
05	ABOVE AVG / CUSTOM
06	EXCELLENT
DESIGN FACTOR	
01	SQUARE
02	RECTANGULAR
03	SLIGHTLY IRREG
04	MOD. IRREG.
05	IRREGULAR
06	VERY IRREG
07	EXTREMELTY IRREG.
08	EXCEPTIONAL
MARKET FACTOR	
01	FACTOR 1
02	FACTOR 2
03	FACTOR 3
04	FACTOR 4
05	FACTOR 5
06	FACTOR 6
07	FACTOR 7
YEAR BUILT	
ACTUAL YR BLT	
EFFC YR BLT	
DEPRECIATION	
EC OBS	
FUNC OBS	
SP COND. CODE (UC, AP, PD, RV, TE)	
PERCENT CONDITION	
CONDO & COMMERCIAL	
COMMERCIAL HEAT & AIR CONDITIONING	
01	NONE
02	HEATING & AC PACKAGED
03	HEATING & AC SPLIT UNITS
FLOOR NUMBER	
NUMBER OF STORIES	
CONDO / COOP / APT FLOOR NO.	
CONDO / COOP / APT LOCATION	
NUMBER OF UNITS	
CONDO / COOP / APT LAND TYPE	
CONDO /COOP % OWNERSHIP	
STRUCTURAL FRAME	
01	NONE
02	WOOD FRAME
03	PREFABRICATED
04	MASONRY
05	REINFORCED CONCRETE
06	STEEL
07	FIREPROOF STEEL
08	SPECIAL
09	METAL STUD

PARCEL NUMBER		
USE CODE	MODEL CODE	CARD #
NEW NOTICE CODE	APPRAISER NO.	
APPRAISED DATE		
VISIT DATE		

INFORMATION SOURCE	
01	OWNER
02	TENANT
03	AGENT
04	INSPECTION
05	ESTIMATED
06	CONTRACTOR
07	MNGR / SECRETARY
08	BUILDER / DEVELOPER
09	REFUSED INFORMATION
10	AREAL REVIEW
11	DATA SOURCES
PHYSICAL ADDRESS	
BLD NAME	
CEILING & INSULATION	
SUSPENDED	
01	SUSPENDED CEILING INSUL
02	SUSPENDED WALL INSUL
03	SUSPENDED CL / WL INSUL
04	SUSPENDED NO INSULATION
NOT SUSPENDED	
05	NOT SUSPENDED CEILING
06	NOT SUSPENDED WALL
07	NOT SUSPENDED CL / WL
08	NOT SUSPENDED NO INSUL
NO CEILING	
09	ROOF INSULATION
10	WALL INSULATION
11	RE/WL INSULATION
12	NO CEILING INSULATOIN
AVG # OF ROOMS PER FLOOR	
ESTIMATED PERCENT COMMON WALL	
NON STANDARD WALL HEIGHT	

FOUNDATION

FOUNDATION		
01		EARTH
02		PIERS
03		CONT FOOTING
04		SPREAD FOOTING
05		SPECIAL FOOTING
06		PIERS > 6FT

Foundation codes 1-4 are generally for residential type construction, while 5 & 6 describe commercial construction. Generally, wall height and type roof determine the thickness of the foundation.

SUB FLOOR SYSTEM

FLOOR SYSTEM		
01		NONE
02		SLAB ON GRADE
03		SLAB ABV GRADE (C)
04		PLYWOOD
05		WOOD
06		PLATFORM HGT (C)
07		STRUCTURAL SLAB (C)

Residential construction generally has codes 1-5 while commercial construction is generally coded 2, 3, 6 & 7. Code 7 is for high rise buildings with basements and sub basements and heavy industrial type facilities.

EXTERIOR WALLS

EXTERIOR WALL		
01		SIDING MINIMUM
02		CORR METAL LIGHT
03		COMP OR WALL BRD
04		SIDING NO SHTG / CANVAS
05		ASBTS-FIBER SHG/CORR
06		BRD&BAT/PLYWOOD
07		CORR ASBESTOS
08		HARDILANK
09		WOOD ON SHTG / MASONITE
10		VINYL/ALUM/RUBBER
11		CONCRETE BLOCK
12		STUCCO ON CC BLCK/DRYVITT
13		STUCCO ON TILE/WDD FRAME
14		D-LOG
15		BOARD&BAT 12"
16		LOG / WOOD SHINGLE
17		CEDAR, REDWOOD OR BARK
18		SIDING MAXIMUM (3 OR MORE)
19		UTLTY BRCK (12") / STONE VNR
20		JUMBO / COMMON BRICK
21		FACE BRICK
22		STONE OR MARBLE
23		CORR METAL HEAVY
24		MODULAR /PREFAB METAL
25		REINFORCED CONCRETE
26		PRECAST PANEL
27		PREFINISHED METAL
28		GLASS / THERMAL

Exterior walls certainly represent the greatest portion of a structure visible from the exterior. Much of the quality and construction technique is reflected in the exterior wall type. ONE or TWO exterior wall types may be marked and entered in the appropriate spaces. Whenever possible mark only one exterior wall; however, when the structure does have relatively large areas of two distinct types of exterior walls, then mark as appropriate. If the wall type is a one-digit number it should be entered as 01, 02, etc. If an improvement has multiple exterior walls, the appraiser can use two of the mostly covered exterior walls or us cod 18 which represents 3 or more exterior walls.

ROOF STRUCTURE AND ROOF COVER

ROOF STRUCTURE		
01		FLAT
02		SHED
03		GABLE
04		HIP
05		GAMBREL/MANSARD
06		IRRGLR / CATHEDRIAL
14		VAULT / TREY
07		WOOD TRUSS (C)
08		IRREGULAR WOOD TRUSS (C)
09		BAR JOIST (C)
10		STEEL FRAME OR TRUSS (C)
11		BOWSTRING TRUSS (C)
12		REINFORCED CONCRETE (C)
13		PRESTRESSED CONCRETE (C)

ROOFING COVER		
01		CORR/ SHEET MTL/CANVAS
02		ROLLED COMPOSITION
03		COMPOSITION SHINGLE
04		BLT UP TAR & GRAVEL
05		RUBBERIZED
06		ASBTS-FIBER SHG/CORR
07		TILE CLAY/CONCRETE
08		CEDAR SHAKE / BARK
09		ENAMEL MTL /COPPER
10		ARCH/310 SHINGLE
11		SLATE (RESIDENTIAL)
12		PREFINISHED METAL
13		METAL STANDING SEAM
14		TILE CONC/VINYL
15		ENAMEL/STAINLESS SHNG
16		CEMENT FIBER SHINGLE

One roof structure must be picked which best corresponds to the observed roof structure. Residential codes are 1 to 6 and 14 while commercials are 7 to 13.
One roof cover must be picked which is the predominant roof cover. The cover should be evident, and its condition should be of no concern. If it is very damaged by fire or wind, additional depreciation should be applied.(AP) Single digit entries should be marked as 01, 02, etc.

INTERIOR WALL CONSTRUCTION

INTERIOR WALL		
01		MASONRY/MINIMUM
02		WALLBRD/WOOD/METAL
03		PLASTER
04		PLYWOOD PANEL
05		DRYWALL/SHEETROCK
06		CUSTOM INTERIOR
07		WOOD/ T & G
08		LOG
09		Vinyl

One or two items may be marked. If the interior of the structure has a large proportion of two distinct wall types (this commonly would occur when you have a paneled wall and drywall), both would be marked.

INTERIOR FLOORING

INTERIOR FLOOR COVER		
01		NONE
02		PLYWOOD / LINOLEUM
03		FINISHED CONCRETE
04		CONCRETE TAPERED
05		ASPHALT TILE
06		VINYL ASBESTOS
07		VINYL TILE / RUBBER
08		SHEET VINYL / CORK
09		PINE/SOFTWDD/BAMBOO
10		TERRAZZO MONOLITHI
11		CERAMIC TILE
12		HARDWOOD/HEART PINE
13		LAMINATE
14		CARPET
15		HARD TILE
16		TERRAZZO EPOXY STRIP
17		PRECAST CONCRETE
18		SLATE
19		MARBLE
20		ENGINEER FLOOR

Observe the predominant floor type of the structure. One or two items may be marked. If the interior flooring of the structure has a large proportion of two flooring types (e.g. vinyl and hardwood), then both would be marked. When the carpet is over hardwood check code 12 (hardwood). If the carpet is over plywood check code 04 in subfloor and 14 in floor cover.

HEATING FUEL, HEATING TYPE AND AIR CONDITIONING TYPE

HEATING TYPE	
01	NONE
02	OIL/WOOD/COAL
03	GAS
04	ELECTRIC
05	SOLAR
06	GEOTHERMAL

AIR CONDITION TYPE	
01	NONE
02	WALL UNIT
03	CENTRAL
04	PACKAGE ROOF
05	CHILLED WATER
06	MINI-SPLIT

HEATING TYPE	
01	NONE
02	BASEBOARD
03	AIR-NO-DUCT
04	AIR-DUCTED
05	RADIANT SUSPENDED
06	HOT WATER
07	STEAM / CENTRAL BOILER
08	RADIANT ELECTRIC
09	RADIANT WATER
10	HEAT PUMP
11	GEOTHERMAL/ LOOP SYSTEM
12	MINI SPLIT/HP WALL UNIT
13	DUEL HEAT SYSTEM
14	WOOD STOVE

These three elements are to be marked to indicate the method and fuel used to heat or cool a structure. Only one element may be marked under each category.

Observation and a few simple questions will enable you to be very accurate in obtaining this data.

BEDROOMS AND BATHS - RESIDENTIAL

BEDROOM -	BATHS	RESIDENTIAL	
LOCATION	BAS	FUS	L LEVEL / BASEMENT
BEDROOM			
BATHS			
1/2 BATH			

This field requires an entry which is based on the valuation model used. For a single family residential, the total number of bedrooms, baths, and half baths should be entered per floor.

COMMERCIAL AND APARTMENT PLUMBING

COMMERCIAL PLUMBING
RESTROOMS
TOTAL FIXTURES

APARTMENT BUILDING
TOTAL FIXTURES

Enter the total number of restrooms per building. Enter the total number of fixtures per building. Fixtures are any place where water comes into the building and out of the building. (sinks, hot water heater, toilets, drains, etc.)

STYLE OF DWELLING

Enter the appropriate code for the style or number of stories for properties.

STYLE OF DWELLING	
01	1.0 STORY
02	1.5 STORY
03	2.0 STORY
04	2.5 STORY
05	IMPROVEMENT W/ BASEMENT
06	A FRAME
07	SPLIT LEVEL
08	SPLIT FOYER
09	Log/Chalets
10	YURT

FIREPLACES

FIREPLACE	
01	NONE
02	PREFAB
03	1 STORY SINGLE /2 PREFAB
04	2 STY SINGLE/1 DBL
05	2 OR MORE
06	MASSIVE
07	2 OR MORE MASSIVE
08	PREFAB W /STONE

Enter the appropriate code for the number of fireplaces for single family properties. Massive generally refers to those fireplaces with components such as extra-large hearths, extra-large fireplaces, decorative stone, ornamentation, and trim, etc. Prefab with stone is in reference to imitation stone/brick around the interior hearths.

DESIGN FACTOR

DESIGN FACTOR	
01	SQUARE
02	RECTANGLE
03	SLIGHLTY IRREGULAR
04	MODERATELY IRREGULAR
05	IRREGULAR
06	VERY IRREGULAR
07	EXTREMELY IRREGULAR

Davidson County uses the factor as a Design Factor to enable higher cost each time the roof or foundation turns on the improvement. This takes into consideration all auxiliary areas that exist under-roof. It considers the overall quality or uniqueness of the design.

MARKET FACTOR

MARKET FACTOR	
01 MRKT FACTOR	0.80
02 MRKT FACTOR	0.90
03 MRKT FACTOR	1.00
04 MRKT FACTOR	1.05
05 MRKT FACTOR	1.10
06 MRKT FACTOR	1.15
07 MRKT FACTOR	1.20

Market Adjustment Factors—IAAO definition-Market adjustment factors, reflecting supply and demand preferences, are often required to adjust values obtained from the cost approach to the market. These adjustments should be applied by type of property and/or market area, which are based on sales ratio studies or other market analyses. Accurate cost schedules, condition ratings, and depreciation schedules will minimize the need for market factors. When used as a market factor it modifies cost to reflect local market conditions.

QUALITY ADJUSTMENT

QUALITY ADJUSTMENT	
01 MINIMUM	0.75
02 BELOW AVERAGE	0.90
03 AVERAGE	1.00
04 ABOVE AVERAGE	1.20
05 ABOVE AVG/CUST	1.45
06 EXCELLENT	1.75

This entry must be made and must be one of the allowable codes. It should be marked in accordance with the specific details given for your county specification sheet.

DEPRECIATION

DEPRECIATION		
ACTUAL YR BLT		
EFFC YR BLT		
EC OBS		
TEMP EC OBS		
FUNCTIONAL OBSOLESCENCE		
SPECIAL CONDITION CODE (UC, AP, PD, RV, TE)		
PERCENT CONDITION		
PERSONAL PROPT (P.P.)		

This entry is one of the most important to the skilled data collector in that there are four items on which much of the ability of the system to depreciate and analyze properties exists.

Actual Year Built: MUST be entered and must reflect the original year of construction.

Effective Year Built: MUST be entered and should reflect any modernization or refurbishing done to extend the useful life of the original structure beyond its normal life span, or for those homes located in a neighborhood or area where the market indicates less depreciation than the typical area within the county.

Economic Obsolescence: If it exists it should be entered as a percentage amount to be added to normal physical depreciation. The percentage cannot exceed 50%.

Functional Obsolescence: If it exists it should be entered as a percentage amount to be added to normal physical depreciation. The percentage cannot exceed 50%.

UNUSUAL DEPRECIATION (Special Condition Codes, Percent Condition)

SPECIAL CONDITION CODE (UC, AP, PD, RV, TE)		

These entries allow the user to indicate special conditions such as fire or weather damage or where the dwelling has not been normally maintained as depreciation amounts. Abnormal Physical Depreciation(AP)-The percentage can be estimated at a "cost to cure" divided by the replacement cost new.

There are three Special Condition Codes which may be entered if applicable. Otherwise, they should be left BLANK.

UC =	Under Construction*	TE =	Temporary Economic
PD =	Physically Damaged*	AP =	Abnormal Physical Depreciation

*UC, TE and PD will override Normal Depreciation * PP- Used for improvements that are tax as Personal Property

PERCENT CONDITION is that percentage is good after you apply UC, RV, TE or PD. PERCENT CONDITION is added to normal depreciation if you use code AP. NOTE: To use the Percent Condition one of the Special Condition Codes MUST BE USED.

Also, care must be taken in the use of these codes as they will override the depreciation developed from the normal depreciation, economic obsolescence and functional obsolescence. AP should be entered as a percentage amount to be added to normal depreciation. When using Under Construction (UC), Physical Damage (PD), Residual Value (RV), or Temporary Economic (TE), remember, that if you assign 60% for either of these codes and the dwelling is 70 years old and should really be 30% good, it will change it to 60% good because these codes override any normal physical, functional or economic depreciation. Use the CONSTRUCTION COMPLETION CHART located at the end of this chapter to recalculate the percentage condition:

PERCENT CONDITION must be used if one of the above codes (UC, PD, AP and TE) is used. PERCENT CONDITION is that percentage good after you apply UC, TE or PD. PERCENT CONDITION is added to normal depreciation if you use code AP. NOTE: To use the Percent Condition one of the Special Condition Codes MUST BE USED. Also, care must be taken in the use of these codes as they will override the depreciation developed from the normal depreciation, economic obsolescence and functional obsolescence. AP should be entered as a percentage amount to be added to normal depreciation. When using Under Construction (UC), Physical Damage (PD), or Temporary Economic (TE), remember, that if you assign 60% for either of these codes and the dwelling is 70 years old and should really be 30% good, it will change it to 60% good because these codes override any normal physical, functional or economic depreciation. UC of existing buildings that are being renovated, the appraiser should place a UC and use the percent condition good for small renovations. If the facility is totally gutted, then the appraiser should use the chart below.

The following is the CONSTRUCTION COMPLETION FORM recommended to recalculate percent condition:

		%COMPLETE
BUILDING SITE CLEARED		1
FOOTNGS		1
SEPTIC/SEWER TAP		2
FOUNDATION (CRAWL OR BSMT)		5
FLOOR FRAMING OR SLAB		5
WALL FRAMING & SHEATHING		7
ROOF FRAMING & SHEATHING		4
CORNICE & FACIA		2
FINISH ROOF		2
PLUMBING	A. ROUGH	4
	B.	1
ELECTRICAL	A. ROUGH	2
	B. FINISHED	1
	C. FIXTURES	1
HVAC	A. ROUGH IN	1
	B. FURNACE SET	2
	C. COMPRESSOR	2
EXTERIOR DOORS & WINDOWS		4
EXTERIOR VENEER		7
INSULATION	A. WALLS	1
	B. CEILING	1
SHEETROCK		5
INTERIOR TRIM, DOORS & PANELING		7
CABINETS/VANITIES		4
TILE		1
INTERIOR PAINT & WALLPAPER		4
FIREPLACE		3
EXTERIOR PAINT & SHUTTERS		3

DRIVEWAY & WALKS	3
STOOPS & DECKS	2
ROUGH LOT GRADE	2
LANDSCAPING	1
APPLIANCES	2
FINISHED FLOORS	4
OTHER	3
TOTAL	100%

UNDER CONSTRUCTION PERCENT COMPLETE
(M & S sec D-13)

		Per Item	Accumulative
Foundation		14%	14%
Frame		21%	35%
Floor - 6%			
Walls - 8%			
Roof - 7%			
Exterior windows/doors		2%	37%
Roof Cover		3%	40%
Plumbing - rough-in		4%	44%
Insulation		1%	45%
Rough-in electrical/mechanical		11%	56%
Exterior		6%	62%
Interior wall/ceiling		8%	70%
Built-in cabinets/trim/doors		13%	83%
Plumbing fixtures		5%	88%
Floor covers		3%	91%
Built-in appliances		3%	94%
Light fixtures and finish hardware		2%	96%
Painting and decorating		4%	100%

CONDO AND COMMERCIAL HEAT AND AIR CONDITIONING

Data carried on this portion of the form needs to be entered on all improved properties other than single family residences and mobile homes.

CONDO & COMMERCIAL	
COMMERCIAL HEAT & AIR CONDITIONING	
01	NONE
02	HEATING & AC PACKAGED
03	HEATING & AC SPLIT UNITS

This field must be entered with a 1, 2 or 3.

FLOOR NUMBER

FLOOR NUMBER	
NUMBER OF STORIES	
CONDO / COOP / APT	FLOOR NO.

When used with the 03-model condominium, this is the floor number on which the unit is located. When used with all other models, this is the number of floors in the building. Enter 01 - 99.

LOCATION (Condominiums)

CONDO / COOP / APT	LOCATION

Enter one of the following codes:

OO - Not Applicable
CN - Corner No View
CV - Corner With View
NN - No Corner, No View
NV - No Corner With View

NUMBER OF UNITS

NUMBER OF UNITS

This is the total number of units in the building. Enter 001 - 099.

LAND TYPE

CONDO / COOP / APT	LAND TYPE

Enter one of the following codes:

	Urban	Suburban	Rural
No View	01	11	21
River Front	02	12	22
Lake View	03	13	23
Lake Front	04	14	24
Stream Front	05	15	25
Wildlife View	06	16	26
Tennis Court View	07	17	27
Mountain View	08	18	28
Golf View	09	19	29
Pool View	10	20	30

OWNERSHIP % (Co-ops & Condominiums)

CONDO /COOP % OWNERSHIP				

What percentage of ownership. Example 2 l/2% would be entered as 0250.

STRUCTURAL FRAME

STRUCTURAL FRAME	
01	NONE
02	WOOD FRAME
03	PREFABRICATED
04	MASONRY
05	REINFORCED CONCRETE
06	STEEL
07	FIREPROOF STEEL
08	SPECIAL

For most non-single-family models this item MUST be completed. The nature of this item may be determined from an analysis of the characteristics of the building. See the appendix for specifics regarding the definition of this element.

CEILING AND INSULATION QUALITY

CEILING & INSULATION	
SUSPENDED	
01	SUSPENDED CEILING INSUL
02	SUSPENDED WALL INSUL
03	SUSPENDED CL / WL INSUL
04	SUSPENDED NO INSULATION
NOT SUSPENDED	
05	NOT SUSPENDED CEILING
06	NOT SUSPENDED WALL
07	NOT SUSPENDED CL / WL
08	NOT SUSPENDED NO INSUL
NO CEILING	
09	ROOF INSULATION
10	WALL INSULATION
11	RE/WL INSULATION
12	NO CEILING INSULATOIN

Mark one of the entries which best describes the ceiling insulation quality. First find the applicable category of ceiling (Suspended Ceiling, Not Suspended, No Ceiling) and then mark the appropriate type of insulation within that category. If there is no ceiling and no insulation the field should be zero filled.

AVERAGE NUMBER OF ROOMS PER FLOOR (Used in Model #4 only)

AVG # OF ROOMS PER FLOOR	

Enter 001 - 999. When the property has numerous floors, it is too time-consuming to determine the total number of rooms for the entire structure. Therefore, investigate one or two stories to develop the approximate average. It would be advisable to check the floor above the base floor as it usually contains a greater percentage of open area than the remainder of the floors. This field cannot be a zero .

ESTIMATED PERCENT COMMON WALL

ESTIMATED PERCENT COMMON WALL	

If the structure shares a party wall, enter to the nearest 5%, the total percentage of party wall shared by the improvement. Typically, downtown buildings.

NONSTANDARD WALL HEIGHT

NON STANDARD WALL HEIGHT	

The height of the first-floor wall, measured at the outside wall and not the center of the building, should be entered to the closest foot. The program will determine if it is non-standard and mark appropriate adjustments. If the field is zero filled, the standard height for the particular model will be assumed.

The following are considered to be the standard wall heights applicable to the system models:

Model 03	N/A
Model 04	N/A
Model 05	N/A
Model 06	14-16 feet
Model 07	N/A

BUILDING NAME
[ ]

This is a free form field to be used for the BUILDING NAME or Identification. This is an optional field.
Typically used for name of business, name of a rental cabin, or unit number/letter of apartment buildings.

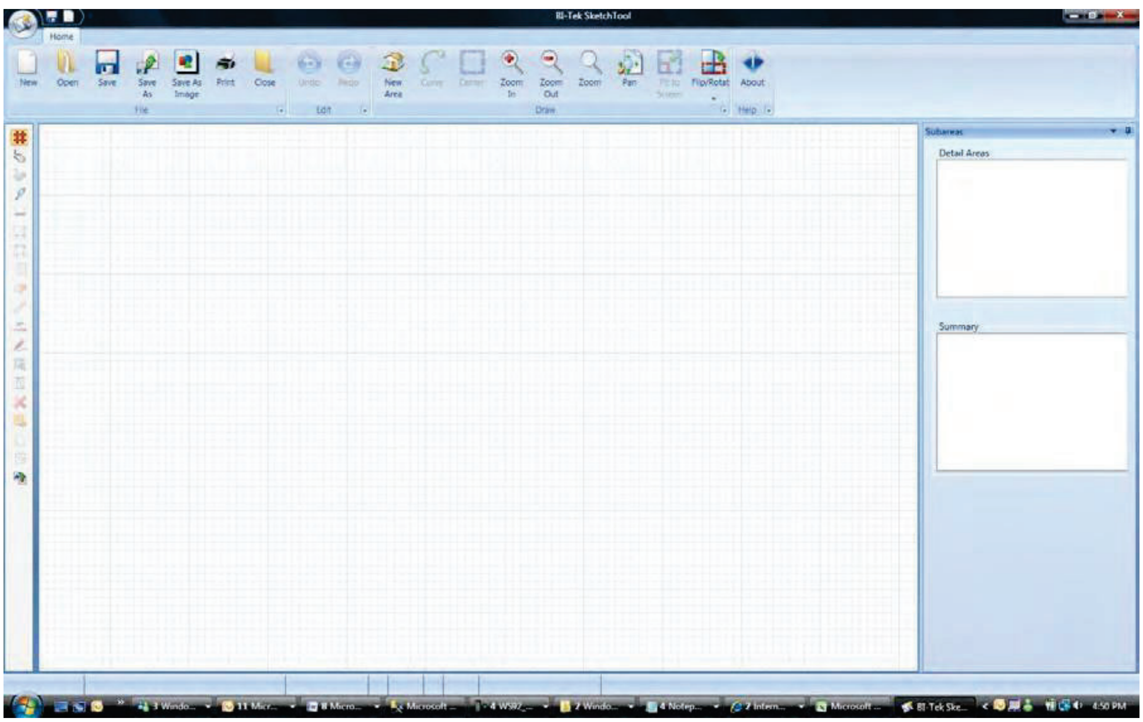
BUILDING SKETCH CODING

BI-TEK, SKETCH-TEK- Below are the typical techniques used to sketch buildings, which can change over time through updates needed.

Screen Layout

The most commonly used features are available on the screen without the need to select these features from drop-down menus.

- **Grid:** The grid area (or sketch pad), located in the center of the screen, is where the footprint of the building is drawn. Each square in the grid represents one square foot.
- **Ribbon Menu:** Commonly used tools are located in the ribbon menu at the top of the screen.
- **Shortcut Pad:** Icons for shortcut features are located in the pad on the left of the screen.
- **Subarea:** Areas and their square foot totals are displayed in the window pane on the right side of the screen
    - **Detail Areas:** Displays each subarea and the associated square foot total.
    - **Summary:** Combines the like subareas and displays the square foot total of the areas of the same type.
- **Status Bar:** Located at the bottom of the screen, displays the up/down, left/right distance(s) needed to close the currently open area as well as the total square footage of the closed areas.



Drawing an Area

Areas can be drawn with the mouse or the keyboard. The keyboard method is the default, and recommended, drawing mode. To switch to "mouse mode", click the "Mouse" icon located on the shortcut pad.

To begin drawing, click anywhere in the grid to define the start point. The "**Select Area**" dialogue box will be displayed where the following attributes are selected:

- **Subarea Type:** Select the type of the subarea being drawn.
- **Levels:** Enter the floor range when the area represents more than one floor.
- **Area:** (Area Coding) Enter the square footage when adding an area that will not be sketched.

Click the "OK" button to open the subarea to begin drawing. The area will now be displayed in the "Subareas" pane.

TIP: Once an area is closed, the attributes can easily be changed by double clicking on the subarea label which will display the "**Select Area**" dialogue box.

Drawing a Line
To draw a line, type in a length and press the appropriate arrow key. This will draw an active line in the length and direction entered. If the length and/or direction is not correct, press the ESC key and re-draw the line. Once the end point is drawn as desired, press Enter to anchor the line. The current drawing point is represented by a red circle. The drawing point of the currently open area can be swapped to the opposite end point by pressing "W" or clicking on the "Swap Start Point" icon located on the shortcut pad.

TIP: Alternately, press or hold down an arrow key to draw a line. The pointer moves in one-foot increments. CTRL + the arrow key will move the pointer in .1-foot increments.

Drawing Angles
An angled wall can be drawn using one of the methods below:

- **Rise/Run:** Type in the length and direction for both the rise and run **without pressing Enter between length and direction entries**. For example, to draw an angled line with a rise and run of 2 feet each, type in "2" and the rise direction arrow, then type in "2" and the run direction arrow. The end point of the line can then be anchored by pressing the Enter key.

- **Length/Direction/Angle:** Without pressing Enter between these steps, type in the length of the line, then type in the direction of the angle ("L" for left, "R" for right), then type in the degree of the angle such as 40 for a 40-degree angle. Press Enter to draw the line. The end point of the line can then be anchored by pressing the Enter key.

Curves
Once a line is drawn, but not anchored, it can be changed to a curve by pressing "V" or by clicking the "Curve" icon in the ribbon menu. This acts as a toggle that puts the tool into curve mode. Pressing "V" or the "Curve" icon again takes the tool out of curve mode. The curve is adjusted by rolling the mouse wheel or pressing the up and down arrow keys. The length of the curved line and the angle of the arc segment are displayed as the curve is adjusted. Press the Enter key to anchor the line. This will take the tool out of curve mode.

Auto Advance
A line can be drawn using the Auto Advance feature by holding the CTRL key and pressing the appropriate arrow key. This advances the end point of the line to the next intersecting point based on the end points of existing lines. Once the desired end point is reached, press Enter to anchor the line.

Trace Feature
The trace feature is used to draw common lines for the current open area by tracing over existing lines of an adjoining area. Once the currently open area intersects a line of an adjoining area, press "T" or click the Trace icon located in the Shortcut pad to draw and anchor the line.

Suspending an Area
A new area can be started before closing the currently open area by suspending the current area. Two methods can be used to suspend the currently open area.

- **Starting a new area from the current drawing point:** To suspend an area, press "S" or click the "New Area" icon located on the ribbon menu. Once the new area is closed, control returns to the suspended area to continue drawing. For example, when drawing a base area and a different area is encountered, the base area can be suspended, and the different area can be drawn and closed before continuing the base area.

- **Suspend drawing the current area:** To suspend drawing the current area, press "S" or click the "Suspend Area" (Hourglass) icon located in the shortcut pad. The current drawing point will turn blue, and a new area can be started, or other actions can be carried out while the suspended area is open. Once a different area is closed, control returns to the most recently suspended area.

Correcting an anchored line
Use the Delete key to remove line(s) until the incorrectly drawn line is reached. Once removed, the incorrect line can then be drawn correctly. Use the Insert key to re-draw the lines removed with the Delete key earlier.

Completing an Area
The area will be closed when the end point of the final line reaches the starting point of the first line. Once the area is closed, a label showing the subarea type and square footage is placed inside the area. Also, the "Subareas" pane will be updated with the square footage of the area.

Auto Close
Once two or more lines are drawn, the auto-closed features are enabled, and the currently open area can be closed automatically using one of the methods below:

- **Automatically closing an area drawing 1 line:** Press "A" or click on the "Auto Close 1 Line" icon located in the shortcut pad. This feature is used to draw one final line of an area even when the end point of the last line and the start point of the first line are not aligned. This will result in an angled line.

- **Automatically closing an area drawing 2 lines:** Hold down the CTRL key and press "A" or click on the "Auto Close 2 Lines" icon located on the shortcut pad. One or two lines will be drawn to complete the area. The lines are drawn using the distances remaining to reach the starting point. The lines will be drawn in the direction that results in the largest area. This feature can be used to draw the final two lines of a rectangle once two lines have been anchored.

Drawing Additional areas
To draw a new area, all exiting areas on the grid must be closed or suspended. (See "Suspending an Area" above.) Select any point on the grid to begin drawing as usual. The following features are useful in drawing additional areas:

- The "Jump" feature is used to start an additional area at a precise location. Press "J" to position the cursor on an existing point closest to the cursor. The "Select Area" dialogue box will be displayed.

TIP: If the desired starting point is other than the "Jump" location, press ESC to close the "Select Area" dialogue box and use the arrow keys to position the cursor to the exact location. Press Enter to display the "Select Area" dialogue box and resume drawing.

- The "Copy" feature is used to copy and existing area. Select the area to be copied by clicking inside the area on the grid or by clicking on the area in the "Subareas" pane. Once the desired area is selected, hold down CTRL and press "C" or click on the "Copy Area" icon on the shortcut pad. A copy of the area will now be attached to the cursor. Move the copied area to the desired location and click the mouse to release it.

Opening an Existing Area for Editing
To open an existing area, click on one or more adjacent lines which will change the color of the lines to green. Then press "O" or click the "Reopen Area" icon located on the shortcut pad. The selected lines will be removed, and drawing can continue.

Negative areas
In the case where an area encloses an area of a different type, the enclosed area can be placed inside the enclosing area. This is done by first drawing the enclosed area separately and then moving that area inside the boundaries of the enclosing area. When the enclosed area is released inside the enclosing area, a dialogue box will be displayed prompting the user "Is the area of 'A' to be subtracted from the area of
'B'? Click "Yes" to subtract the square footage of the enclosed area from the square footage of the enclosing area.

Labels
Once an area is closed, it will be labeled with the subarea code and total square footage. Lines are labeled with lengths as they are drawn. Drawing an area in a clockwise direction will position the length labels on the inside of the area. Drawing an area in a counterclockwise direction will position the length labels on the outside of the area. The following features may be used with labels:

- **Moving a label:** A label can be moved by left clicking and dragging the label to the desired location.
- **Hiding Square Footage:** To hide the square footage section of the area label, select the area(s) and press "H" or click the "Hide Area Labels" icon located on the shortcut pad. Repeat this action to show the label.
- **Flipping line lengths:** To flip the line lengths to the opposite side of the line, press "F" or click on the "Flip Labels" icon located on the shortcut pad.
- **Hiding common line lengths:** To hide line lengths of common walls, hold CTRL and press "H" or click the "Hide Common Line Length Labels" icon located on the shortcut pad.
- **Hiding the line length on a selected line:** To hide the line length label of a selected line, select the line by clicking it and then press Shift+"H" or click on the "Hide Line Length Label" icon located on the shortcut pad.

File Menu Items

- **New (CTRL+N):** Used to create a new sketch.
- **Open (CTRL+O):** Used to open an existing sketch file (.st) document.
- **Save (CTRL+S):** Saves the currently open sketch. If no file name and location has been chosen, the user will be prompted.
- **Save As:** Prompts the user to save the currently open sketch to a specific location.
- **Save As Image:** Prompts the user to save the currently open sketch as a JPG file.
- **Print (CTRL+P):** Prompts the user to print the currently open sketch.
- **Close (ALT+F4):** Exits the program.

Edit Menu Items

- **Undo/Redo:** To undo and redo actions, click the "Undo" or "Redo" icons.

Draw Menu Items

- **New Area (N):** Used to start a new area.
- **Curve (V):** Used to put the tool in curve mode which allows the user to change the shape of the current active line to a curve.
- **Center (C):** To quickly center the drawing on the screen, press "C" or click the "Center" icon.
- **Zoom In / Zoom Out:** This feature is used to scale the grid to make the drawing fit or to view a particular section of the drawing. Zooming can also be accomplished using the scroll wheel, keyboard, or zoom tool.

- **Scroll Wheel (if so equipped):** Anytime there is no active line, roll the scroll wheel forward to zoom in or backward to zoom out.
- **Keyboard:** Press "Z" to zoom in or "U" to zoom out.
- **Zoom Tool:** Click the "Zoom" icon located on the ribbon menu to activate. Then click on the grid and drag the zoom box around the area to zoom in on. Click the mouse again to zoom to the selected location.
- **Pan:** To move the position of the drawing on the grid, click the "Pan" icon. Then click and hold on the grid to drag the drawing as desired. Click the "Pan" icon again to de-activate.
- **Fit To Screen:** To center and fit the drawing on the grid, press "D" or click on the "Fit to Screen" icon.
- **Flip/Rotate:** To flip and/or rotate the drawing, click the "Flip/Rotate" icon.

Shortcut Pad Items

- **Grid (G):** Used as a toggle switch so show/hide the background grid in the drawing area.
- **Keyboard (K):** Selects keyboard drawing mode.
- **Mouse (M):** Selects mouse drawing mode.
- **Quick Draw (Q):** Selects "Quick Draw" mode which does not require "Enter" to be pressed to anchor a line after the distance and direction are entered.
- **Flip Labels (F):** Moves the line length labels to the opposite side of the lines.
- **Auto Close - 1 Line (A):** Auto-closes the sketch drawing one line.
- **Auto Close - 2 Lines (CTRL+A):** Auto-closes the sketch drawing one or two lines.
- **Hide Area Labels (H):** Used as a toggle switch to hide/show the square footage with the area label.
- **Hide Common Length Labels (CTRL+H):** Used as a toggle switch to hide/show common length labels.
- **Hide Line Length Label (Shift+H):** Used to hide the line length label of the selected line.
- **Swap Start Point (W):** Used to move the drawing point to the opposite end of the currently open area.
- **Trace Line (T):** Used to trace the lines of an adjoining area.
- **Select All:** Selects all areas of the drawing.
- **Suspend Drawing (S):** Used to suspend drawing of the current area leaving it open.
- **Delete (Delete):** To delete the selected area(s), click the "Delete Selected Areas" icon.
- **Move Area (X):** Used to move an area to a different location on the grid.
- **Copy Area (CTRL+C):** Used to copy an existing area.
- **Reopen Area (O):** Used to open a closed are for editing.
- **Import Legacy Sketch (F7):** To import a traverse from legacy Pasco, click the "Import Legacy Sketch" icon. An input box will be displayed and the traverse, in the Pasco format, can be entered to generate a drawing.

APPRAISAL SYSTEM OVERRIDE CONTROL OR DIRECTED VALUE

OVERRIDE VALUE
[ ]

There are a few instances in which the nature of a parcel is so unique that none of the seven valuation models can be applied to give the desired results. For example, such things as an imported Spanish castle or a moon rocket assembly building cannot be readily handled by the regular methods.

Therefore, the appraiser has been given the ability to override the system and make the value adjustment necessary to achieve the proper appraisal on a specific parcel. At the bottom of the Traverse screen a place is provided to enter an override value.

It must be noted that on the final appraisal card the LAND VALUE and OB/XF VALUE will remain as they were input. The DEPRECIATED BUILDING VALUE will appear as the difference between the OVERRIDE VALUE as entered in the system override and the LAND VALUE and OB/XF VALUE as entered on the field data collection instrument. The OVERRIDE VALUE CANNOT be less than the sum of the LAND VALUE and OB/XF VALUE.

The property appraiser should utilize the system override only after careful consideration of the subject and the capabilities of the various models.

TAX EXEMPT CODES

Code 1 - Religious exemption
Code 2 - Governmental (Federal, State, Local)
Code 3 - Educational (Non-Governmental
Code 4 - Educational (Religious)
Code 5 - Charitable – Hospital Property
Code 6 - Charitable – Homes for the Aged, Sick and Infirm
Code 7 - Charitable – Low- and Moderate-Income Housing
Code 8 - Charitable – All others
Code 9 - All other exemptions
Code A - American Legion, DAV, Lodges etc.
Code B - Pollution Abatement and Recycling
Code BP - Business Personal Non-Listed
Code C - Cemetery
Code CP - Condo Property
Code HA - Homeowners Association
Code P - Public Utility

The codes listed above should be entered in the Card Header 00 in the field labeled Exempt.

HOMESTEAD AND MISCELLANEOUS EXCLUSION AND EXEMPTION CODES

ELD	ELDERLY EXEMPTION	**BF1**	BROWNFIELD - 90%
EDIS	DISABLED EXEMPTION	**BF2**	BROWNFIELD - 75%
EVA	VETERAN'S EXEMPTION	**BF3**	BROWNFIELD - 50%
ECB	CIRCUIT BREAKER	**BF4**	BROWNFIELD - 30%
		BF5	BROWNFIELD - 10%
		E42	SECTION 42
		EBE	BUILDERS EXCLUSION
		ECEM	CEMETERY
		ECHAA	CHARITABLE HOMES AGED / SICK - 6
		ECHAL	CHARITABLE LOW / MODERATE - 7
		ECHAR	EXEMPT CHARITABLE - 8
		ECHARH	CHARITABLE HOSPITAL - 5
		ECITY	CITY DIVISION
		ECTY	COUNTY DIVISION
		EEDU	EDUCATIONAL - 3
		EEDUR	EDUCATIONAL RELIGIOUS - 4
		EHIS	HISTORICAL
		ELODGE	EXEMPT LODGE / AMERICAL LEGION - A
		EOTHR	EXEMPT AREA - 9
		EPAR	POLLUTION ABATEMENT / RECYCLING
		EREL	RELIGIOUS EXEMPT AREA - 1
		EXX	SOLAR ENERGY SYSTEM

NOTICE CODES

The codes listed below should be entered in the Card Header 00 in the field labeled NN (New Notice)

1	NEW BUILDING	**27**	MOBILE HOME AS REAL PROPERTY
2	BUILDING COMPLETED FOR TAX YEAR	**28**	SWIMMING POOL
3	REMODELING / ADDITION TO IMPROVEMENT	**29**	REMODELED/ADDITION, PART COMPLETED
4	BUILDING AIR CONDITIONED	**30**	BUILDING VALUE ADJUSTED
5	BUILDING DEMOLISHED	**31**	ADDITION/REMODELING COMPLETED FOR TAX YR
6	COMBINED REAL ESTATE PARCELS	**32**	PIER OR DOCK
7	CORRECTION OF ACREAGE		
8	DIVISION OF REAL ESTATE	**34**	MOBILE HOME SITE ADDED
9	CHANGE IN ZONING OR USE	**35**	NEW SUBDIVISION
10	LAND VALUE ADJUSTMENT	**36**	PROPERTY ANNEXED
11	CLERICAL CORRECTION IN ASSESSMENT	**37**	LAND USE ADJUSTMENT
12	BOARD OF EQUALIZATION ADJUSTMENT	**38**	LAND USE REMOVED
13	EXEMPT TO TAXABLE STATUS	**39**	PROBLEM-PLEASE CONTACT OUR OFFICE ASAP
14	PROPERTY EXEMPTED	**40**	DISTRICT CORRECTION
15	PART OF IMPROVEMENTS DEMOLISHED	**41**	DISCOVERED UNASSESSED PROPERTY
16	BUILDING REMOVED	**45**	REQUESTED NOTICE
17	BUILDING MOVED ONTO SITE		
18	BUILDING PARTIALLY COMPLETED	**51**	NCDOT R/O/W REMOVAL
19	VALUE REDUCED TEMPORARILY	**52**	MOBILE HOME LISTED AS PERSONAL PROPERTY
20	DISCOVERED PROPERTY	**53**	PROPERTY PARTIALLY EXEMPTED
21	REVISED NOTICE	**54**	ROAD CLOSURE - ACREAGE ADJUSTMENT
22	AGRICULTURE USE ADDED	**55**	REVAL OBXF
23	FOREST USE ADDED	**56**	REVAL PRELIMINARY
24	HORTICULTURE USE ADDED	**57**	REVAL FINAL
25	COUNTY-WIDE REVALUATION	**58**	NEW PERMIT
25-UC	COUNTY REVALUATION – BLDG PARTIALLY COMPLETED		
26	CHANGE OF OWNERSHIP	**99**	NO NOTICE

APPEAL REVIEWS NEW NOTICE

80	UNDER APPEAL – INFORMAL	**87**	PROPERTY TAX COMMISSION APPEAL
81	INFORMAL REVIEW, REVISED NOTICE	**88**	COURT OF APPEALS
82	INFORMAL REVIEW, NO CHANGE IN VALUE	**89**	SUPREME COURT APPEAL
83	INFORMAL FIELD REVIEW, NO CHANGE IN VALUE	**90**	PROPERTY TAX COMMISSION DECISION
84	INFORMAL FIELD REVIEW, REVISED NOTICE	**91**	PROPERTY TAX COMMISSION AGREEMENT
85	ASSESSMENT AGREEMENT PENDING	**92**	SUPREME COURT DECISION
86	UNDER APPEAL - BOARD OF E & R		

WORK IN PROCESS CODES

70	IN PROCESS – PUV/EXEMPT APP	**96**	SPLITS/COMBINATIONS - EVEN YEARS
71	IN PROCESS – ZONING CHANGE	**97**	UNDER CONSTRUCTION - ODD YEARS
95	SPLITS/COMBINATIONS - ODD YEARS	**98**	UNDER CONSTRUCTION - EVEN YEARS

TAX EXEMPT CODES

	LAND
Code 1 (Religious)	
Churches and Parsonages	7100
Assemblies, Retreats, etc.	7101
Promotional Offices & Headquarters	7102
Code 2 (Governmental)	
Federal, State	8600
Local	
Code 3 (Educational)	
Non-Governmental	7200
Code 4 (Educational)	
Religious	7200
Code 5 (Charitable)	
Hospital	8500
Code 6 (Charitable)	
Homes for the Aged, etc.	7400
Code 7 (Charitable)	
Low- and Moderate-Income Housing	8900
Code 8 (Charitable)	
Cemeteries	7600
YMCA	7700
Civic or Community Organizations	7700
Code 9 (Other)	
Code A (Charitable)	
Disabled Veterans Housing	7402
Lodges	7700
DAV	7700
Code B (Pollution Abatement and Recycling)	
Non-Profit Water & Sewer Company, Waste Disposal, Water & Air Pollution	8601
Recycling & Resource Recovery Facilities	8603

STREET TYPES

ALY- Alley
AVE - Avenue
BLVD -Boulevard
CIR - Circle
CRK-Creek
CT – Court
CV- Cove
DR – Drive
ESTS-Estates
GDNS- Gardens
HOLW- Hollow
HTS- Heights
HWY- Highway
LN - Lane
LNDG- Landing
PARK - Park
PKWY- Parkway
PL - Place
PLZ- Plaza
PT - Point
RD – Road
RDG- Ridge
RUN- Run
SHRS- Shores
ST - Street
SQ - Square
TER - Terrace
TR - Trace
TRL – Trail
TRLS-Trails
WY – Way
XING-Crossing

SALE INSTRUMENT CODE AND TYPES

AA	ARTICLES OF AMENDMENT
AD	ADMINISTRATION LETTER
AF	AFFIDAVIT
AX	ANNEXATION
C	COMMISSIONER DEED
CD	CORRECTION DEED
CO	CORPORATION DEED
DC	DEATH CERTIFICATE
DE	DECLARATION OF WITHDRAW
EA	EASEMENT
ED	ESTATE DEED
FC	FORECLOSURE
GA	GUARDIAN DEED
GD	GIFT DEED
IC	INSTRUMENT OF COMBINATION
JD	JUDGMENT
LE	LIFE ESTATE DEED
MD	MEMORANDUM
O	OTHER
OR	ORDINANCE
QD	QUITCLAIM DEED
RD	RELEASE DEED
RW	RIGHT OF WAY
SC	STREET CLOSING
SD	SHERIFF'S/COMMISSIONERS DEED
TD	TRUSTEE'S DEED
WD	WARRANTY DEED
WL	WILL

NEW CONSTRUCTION / SPLIT PROCEDURES

Beginning a new year's work:

a) Run a list of all buildings with a UC code.
- Update all that you can and change the new notice code to the appropriate new notice code.
- Make sure the remainder have 97 or 99 new notice codes.

b) Run list of all OBXF with a UC code.
- Update all that you can and change the notice code to the appropriate new notice code.
- Make sure the remainder have 97 or 99 new notice codes.

c) Any parcels pulled from last year's work should be flagged with 97 or 99 new notice code.

d) Flag all building permits with a 97 on even years or 99 on odd years new notice code.

e) Flag all splits and combinations with a 95 on odd years or 96 on even years new notice code.

f) Run list of special condition codes, PD, TE, and RV

Ending a year's work:

1) Run list of all notice codes with property having a UC code from previous year.
   a. If any exist complete and change the notice code to the appropriate code.
   b. Check against the CO's from inspections department to make sure none have been missed and that are completed for the current year.

2) Run list of all 9900 land use codes.
   a. If any exist complete and change the notice code to the appropriate code.

3) Run a special use acreage mismatch report.

4) Check land units' errors from the DB Check.

5) Run Old/New Report to check for items that have a high percentage increase. Examples are over 500%. Typically, these are all newly construction buildings
   a. OBXF
   b. Land
   c. Building

6) Run Over/Under Report start with values over one million and work your way down in value.
   a. OBXF
   b. Land
   c. Building

CALCULATION OF SYSTEM VALUES

PREFACE

Simple compilation of data is only one part of the system's function. Secondly is determination of values associated with the varied structural components of each improvement type. The following chapter details how the system makes its calculations in the derivation of property values.

CALCULATION OF SYSTEM VALUES

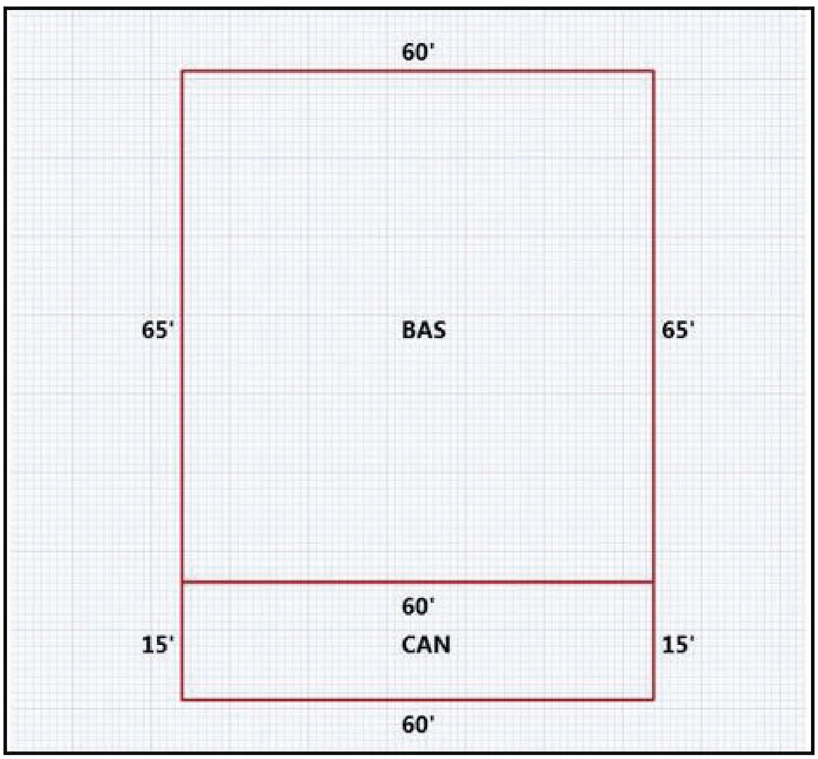
In order for the user to have a basic understanding of the operation of the SYSTEM and the computerized application of the index valuation models; the following step-by-step calculation of a sample parcel is presented. We have chosen a commercial property to show all the various indices. However, the procedure is identical for single family residences unless otherwise indicated.

*The points are examples only and may be different than the points shown in chapter 11.

The following graph and structural element data will be used for the purpose of example as points may change and other factors added to the overall process.

EXAMPLE

BUILDING SKETCH



STEP 1. AREA CALCULATIONS

A. Determine the square foot area of all the sub areas. As shown on the sample card, the parcel has two sub areas:

BAS = 3,900 square feet
CAN = 900 square feet

B. Multiply each gross area by the percentages assigned to it (this percentage is located in the TABLE OF SUB AREA found in the APPENDIX).

BAS 3900 SQ. FT. X 100%	=	3,900
CAN 900 SQ. FT. X 30%	=	300
TOTAL ADJUSTED AREA		4,200

NOTE: All points will be truncated after each application. For instance, if the exterior wall had 2 exterior wall points and when divided it came out 25.5, round to 25.

STEP 2. DETERMINE QUALITY INDEX (Points)

The determination of the quality index is the most important operation. It is the discriminator allowing differences and local conditions to be expressed as an index number which, when applied to a general countywide rate for a given type of improvement, will yield an adjusted base rate. This adjusted base rate simulates the per square foot rate which the market would most probably yield should that parcel sell.

CONSTRUCTION DETAIL	
Foundation Spread Footing	4 6.00
Sub Floor System Slab on Grade-Residential/Commercial	2 6.00
Exterior Walls Concrete Block	11 21.00
Exterior Walls Face Brick	21 0.00
Roofing Structure Rigid Frame w/Bar Joist	09 10.00
Roofing Cover Built Up Tar and Gravel/Rubber	04 4.00
Interior Wall Construction Drywall/Sheetrock	5 8.00
Interior Floor Cover Terrazzo Monolithic	10 10.00
Interior Floor Cover Carpet	14 0.00
Heating Fuel Electric	04 1.00
Heating Type Heat Pump	10 6.00
Air Conditioning Type Central	03 6.00
Commercial Heat & Air Packaged Unit	2 0.00
Structural Frame Masonry	04 12.00
Ceiling & Insulation Suspended - Ceiling and Wall Insulated	03 7.00
Half-Bathrooms BAS - 0 FUS - 0 LL - 0	_
Plumbing Fixtures 8.00	6.000
Office BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	103.000

SAMPLE PARCEL DATA

A. Select the appropriate valuation mode. In the sample parcel the model is shown as "07", the model for commercial buildings.

B. Determine the points associated with the structural element data:

FOUNDATION - Spread (4)		6	points
SUB FLOOR SYSTEM - Slab on Grade (2)		6	points
EXTERIOR WALLS - Concrete Block (11)	18>		
Face Brick (21)	25>	21	points

If the subject had 2 exterior wall types the points would be added together and then divided by two and truncated.

ROOFING STRUCTURE - Bar Joist (09)	10	points
ROOF COVER - Built up Tar & Gravel (04)	4	points
INTERIOR WALL CONSTRUCTION - Drywall (5)	8	points

If the subject has 2 interior wall types, the points would be added together and divided by two and truncated.

INTERIOR FLOORING - Terrazzo, Monolithic (10)	10	points

If the subject had 2 floor types, they would be added together and divided by 2 and truncated.

HEAT FUEL - Electric (4)	1	point
HEAT TYPE - Heat Pump (10)	6	points
AIR CONDITIONING TYPE - Central (3)	6	points

Note: At this point, if the parcel were a single-family residence, the next step would be to locate the table for the "01" model which assigns points for the various combinations of the number of bedrooms to the number of baths. These points are then added to the above and then multiplied by the QUALITY ADJUSTMENT to obtain the QUALITY INDEX.

COMMERCIAL PLUMBING - 4.0 Restrooms, 8.00 fixtures (8 fixtures divided into 3,900 sq. ft. = 487.55 sq. ft/average or 6 points)	6	points
STRUCTURAL FRAME - Masonry (04)	12	points
CEILING AND INSULATION - Suspended Ceiling and Wall Insulated (03)	7	points

From the preceding figures we have obtained the following:

FOUNDATION	6	points
SUB FLOOR SYSTEM	6	points
EXTERIOR WALL CONSTRUCTION	21	points
ROOFING STRUCTURE	10	points
ROOFING COVER	4	points
INTERIOR WALL CONSTRUCTION	8	points
INTERIOR FLOORING	10	points
HEAT FUEL	1	point
HEAT TYPE	6	points
AIR CONDITIONING TYPE	6	points
COMMERCIAL PLUMBING	6	points
STRUCTURAL FRAME	12	points
CEILING AND INSULATING	7	points
TOTAL POINTS	103	points

TOTAL POINT VALUE	103.000		
BUILDING ADJUSTMENTS			
Shape/Design	2	Rectangle	1.00
Quality	3	Average	1.00
Size	Size	Size	1.06
TOTAL ADJUSTMENT FACTOR			1.060
TOTAL QUALITY INDEX			109

The QUALITY INDEX is the design or height factor x the quality factor x size factor x the total points. Therefore, 1.00 (design) x 1.00 (quality) x 1.06% (size) = 1.06 x 1.03 = 1.09 or 1.09.

Example with Market Factor applied

TOTAL POINT VALUE 103.000			
BUILDING ADJUSTMENTS			
Quality	3	Average	1.0000
Shape/Design	3	Slight Irregular	1.0500
Size	Size	Size	1.0700
Market Factor	3	MARKET FACTOR	1.0000
TOTAL ADJUSTMENT FACTOR			1.120
TOTAL QUALITY INDEX			1.15

The QUALITY INDEX is the quality factor x design factor x size factor x Market Factor x the total points. Therefore, 1.00 (Quality) x 1.05 (Shape/Design) x 1.07% (size) x 1.00 (Market) = 1.12.

Total Adjustment Factor =1.12 Multiplied by Total Point Value 1.03 = Total Quality Index of 1.15
1.12 x 1.03 = 1.15

STEP 3. DETERMINE EFFECTIVE BASE RATE

A. The base rate for a particular model is given. In this instance, it is $56.00 per square foot.

B. Multiply the base rate times the quality index:

$56.00 x 1.09 = $61.04
$56.00 is the effective base rate.

STEP 4. CALCULATE REPLACEMENT COST NEW

A. Replacement Cost New is the product of the effective base rate times the total adjusted area calculated earlier. In the sample parcel we have:

$61.04 x 4,170 EFF AREA = $254,537

STEP 5. DETERMINE DEPRECIATION AND PERCENT CONDITION OF THE SUBJECT

A. Depending on the improvement type one of two methods is used. In the appendix are the appropriate tables and at the end of this chapter, a further discussion of their use.

B. The sample parcel is an improvement type 10 with an effective age of 10 years and is depreciated 15%.

C. To determine the percent condition, subtract the amount of depreciation from 1.0. In the sample parcel, the percent condition equals 1.0 - .15 = 85%.

STEP 6. CALCULATE THE DEPRECIATED BUILDING VALUE

A. The DEPRECIATED BUILDING VALUE is the Replacement Cost New x the Percent Condition in the sample parcel.

$254,537 x .85 = $216,356 Rounded to DEPR BLDG VALUE = $216,360

A. To the Depreciated Building Value is added the total Depreciated OB/XF Value and Land Value.

B. In the same, this is as follows:

$216,360	Depreciated Building Value
$10,000	Total Depreciated OB/XF Value
$61,010	Land value
$287,370	Total

SAMPLE PROPERTY RECORD CARD

DAVIDSON COUNTY
915 GREENSBORO ST EXT
120

Parcel ID: 11-031-0-000-0012-
PLAT: / UNIQ ID 252850
SPLIT FROM ID
HEALTH DEPT
ID NO: 6736-03-10-4381

COUNTY WIDE (100), CITY OF LEX (100), LEX SC01 (100)
Reval Year: 2026 Tax Year: 2026
L12 BK562-187&873-375
Appraised By 26 on 01/01/2021 117700 LEX (CITY) COM/IND
CARD NO. 1 of 2
4.4100 AC
TW-11 CI-07 FR-
EX-2
SRC=
AT-
LAST ACTION 20250807

CONSTRUCTION DETAIL

Foundation	4
Spread Footing	5.00
Sub Floor System	2
Slab on Grade-Residential/Commercial	5.00
Exterior Walls	21
Face Brick	26.00
Roofing Structure	09
Rigid Frame w/Bar Joist	9.00
Roofing Cover	05
Rubber Compostion Membrane	5.00
Interior Wall Construction	5
Drywall/Sheetrock	22.00
Interior Floor Cover	15
Quarry or Hard Tile	13.00
Heating Fuel	03
Gas	2.00
Heating Type	04
Forced Air - Ducted	5.00
Air Conditioning Type	03
Central	6.00
Commercial Heat & Air	3
Split Units	2.00
Structural Frame	03
Pre Fabricated	4.00
Ceiling & Insulation	03
Suspended - Ceiling and Wall Insulated	5.00
Average Rooms Per Floor	40
Average Rooms Per Floor	0.00
Plumbing Fixtures	
16.00	1.000
TOTAL POINT VALUE	110.000

BUILDING ADJUSTMENTS

Size	Size	Size	0.92
Quality	3	Average	1.00
Shape/Design	3	Slight Irregular	1.02
Market Factor	3	MKT 3	1.00
TOTAL ADJUSTMENT FACTOR			0.940
TOTAL QUALITY INDEX			103

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	16,641	100	3530887
FOP	336	030	21430
FUS	16,641	090	3177820
SUBAREA TOTALS	33,618		6,730,137

MARKET VALUE

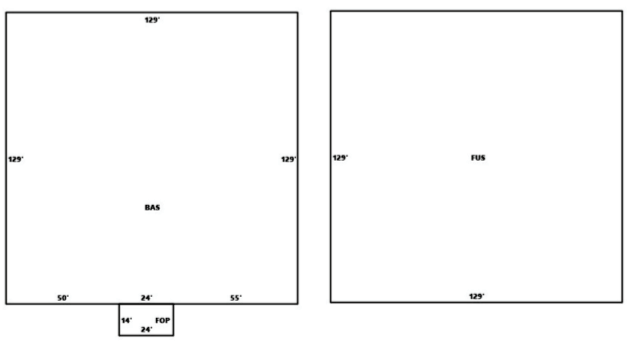
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
86	04	31,719	103	212.18	6730137	1984	1981

TYPE: OTHER COUNTY
STYLE: 3 - 2.0 Stories

DEPRECIATION

	NORM	0.31000
% GOOD		69.0

OFFICE CONSTRUCTION



CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	4,643,800
DEPR. OB/XF VALUE - CARD	454,890
MARKET LAND VALUE - CARD	141,120
TOTAL MARKET VALUE - CARD	5,239,810
TOTAL APPRAISED VALUE - CARD	5,239,810
TOTAL APPRAISED VALUE - PARCEL	19,083,080
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	19,083,080

PRIOR APPRAISAL

BUILDING VALUE	9,248,920
OBXF VALUE	381,600
LAND VALUE	132,300
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	9,762,820

PERMIT

CODE	DATE	NO.	

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
00873	0375	9	1993	QC	U	I	0
00873	0375	9	1993	QC	U	I	0
00669	0330	6	1987	SC	X	V	0
00645	0115	3	1986	QD	X	V	0
00562	0187	7	1978	WD	U	I	57,500

BUILDING AREA 33,282

NOTES

RENO 96,STG 22,

CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
09	B	PAVING ASP		0	0	75,000	6.00	100.00	_	0.00	1981	2010	S5		20	90000
44	C	YARD LIGHT		0	0	15	4,800.00	100.00	_	0.00	1981	2010	S3		52	37440
09	B	PAVING ASP		0	0	150,000	6.00	100.00	_	0.00	1994	2010	S5		20	180000
06	C	FENCE CL		0	0	350	16.00	100.00	_	0.00	1994	2010	S5		20	1120
58	C	WALL BLOCK		620	4	2,480	18.00	100.00	_	0.00	1994	2010	S5		20	8930
44	C	YARD LIGHT		0	0	15	4,800.00	100.00	_	0.00	1994	2010	S3		52	37440
01	C	STORAGE RES		32	12	384	36.00	100.00	_	0.00	2020	2020	S3		82	11340
06	C	FENCE CL		0	0	145	16.00	100.00	_	0.00	2020	2020	S5		70	1620
78	C	TRAIN/TRUCK WELL		50	18	900	21.00	100.00	_	0.00	1994	2010	S5		20	3780
46	C	ELEV PASS HYDRO		0	0	2	57,000.00	100.00	1	0.00	1981	2010	40		73	83220
TOTAL OB/XF VALUE																454890

BLDG DIMENSIONS BAS=N129W129S129E50E24E55Area:16641;FUS=N129W129S129E129Area:16641;FOP=W24S14E24N14Area:336;TotalArea:33618

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
COUNTY	8600	B	1220	0	1.0000	0	0.8000	FPLN/SEWERESMT/	PS	40,000.00	4.410	AC	0.800	32,000.00	141120	0	
TOTAL MARKET LAND DATA											4.41				141120		
TOTAL PRESENT USE DATA																	

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DEPRECIATION

Find the depreciation schedule in the Appendix for the appropriate Improvement Type. For those with improvement types indicating residential and/or non-income use of average, below average and above average quality, locate the proper exterior wall type and then record the annual and initial percent depreciation rates.

Depreciation is calculated for each separate stage of the life cycle of improvements. The tables in the appendix have five ranges of age as columns. These ages are determined differently for each improvement type and may be different for each year.

RESIDENTIAL AND/OR NON-INCOME PROPERTY depreciation is also determined in the table by the row on which the exterior wall is contained. To determine the total depreciation, you must calculate each age range independently.

For example, (assume we are using the following table):

DEPRECIATION SCHEDULES

EXTERIOR WALL TYPE	INCREMENTAL AGING PERIODS				
From - To	1-2	3-11	12-19	20-34	35 & over
1 - 4	2.00	1.00	1.00	1.00	1.00
5 - 7	2.00	1.00	1.00	1.00	1.00
8 - 11	2.00	1.00	1.00	1.00	1.00
12 - 15	2.00	1.00	1.00	1.00	1.00
16 - 20	2.00	1.00	1.00	1.00	1.00
21 - 22	2.00	1.00	1.00	1.00	1.00
23 - 28	2.00	1.00	1.00	1.00	1.00

If our improvement were 24 years old, determined by subtracting the EFFECTIVE AGE from the EFFECTIVE REAPPRAISAL YEAR, we find the total depreciation by calculating each ageing period separately and summing the depreciation. Using an exterior wall type 11, (Concrete Block), we calculate the total depreciation as follows:

FIRST 2 YEARS = 4.00	(2 X 2.00)
NEXT <u>22 YEARS</u> = <u>22.00</u>	(22 X 1.00)
24 YEARS 26.00	

24 YEARS = 26% TOTAL DEPRECIATION

The maximum normal depreciation normally allowed is 70% or a residual of 30% good. As we have not exceeded this figure, the 26% depreciation from normal physical deterioration is not overridden.

FOR RESIDENTIAL OR INCOME PROPERTIES WITH A MINIMUM OR EXCELLENT QUALITY FACTOR, another table has been constructed which bases the amount of depreciation for a particular property on its useful life, meaning that age at which a property ceases to be functional. For example, IMPROVEMENT USE CODE 23 has a typical life expectancy of 25 years. Therefore, when the building is 25 years old, it has been depreciated down to the lowest point of 30% condition or 70% depreciation.

SCHEDULE FOR DETERMINING DEPRECIATION ON BUILDINGS WITH A 25 YEAR LIFE EXPECTANCY

EFFECTIVE AGE	AMOUNT OF DEPRECIATION	PERCENT CONDITION
1	2	98
2	5	95
3	7	93
4	10	90
5	13	87
6	16	84
7	19	81
8	22	78
9	25	75
10	29	71
11	32	68
12	36	64
13	40	60
14	44	56
15	48	52
16	52	48
17	54	46
18	56	44
19	58	42
20	60	40
21	62	38
22	64	36
23	66	34
24	68	32
25	70	30

ECONOMIC OBSOLESCENCE - FUNCTIONAL OBSOLESCENCE

ECONOMIC OBSOLESCENCE is determined through value loss due to conditions outside the property. FUNCTIONAL OBSOLESCENCE is determined through value loss within the property.

Economic and functional obsolescence is depreciation added to the Normal Depreciation. Therefore, if a building has 10% normal depreciation due to its age and you apply 10% Economic Obsolescence due to outside influence, the total depreciation would be 20%.

DAVIDSON COUNTY
2026 APPRAISAL MANUAL

INCOME PROPERTY VALUATION

PREFACE

It should be noted that this chapter is not designed to be a comprehensive text on income properties but only a summary and outline of the income approaches to value which can be applied through the Bi-Tek PASCO Appraisal System. This capability enables mass property appraisers to apply techniques which heretofore proved to be too time consuming for mass appraisal. However, we would like to recommend further study with such text as that by Dr. William N. Kinnard, INCOME PROPERTY VALUATION, to familiarize the property appraiser with some of the more subtle but important points of income property appraising.

INCOME PROPERTY VALUATION

BASIC STEPS IN INCOME APPRAISING

In order to simplify the understanding of the basic steps of income appraising, we have briefly outlined them here before taking a more in-depth look at each step.

STEP I Estimate Gross Annual Income

A. Determine type of rental unit (i.e. per apt., per sf, etc.)
B. Calculate other income (i.e. parking fees, etc.)
C. Identify vacancy and collection loss

STEP II Identify Operating Expenses

A. Fixed Expenses (Taxes and Insurance)
B. Variable Expenses
C. Repairs and Replacements
D. Sources of Operating Expense Data

STEP III Net Operating Income

STEP IV Determine Income Projection Period

A. Remaining Economic Life
B. Investment Holding Period

STEP V Determine Discount Rate; Select Method of Rate Estimation

A. Band of Investment
B. Built-Up

STEP VI Identify Method of Depreciation

A. Straight Line
B. Level Annuity

STEP VII Identify Method of Capitalization to use

A. Land Residual Straight Line
B. Land Residual Level Annuity
C. Building Residual Straight Line
D. Building Residual Level Annuity
E. Property Residual Level Annuity
F. Equity - Ellwood
G. Gross Income Multiplier

ESTIMATED GROSS ANNUAL INCOME

The primary measure of a commercial property's worth is the amount of income, which a property can earn, or command in the local market. Therefore, it is important to derive a good understanding of the rental income that the space would command on the open market.

The basic question, which needs to be answered, is, "What is the current market rent of the subject properties". The gross income is what the property will produce over a period of one year or a term of a lease. It is defined as the total amount of revenue a property is capable of producing prior to the deduction for vacancies and expenses.

ESTIMATED GROSS ANNUAL MARKET RENTS BY IMPROVEMENT TYPES

Improvement types 60-63 Apartments - Generally the market rent for apartment complexes is determined by comparable monthly rents per unit. The total square feet of a unit included in the monthly rent gives you a monthly square foot rate. To determine the annual rent of the entire complex you simply add up the yearly rent of each unit type.

COMMERCIAL / INDUSTRIAL

Improvement type Model 07 are commercial facilities that generally rent on a price per square foot basis depending on the location, age and use of the retail outlet.

Improvement type Model 04 are office buildings and leases vary from a square foot rate to a price per unit. Generally, high-rise office buildings demand a higher rent per square foot.

Improvement type Model 06 is industrial and manufacturing facilities. The market rent for buildings of this nature is also typically on a price per square foot basis but could be per building depending on size, location and condition.

These rates are researched throughout the revaluation project and analyzed for the Income stream.

IDENTIFY VACANCY AND COLLECTION LOSS

The amount of income which can be produced is determined not only by the size of the property but also the degree to which the property is utilized. Commonly, most properties experience some vacancies throughout the year along with collection losses. This amount is usually expressed as a percentage of the possible gross.

These measures of losses from vacancies and collections are particularly applicable to multi-tenant properties. There are basically three sources of such information: past experience of the subject, market experience of similar properties, and other published studies and reports.

IDENTIFY OPERATING EXPENSES

In order to estimate a net annual income, it is necessary to calculate the amount that goes to the purchaser-investor after deductions for the actual operation of the property are made. These deductions are called operating expenses; however, these deductions DO NOT include mortgage payments and depreciation. There are three basic categories of operating expenses.

FIXED EXPENSES

These are expenses, which vary very little, if at all, with occupancy from year to year and have to be paid whether the property is occupied or vacant. Taxes and Property Insurance are the two major items in this category. It must be remembered that these expenses need be deducted only insofar as they are an expense incurred by the property.

VARIABLE EXPENSES

Included in this category are such expenditures as management fees, payroll and personnel, supplies and materials, utilities, ground care, etc. These tend to vary, at least in part, with the percentage of occupancy. Much depends on the type of property, the climate and the landlord-tenant relationship as to expenses incurred.

REPAIRS AND REPLACEMENTS

These items vary from year to year and tend to be concentrated in some years. For valuation purposes it is necessary to spread the cost of certain major repairs and/or replacements over their useful life. Dividing the replacement cost for each category by the forecast useful life yields an annual payment to cover replacement. Some typical items would be air conditioners, heating systems and roof covers.

SOURCE OF OPERATING EXPENSE DATA

There are basically three sources for providing information on operating expenses of properties. Sources are past experience of the subject, market experience of similar properties and published studies and reports on local, regional and national fronts.

NET OPERATING INCOME

Net operating income (NOI) is the annual dollar amount that a property is capable of producing under typical conditions and is equal to the gross income less vacancy and collection losses and operating expenses.

Example:	Gross Income (20 apt. @ $1200/year)	$24,000
	Less 5% Vacancy & Collection	1,200
		$22,800
	Less 35% Operating Expenses	7,980
	Net Operating Income (NOI)	$14,820

The net operating income usually takes into consideration the lease agreement presently in force to determine the dollar amount (income) to the investor and/or owner.

The County also analyzes the leases of competitive properties to estimate contract rent, market rent, and other forms of income.

Under General Statute 105-317 (a) (2) which states in part that it shall be the duty of the persons making appraisals to determine the true value to consider in part: past income, probable future income and any other factors that may affect its value. Lease analysis is important, and all characteristics of leases must be fully understood.

DETERMINE INCOME PROJECTION PERIOD

So far the emphasis has been on computing what the net annual income for a property would be. However, what must not be overlooked is that this net annual income is assumed to generate over a period of years during which the investor earns interest on his capital and also receives a proportionate return of his investment. In order to determine the duration of the income stream and/or the amount of time an investor has to recover his capital two things must be considered, the remaining economic life of the property and the typical holding or investment period depending on the valuation technique to be used.

REMAINING ECONOMIC LIFE

In order to apply any of the residual income techniques, it is necessary to estimate the remaining life of the improvements. By definition, the economic life of improvements is the time period over which the improvements will be able to produce an income at a competitive rate of return on the portion of the investment represented by the improvements. Another term frequently used is capital recovery period. At the end of this time period, the improvements will be used up or depreciated to the point that they will no longer make any contribution to total property value over and above the contribution made by the site.

Remaining economic life is directly related to the effective age of a given property. This is the difference between the total economic life less the remaining economic life. Remaining economic life and its complements, effective age, are dependent on tastes, standards-customs, and the effect of competition plus, perhaps most important to the property appraiser, the observed condition of the improvements.

Elsewhere, in the discussion on depreciation, we have shown some typical building lives for various commercial improvement types. Reference to this table will give some indication as to the expected economic life new; however, the appraiser should look for buildings within the area that no longer produce income. The age of these buildings should give you some idea of the economic life of a building.

INVESTMENT HOLDING PERIOD

The Investment Holding Period is pertinent in the Ellwood or equity method; because of income tax considerations, it has been shown for instance, that most income producing properties are held by the average investor approximately twelve years. This, of course, can vary depending on specific properties and investor's requirements. A change in tax laws directly affects the holding period of all properties.

DETERMINE DISCOUNT RATE: SELECT METHOD OF RATE ESTIMATION

The Discount Rate, the basic building block in five of the income approaches, is also called a RATE OF RETURN ON INVESTMENT. It is determined by the forces of supply and demand for investment funds. A rate of return on an investment or "discount rate" is paid or offered in order to attract investment capital. The Discount Rate is generally estimated from one of two methods: Band of Investment or Build-up and the rate must compensate the investor for:

1) Overcoming time preference
2) Giving up liquidity
3) Assuming investment management burdens
4) Assuming the risks of investment and ownership

BAND OF INVESTMENT

The Band of Investment method recognizes the Discount Rate as the weighted average of mortgage interest rate(s) based on typical financing; and the equity yield rate derived from market data. It is based on the premise that investments in income-producing properties are usually financed with a mortgage at the best available terms. The weighting factor is the percentage of the total investment represented by each component contributing thereto. The procedure involved in the Band of Investment method is illustrated as follows:

Assume a property is financed with an 80% mortgage at 5% interest. Equity investors are seeking a 15% return on this type of investment. The indicated Discount Rate would be developed as follows:

BAND OF INVESTMENT

METHOD FOR DISCOUNT RATE

	RATE		WEIGHT		WEIGHTED RATE
First Mortgage:	.0500	x	.80	=	.0400
Equity Investment:	.1500	x	.20	=	.0300
Indicated Discount Rate					.0700

BUILT-UP METHOD

The Built-Up Method involves the "building" of a discount. The discount rate is "built" by taking the current "safe rate" or non-risk of ownership, the illiquidity of the investment, and the burden of management.

The SAFE RATE is that rate of return, which can be earned annually on a risk free, highly liquid investment requiring virtually no risk which can be earned on a savings account or negotiable 1 year certificate of deposit to the prime lending rate corresponding to the size of the investment.

RISK arises from the possibility that the net income forecast will not be realized and refers to the investments' continued ability to earn income caused by uncertainties and instability in the marketplace.

The allowance for ILLIQUIDITY refers to the marketability or ease with which the investment can be converted to cash. This allowance can be considerable in large or valuable parcels because substantial negotiations may be required, and the number of potential local investors may be significantly reduced.

The MANAGEMENT allowance refers to the time and effort required to manage THE INVESTMENT, not the property itself. The cost of managing THE PROPERTY is an operating expense which is reflected in the net income statement.

Generally, for assessment purposes, real estate taxes are removed from expenses and the applicable county taxes are included in the rate to arrive at the discount rate applicable to the subject property.

BUILT-UP METHOD OF FINDING DISCOUNT RATE

For example:

Safe Rate	3.5%
Risk	2.0%
Illiquidity	1.5%
Management	0.5%
Ad Valorem Taxes	1.5%
Total Discount Rate	9.0%

The idea of the built-up method is to load the safe rate with rates which reflect the quality of the income stream. The higher the quality, the lower the rate necessary to attract investors. Conversely, the poorer the quality, the higher the rate would be. In essence, the proper interest rate is that rate necessary to attract capital to the investment.

IDENTIFY METHOD OF DEPRECIATION

The wearing out and/or obsolescence of the improvements is reflected in the projected holding period or in the remaining life of which enables the investor to recoup or recapture his initial capital investment while also receiving a return on his capital.

Every method of providing for capital recovery can be expressed in the form of a sinking fund. A specific sum is to be recovered over a specific period of time. Periodic annual payments are made as part of NOI to accumulate the full amount of capital to be recovered by the end of the capital recovered period.

There are basically two methods of providing for capital recovery each with specific assumptions as to the risk, timing, and stability of the net income stream.

STRAIGHT-LINE CAPITAL RECOVERY

This method consists of recovery by equal annual payments to a sinking fund, which cumulates at zero compound interest. Each successive payment reduces the amount of investment remaining; each successive income payment also declines. A declining dollar return from the investment is therefore forecast. Capital recovery payments are the largest under this method.

The rate determined by dividing the amount of capital loss to be recovered (100%) by the number of years of remaining ECONOMIC LIFE.

For example: remaining Economic Life of Improvement - 25 years

100%/25 = 1.00/25 = .04%

Value of Improvements: $100,000
Annual portion of NOI required to cover capital recovery: $100,000 x .04 = $4,000

The forecast loss of 100% of the improvements is fully recovered over the Remaining Economic Life of the improvements. Hence, straight-line capital recovery always results in a lower estimate of present worth or value than does any other method. Straight-line capital recovery is widely held applicable to nearly all income flows that are not based on a long-term lease with a highly rated tenant.

LEVEL ANNUITY CAPITAL RECOVERY

This method can be described as equal annual payments to a sinking fund, which are reinvested by the investor to cumulate at compound interest at the Discount Rate. The amount of capital recovery payments is relatively small compared to the straight-line method. As a result, the portion of NOI available each year as a return on the investment is larger.

The rate is calculated using the compound interest table or in the case of PASCO the capital recovery rate is internally computed saving the property appraiser from having to compute the figures manually or have on hand volumes of financial tables.

The Sinking Fund Factor Formula is included here solely for reference purposes:

$1/SN = i/(1+i)^{n}1$

were

1 = The number one
i = The discount rate (also the rate at which capital recovery payments are compounded).
n = The number of compounding periods (usually the remaining economic life).
1/sn = The Capital Recovery Rate

Annuity Capital Recovery can be applied to those properties that have a relatively stable income producing capability. By calculating the necessary factors internally, PASCO saves the appraiser from many of the "mechanical" steps which would otherwise be necessary.

The preceding discussion has detailed how the net operating income is derived and also the various components of the Capitalization Rate. A Capitalization Rate can be derived arithmetically by adding together the discount rate and the capital recovery rate. It must be remembered that the central objective is the valuation of a finite income stream with the "infinite" value of the site.

IDENTIFY METHOD OF CAPITALIZATION TO USE

Capitalization is a process whereby an income stream of future payments is discounted to a figure which represents the present worth of the right to receive the income. The basic relationship between the income and value is expressed as follows:

Value = Net Operating Income/Capitalization Rate

There are seven methods in PASCO which employ capitalization techniques to derive a value for an income producing property. Each has the same basic theory - that a right to receive a future value may be determined by discounted cash flow analysis which properly corresponds to the characteristics of the inflows and outflows of income.

Each of these methods is detailed in the following pages with specific examples.

METHODS OF CAPITALIZATION

LAND RESIDUAL

When the building is fairly new, free of obsolescence, and the replacement cost accurately determined, a land residual technique may be used to estimate the value.

Land Residual Straight Line

If economic rent is applicable (short term lease or rental or less than first class tenants), straight line technique should be used as follows:

Given: Building Value (based on replacement cost new)	$100,000
Net Operating Income	$15,000
Discount Rate	10%
Remaining Economic Life	50 years
Straight Line Capital Recovery Rate	1/50 = 2%
Net Operating Income	$15,000
Less Annual Income allocated to building ($100,000 x .12)	-$12,000
Equals Income allocated to Land	$3,000

Present value of the Land equals annual income allocated to land capitalized at the discount rate.

($3,000 divided by .10)	$30,000
Plus, current building value	$100,000
Estimated value via Income Capitalization Straight Line Land Residual Technique	$130,000

LAND RESIDUAL - LEVEL ANNUITY

If contract rent is applicable (long-term lease with prime tenants) the land residual, level annuity technique should be used as follows:

Net Operating Income NOI		$15,000
Less annual income allocated to building		
(building value divided by PW of 1 per		
annual @ 10% for 50 years)	100,000 / 9.915	- $10,086
Equals income allocated to land		$4,914

Present Value of Land equals
Annual Income allocated to land capitalized at the Discount Rate

($4,914 divided by .10)	$49,140
Plus, current building value	$100,000
Estimated Value via Income Capitalization Level	$149,140

BUILDING RESIDUAL TECHNIQUE

When the land value can be accurately estimated using the market and the improvements are older buildings or other than the highest and best use, a Building Residual Technique can be employed.

Building Residual - Straight Line

Given: Land Value (from Market or Sales Comparison)	$30,000
Net Operating Income	$15,000
Discount Rate	10%
Remaining Economic Life	50 years
Straight Line Capital Recovery	1/50 = 2%

(Straight Line Capital Recovery assumes a declining income stream and may be appropriate when short term leases or economic rent figures are utilized.)

Net Operating Income	$15,000
Less annual income allocated to site capitalized at the DISCOUNT RATE ($30,000 X .10)	
Plus, CAPITAL RECOVERY RATE ((.02) = .12) $12,000/12) =	$100,000
Plus, current Land Value	$30,000
Straight Line Building Residual Technique	$130,000

BUILDING RESIDUAL TECHNIQUE - LEVEL ANNUITY

Again, when contract rent is applicable (long term lease with prime tenants) the level annuity technique should be used as follows:

Net Operating Income	$15,000
Less annual income allocated to land	-$3,000
Equals income allocated to improvements	$12,000
Present Worth of Improvements equals Annual Income allocated to building capitalized at the capitalization rate:	
(i.e. $12,000/.100857) =	$118,980
Plus, current land value	$30,000
Level Annuity Building Residual Technique	$148,980

PROPERTY RESIDUAL LEVEL ANNUITY

When total property income is difficult to allocate to either land or building, as in the case where building improvements are old, and where there is doubt about the land value because of location and specialized character, the property appraiser may want to use the property residual technique.

Net Annual Income is capitalized over the remaining economic life of the property. To this must be added the projected value of the land at the end of the property's expected economic life discounted at the appropriate rate. PASCO allows the appraiser to compensate for expected growth trends in land values by entering an annual land growth rate. However, for properties with relatively long remaining economic lives, the difference is minimal.

Given: NOI, $15,000
Discount Rate, 9%
REL, 25 years
Estimated Reversionary Value of Land, $2,000

Net Operating Income	$15,000
Present Worth of Income Stream:	
NOI / (Discount Rate & Capital Recovery Rate)	
NOI / (.09 + .0118)	
$15,000 / .10181 =	$147,333
Plus, Present Worth of Reversion	
$20,000 x .115968	$2,319
Present Worth of Property	$149,652
Estimated value of Property via Property Residual Technique	$149,652

ELLWOOD MORTGAGE EQUITY

Where applicable, this technique is the superior method as it most accurately simulates investor behavior. It is applicable when sufficient qualified data is available concerning the present, the future and behavior of typical investors in the market.

In addition to discounted cash flows, reversion and required yields by investors which can be accounted for in residual techniques, the Ellwood techniques takes into account leverage, appreciation or depreciation of the property (based on the expectations of the investor) and the investment holding periods based on the behavior of typical investors in the local market.

The whole analysis focuses on the development of an overall rate as a weighted average of the several claims against Net Operating Income that must be met in order to make the investment competitively attractive. Either Market Value or Investment Value can be estimated through the Ellwood formula, depending upon the data used in the analysis.

In deriving an overall capitalization rate using the Ellwood Mortgage Equity Technique there are several variables which must be supplied by the appraiser. They are as follows:

Investment Holding Period
Mortgage Loan Term
Mortgage Loan Rate
Loan to value Percentage
Equity Yield Rate
Plus or Minus Appreciation or Depreciation at the end of the holding period

Given these, the method utilizes the necessary calculations to determine the overall rate, which is divided into the Net Operating Income. The result is the present worth estimate of value based on knowledgeable investment criteria.

For a more thorough discussion and mathematical explanation of the technique the appraiser should consult one of the more detailed texts such as Dr. Wm N. Kinnard's INCOME PROPERTY VALUATION.

GROSS INCOME MULTIPLIER

Because of the time and expense required to determine the correct net income for use in the capitalization of income technique, the gross income multiplier has been developed into an effective mass appraisal income tool.

Since sales data is required to develop a gross income multiplier, care must be taken to use only qualified sales of COMPARABLE property types.

The key to good values using gross income multiplier is the same as any other appraisal technique, good data. Time spent qualifying the sales and determining the details of a commercial transaction is time well spent as the transaction may produce not only a useful income multiplier but also a useful sales comparable and data to derive a useful capitalization rate.

To apply a gross income multiplier, assemble the recent qualified, comparable sales and income data to determine the price at which properties comparable to the property being appraised sell and the typical sales price by the typical income, to obtain the gross income multiplier. This multiplier can then be applied to the rent being received or reasonably expected from the subject property to produce an estimate of the property value.

MONTHLY GROSS INCOME MULTIPLIER APPLICATION

Typical sale price for properties comparable to the subject property	$150,000
Typical gross monthly income for properties comparable to the subject parcel	$750
Gross Income Multiplier (GIM) (Sale/Income)	200
Subject parcel gross monthly income	$800
Estimated Value (GIM x Income)	$160,000

ANNUAL GROSS INCOME MULTIPLIER APPLICATION

Typical comparable sale price	$150,000
Typical comparable gross annual income	$9,000
Gross Income Multiplier (GIM)	16.66
Subject parcel gross annual income	$9,600
Estimated Value	$160,000

Care must be exercised in the use of gross income multiplier. This method is only applicable where there is a high degree of comparability of properties sold in the market to the property being appraised. There must also be a sufficient number of qualified sales of comparable properties since a sound multiplier cannot be determined from only one or two sales.

OVERALL RATE

This is the most applicable method to use in Revaluation Projects. The Overall Rate is the ratio of NOI to present worth of the property. Overall rates are expressed as an annual percentage rate and are most effective when derived directly from market sales.

GIVEN -	Gross Annual Income	=	$30,000
	Vacancy/Rent Loss	=	5%
	Expenses	=	30%
	OVERALL RATE FROM MARKET	=	10%

Gross Annual Income	$30,000
Less Vacancy/Rent Loss	- $1,500
Less Expenses	- $8,550
Net Annual Income	$19,950
Divided by Overall Rate	.10
Total Present Value	$199,500

INCOME APPLICATION TABLE

APPLICATION	DESCRIPTION	CODE	REQUIRED DATA	APPLICABILITY
#1	Land Residual Straight Line	LRST	1- Net Annual Income 2- Current Bldg. Value 3- Remaining Economic Life	Short-term lease & rental properties. New or nearly new buildings. (Known building value.)
#2	Land Residual Present Value or Discounted Cash Flow	LRLA	1- Net Annual Income 2- Current Bldg. Value 3- Remaining Economic Life 4- Discount Rate	Long-term lease & new or nearly new buildings. (Known building value.)
#3	Building Residual, Straight-line	BRST	1- Net Annual Income 2- Current Land Value 3- Remaining Economic Life 4- Discount Rate	Short-term lease & rental properties. (Known land value.)
#4	Building Residual Present Value	BRLA	1- Net Annual Income 2- Current Land Value 3- Remaining Economic Life 4- Discount Rate	Long-term lease & good land comparables. (Known land value.)
#5	Property Residual with land reversion at the end of period	PRLA	1- Net Annual Income 2- Current Land Value 3- Expected Land Grow Rate 4- Discount Rate 5- Remaining Economic Life	Long-term lease, overall rate obtained from comparable sales.
#6	Ellwood Mortgage Equity	EQTY	1- Net Annual Income 2- Investment Period 3- Mortgage Term 4- Annual Mortgage Rate 5- Loan to Total Ratio 6- Desired Yield 7- Expected Appreciation (+) or Depreciation (-).	Sophisticated, short-term (5-10 yr.), investors, recent refinancing and current dependable growth forecast.
#7	Annual Gross Income Multiplier	AGIM	1- Gross Annual Income 2- Annual Gross Income Multiplier	Sufficient sales with a high degree of comparability to establish a reliable Annual Gross Income Multiplier

VALUATION OF SPECIAL PROPERTIES

MOBILE HOME PARKS

Mobile home parks lend themselves well to classification by road type, facilities and general appearance as follows:

CLASS 1
- Narrow, unpaved roads
- No curbing or streetlights
- No recreation hall or other facilities
- High density (Older Park)
- Many mobile homes in disrepair or surrounded by vegetation

CLASS 2
- Narrow, unpaved roads or broken pavement
- No curbing or streetlights
- Deteriorated recreation hall and/or laundry
- Many mobile homes without skirts
- Little effort to maintain attractive appearance

CLASS 3
- Average location and design
- Paved or unpaved roads in at least fair condition
- Average condition manufacture homes
- Lawns trimmed, good general appearance

CLASS 4
- Good location and design
- Roads wide enough for cars to pass
- Streetlights and street signs
- May have adequate laundry or recreation facilities
- Lawns trimmed; good general appearance

CLASS 5
- Excellent location and design
- Roads wide enough for cars to pass
- Street lights and street signs
- Recreation facility, swimming pool, or playground
- Attractive entrance; good general appearance
- Lawns trimmed; public areas well maintained
- Management sponsored activities

Although there are different classes of mobile home parks across Davidson County in a wide range of conditions and appeal. Most parks in the county only feature driveways and maybe walkways and outdoor lighting. Some parks have dirt or gravel roads while others feature paved streets and driveways. There are fewer parks whereby the landlord owns both land and homes. In recent years the trend is generally only the land is owned by the landlord and spaces leased to individual owners of manufactured homes. Therefore, the assessment is for the land, plus a site value and any other improvements such as pavement, outdoor lighting, etc. If the landlord does own the manufactured homes they are typically listed separately as Business Personal Property for the Mobile Home Park. The individual site values may be estimated on cost of the utilities available and/or by the income approach, examples on the following page.

Average rental rate, vacancy rates and operating expenses also correlate highly within these classifications. Therefore, income data need only be gathered from a few mobile home parks to arrive at a reliable total market value, examples as follows:

Davidson County will look at using the CAP Rate Method. CAP Rates will be derived from the market within Davidson County.

INCOME VALUATION OF A MOBILE HOME PARK

By Cap Rate:

Gross Monthly rent

$150/space x 13spaces x 12months			=$23,400
Less:			
Vacancy rate as a % of gross @ 10%		($2,340)	
Operating Expense as a % of gross @ 5%		($1,170)	
		($3,510)	
Net Operating Revenue			$19,890
Capitalized at the Rate	(.0945%)		$210,500

By GRM:

Gross Monthly Rent

$150/space x 13spaces x 108 GRM =$210,600

By GIM:

Gross Rent Income

$150/space x 13spaces x 12months = $23,400 x 9 GIM = $210,600

Appraisal of Cemeteries for Tax Purposes

Amendments to NCGS 105-278.2 have changed the approach to commercial cemeteries for tax purposes. Burial Property within a commercial cemetery that is held for sale may now be exempt beginning for tax year 2022. Language of the statute is provided below:

> **§ 105-278.2. (Effective for taxes imposed for taxable years beginning on or after July 1, 2022) Burial property**.
> a) Commercial Property. Real property set apart for burial purposes that is owned and held for purposes of (i) sale or rental or (ii) sale of burial rights therein is exempt from taxation. A single application is required under G.S. 105-282.1 for property exempt under this subsection.
> b) Other Property. Real property set apart for burial purposes not owned and held for a purpose listed in subsection (a) of this section is exempt from taxation. No application is required under G.S. 105-282.1 for property exempt under this subsection. A local government cannot deny the exemption provided under this subsection to a taxpayer that lacks a survey or plat detailing the exempt property.
> c) Terms. For purposes of this section, the term "real property" includes land, tombs, vaults, monuments, and mausoleums, and the term "burial" includes entombment. (1973, c. 695, s. 4; 1987, c. 724; 2018-113, s. 15; 2021-180, s. 42.12(a).)

Commercial cemeteries are generally divided into four categories:
1) Developed acreage
2) Undeveloped acreage
3) Waste land acreage (roads, gullies, etc.)
4) Deeded acreage (Exempt deeded lots)

These four categories should always total to the original acreage in the ownership or legal description.

DEVELOPED ACREAGE - Land prepared for immediate use of cemetery plots. This is generally two to five acres depending on the sale record of the cemetery. This acreage is for sale and therefore qualifies for exemption.

UNDEVELOPED ACREAGE - That land in its natural state and appraised comparable to surrounding land with the same zoning. This acreage is not considered dedicated for sale for burial purposes and therefore does not qualify for exemption. The exception is if it is platted or if it is part of the initial 30 acres required laid out to obtain a cemetery license.

WASTE LAND ACREAGE - That land was not plotted or surveyed for graves due to it being a road, gully or building site. The waste land should be appraised comparable to surrounding waste lands and remain the same size and acreage unless a new survey is made adding roads or they have filled gullies and areas that can be utilized at a later date.

DEEDED ACREAGE - That acreage sold off into plots to individuals and recorded in the Registrar of Deeds. Plots sold on contract are not exempt until paid and recorded. Generally, a well-designed cemetery will get 900 to 1,100 graves per acre.

In appraising cemeteries, the first concern is determining the total number of acres in the ownership. This total should appear in the legal description and in the total acreage of the land lines. In other words, just because lots are sold off and become exempt, you still need to account for all the acreage owned by the cemetery.

Cemeteries are generally divided into two categories:

1. Developed acreage
2. Undeveloped acreage (future gravesites)

These two categories should always total to the original ancestral acreage in the ownership or legal description.

Once these facts have been obtained the appraiser can determine how much of the cemetery is exempt and estimate the total market value. Typical cemeteries could have 900 to 1,000 burial plots per acre with 2 to 5 acres surveyed and landscaped for sale. The developed acreage will no longer be assessed as real estate, it is now considered exempt land and the number of available plotted burial spaces will be assessed. Also, mausoleums with unsold Crypts or Niches will be included with the plot inventory for tax assessment purposes. The undeveloped land that has not been platted for burial plots would be assessed as land in its current state and appraised comparable to surrounding land with the similar zoning.

When the owners of the cemetery report the available unsold inventory of burial plots, crypts and niches each year, the assessed value is adjusted by the current inventory as of January 1 each year. The total acreage of developed and undeveloped land should stay the same only adjusted by use. A 'leased land' property record card is created for the developed land and all the sold items; plots, crypts and niches are added to this record.

Example: Land line for developed cemetery land

	CODE	ZONING	FRONT	DEPTH	DE/FA	M	CO/FA	RF	AC	LC	TO	OT	AD NOTE	RT	U.PRICE	ADJ.U.PRICE	UNITS	TY	NOTES	TR1	L VAL
1	7600	RA1			1.00	0	1.00							PW	0.00	0.00	1.000	UT	19.95		0

Example: OBXF Items; plots, crypts niches, etc.

CODE	DESC	COUNT	LENGTH	WIDTH	UNITS	UNIT PRICE	CO/FA	AYB	EYB	%DEP OVR	SCH	%NET GOOD	APPR VALUE
59	CEMET PI				1350.00	500.00	1.00	1950	1990		S0	100	675000
64	CRYPT				60.00	1100.00	1.00	1982	1990		S0	100	66000
71	NICHE				117.00	75.00	1.00	1995	1995		S0	100	8780
05	WOOD FE				210.00	12.00	1.00	1995	1995		S5	40	1010
09	ASP PAVI				10000.00	2.50	1.00	1970	1995		S5	40	10000

Example: Land line for undeveloped cemetery land

	CODE	ZONING	FRONT	DEPTH	DE/FA	M	CO/FA	RF	AC	LC	TO	OT	AD NOTE	RT	U.PRICE	ADJ.U.PRICE	UNITS	TY	NOTES	TR1	L VAL	O
1	0120	RS	438		1.01	4	0.88	-5	8		-15			PW	8000.00	7120.00	18.07	AC	CRK		128658	0

Assessment of Low-Income (Section 42) Housing Property

§ 105-277.16. (Effective for taxes imposed for taxable years beginning on or after July 1, 2009) Taxation of low-income housing property.

A North Carolina low-income housing development to which the North Carolina Housing Finance Agency allocated a federal tax credit under section 42 of the Code is designated a special class of property under Article V, Section 2(2) of the North Carolina Constitution and must be appraised, assessed, and taxed in accordance with this section. The assessor must use the income approach as the method of valuation for property classified under this section and must take rent restrictions that apply to the property into consideration in determining the income attributable to the property. The assessor may not consider income tax credits received under section 42 of the Code or under G.S.105-129.42 in determining the income attributable to the property. (2008-146, s. 3.1; 2008-187, s. 47.6.)

These special properties are assessed using the capitalization of net income method, as are other multi-family properties in the county. The difference will be that instead of establishing a market derived Potential Gross Income for the property, the actual Rent Restricted Income will be used in calculating the net income to be capitalized. The value should be based on the year of the last general reappraisal. Copies of the audited financial statements for the three years prior to the last general reappraisal are requested. If the property was not in existence or was in the early stages of lease up at the last general reappraisal date, data from other similar completed rent-restricted complexes could be considered.

CONSERVATION EASEMENTS

The land base rate will be prices according to the market neighborhood it is located in. The Conservation Land Use code will be added to the land line that corresponds with the amount of acreage the easement is placed on. After the appraiser reviews the recorded easement, they will determine the appropriate adjustment to place under OTHER in the land line. This adjustment will include topo and floodplain. If appealed, the owner needs to produce the appraisal completed on the property for a more accurate adjustment.

Category	Description	Min Adjustments	Max Adjustment
Forever Wild (full restrictions)	No touch; no building, farming or timbering	50.00%	90.00%
Mid Ter (Ecological asset protection)	given up real value	40.00%	60.00%
Working Landscape/ Open Space	still farm and timber with wildlife protection	20.00%	55.00%
	1-2 housed only	40.00%	55.00%
	3 - 4 houses only	30.00%	40.00%
	5 + houses	20.00%	30.00%

Golf Course Land Valuation

The base rate for land values used for golf courses in Davidson County are derived from sales comparison of other raw land sales in the subject neighborhood/township/location. There have been no actual land sales exclusively for golf courses in the county in recent years therefore no specific or special rates are used. The improvements such as club house, cart shed, and golf greens are then added to the land value for a total assessment of the golf course. The Sales Comparison and Income Approaches are also considered in the assessment of the total valuation of Golf Courses.

Golf Courses Rating System

Each golf course will be evaluated based on the construction details and layout of each hole by using this Rating System. The construction details will be applied to the Total Sheet below for each golf course to determine the total point rating of each course. The point rating will determine what class and quality to apply to the course and then the course can be priced from the pricing schedule located in the OBXF section of Chapter 11 of this manual

Tees *9 point max*

Number	pts.
Built up 3 or more per hole	4
Built up 2 or more per hole	3
Not built up 2 or more per hole	2
Flat or 1 per hole	1

Grass	pts.
Bent/Bermuda	3
Rye	2
Mixed	1
Other	0

Size	pts.
Large	2
Average	1
Small	0

Fairways *12 point max*

Length	pts.
6500 yards +	4
5900-6499 yards	2
< 5900 yards	1

Width	pts.
Wide	2
Average	1
Narrow	0

Grass	pts.
Bent	4
Zoysia/Bermuda/Ry	3
Other	1

Yardage Markers	pts.
Every 50yrds	2
Every 100yrds	1
Other	0

Rough *9 point max*

Width	pts.
Wide	4
Average	2
Narrow	1

Cuts	pts.
3 or more	3
2 cuts	1
1 cut	0

Grass	pts.
Blue/Fescue/Bermuda	2
Rye	1
Other	0

Hazards *11 point max*

Bunkers	pts.
4 per hole	6
3 per hole	5
2 per hole	4
1 or less per hole	2

Water/Waste	pts.
Superior	3
Average	1
Inferior	0

Trees/Shrubs	pts.
Superior	2
Average	1
Inferior	0

Golf Course Total Sheet

Use this sheet to accumulate the total points from the rating system above.

See Chapter 11 – Golf Courses for the appropriate pricing schedule based on the total points for each golf course.

Tees	Points
Number	
Size	
Grass	
Total	0

Rough	Points
Width	
Topo/Berms	
Cuts	
Grass	
Total	0

General	Points
Cart Paths	
Bridges/Tunnels	
Total	0

Fairways	Points
Length/Width	
Yardage Markers	
Grass	
Total	0

Greens	Points
Construction	
Grass	
Size	
Topo/Tiers	
Total	0

Practice Facilities	Points
Driving Range	
Putting Green	
Sand Traps/Chipping Area	
Total	0

Hazards	Points
Bunkers	
Water/Wetlands	
Trees/Shrubs	
Total	0

Turf Care	Points
Landscaping	
Irrigation	
Type	
Rows	
Total	0

	Quality	Point Range
Total Points	AA	90-100pts
	A	80-90pts
	B	70-79pts
	C	55-69pts
	D	40-54pts
	E	0-40pts

Summary of Expected Appraisal Methodologies for the Valuation of the Cube Hydroelectric Projects Located in Davidson County, NC as of January 1, 2026

A summary of the methodologies expected to be employed within C.B.Ferriss, Inc appraisal of the Cube Hydroelectric Project properties located within Davidson County, NC for which we are under contract to provide for Tax Year 2026 (valuation date January 1, 2026). While this outline provides our most accurate estimate of methodologies to be used as of today, a significant amount of information requested from the property owner will need to be provided. Based on our recent site inspection of the Projects, we do not anticipate any substantially irregular information is outstanding which would greatly impact our selection of valuation methodologies.

The appraisal will include all necessary elements to satisfy the Uniform Standards of Professional Appraisal Practice (USPAP), including Standards 6. We intend to utilize all three methods of value, namely the cost approach, sales comparison approach, and income capitalization approach.

Cost Approach

Selecting a method for cost valuation of an asset involves reviewing the property's physical attributes and available documentation. There are two types of costs: reproduction cost, which duplicates the property, and replacement cost, which creates a modern equivalent. Four methods exist for estimating these costs:

- Cost-index trending (reproduction cost)
- Comparative-unit method
- Unit-in-place method
- Quantity survey method (both reproduction and replacement)

If reliable original cost records are available, the trended original cost less depreciation is preferred. This may be supplemented or replaced by comparative units or quantity survey methods. The comparative unit method may use metrics from known construction costs of similar hydroelectric dams and published data adjusted via sources like Marshall and Swift Valuation Service and Handy-Whitman Index.

Considering the scope of civil works contracting, location, and utility of the projects, it is estimated that the replacement cost new (prior to depreciation) will range from $1,500 per kW of capacity to $5,000 per kW of capacity. All forms of depreciation will be taken into account based on the estimated age, condition, capital maintenance, and external factors.

Sales Comparison Approach

To derive reliable unit price estimates for the Project, the sales comparison approach analyzes recent sales of hydroelectric generating facilities. Factors influencing comparability include location, buyer/seller motivations, various large land, financial conditions, regional supply and demand, and the physical and economic attributes of the assets.
The analysis typically results in a unit price based on physical attributes like size or output. For hydroelectric facilities, unit prices are usually derived by dividing the sale price by either rated capacity ($/kW) or annual generation ($/kWh-yr.). While $/kWh-yr. often provides more consistent benchmarks, after considering both metrics. We fill the Sales Comparison approach will not produce a credible approach due to the large adjustments required.

Income Capitalization Approach

The income capitalization approach calculates a value estimate based on the total present worth of all expected future benefits from owning the property. The income approach, along with the sales comparison approach, is considered effective for estimating the value of an income-producing property. This method involves considering the amount and likelihood of future income from the property's operation. Key elements include the reliability of anticipated future cash flows and the cost of capital for the investment.

Both direct capitalization and yield capitalization will be analyzed to determine the present value of future cash flows for projects participating in the wholesale electric market. A thorough analysis of the project's historical revenue and expenses, including comparisons to other market participants, will be conducted. Net operating incomes projected forward will be either capitalized or discounted based on the type of analysis performed. Capitalization rates and discount rates will be derived from studies analyzing guideline company financial performance, current debt and equity return rates as of the valuation date, and relevant property tax and risk adjustments if applicable. Discount rates have decreased recently but rising debt financing rates have started to increase total discount rates going forward. After-tax discount rates based on the Band of Investments currently range between 5% and 7%. As of year-end 2021, the current property owner published discount rates for uncontracted renewable properties in North America at between 5.4% and 5.6%.

Land Value

Land within the project boundary, which is required to be owned under the project's license requirements, is incorporated into the sales comparison and income capitalization approach, and included in the cost approach based on the County's current land schedules. Excess land, or land not required to be owned by the license holder, is valued separately by the County under standard assessment procedures.

Allocation of Property between Taxing Jurisdictions

The distribution of property between the different taxing jurisdictions, specifically Davidson, Stanly, Rowan and Montgomery County, will be conducted through a separation study. This study will either involve reviewing the original cost records or allocating property based on an analysis of the physical property located within each jurisdiction.

Personal and Real Property

Most property is classified as real property because it is permanently attached to the real estate and can't be removed without major changes. Removing these items would make civil improvements, like the dam, nonfunctional, as they are meant to store water for electricity production. Once we have a complete asset list, we will review it for any personal property and allocate its fair market value accordingly.

STATISTICS AND THE APPRAISAL PROCESS

PREFACE

Like many of the technical aspects of appraising, such as income valuation, you have to work with and use statistics before you can really begin to understand what they tell you about your data. The point is that just because you are not familiar with these tools, do not be hesitant in trying a few simple ones as you will soon gain a mastery thereof and seek out new and better tools.

STATISTICS AND THE APPRAISAL PROCESS

INTRODUCTION

Statistics offer a way for the appraiser to qualify many of the heretofore qualitative decisions which he has been forced to use in assigning values. In the process, he can learn more about how the data he uses behaves as well as how it relates to the property valuation at fair market.

This brings us to the definition of that word "STATISTICS". A statistical measure or "statistic" is a tool that better describes the characteristics of a set of data, such as the relationship of sale price to appraised value.

While useful, a far more technical and comprehensive definition is appropriate rather than the more simplistic one given above, namely, "statistics is the theory and method of analyzing quantitative data obtained from samples of observations in order to study and compare sources of variance of phenomena, to help make decisions to accept or reject hypothesized relations between the phenomena, and to aid in making reliable inferences from empirical observation." The preceding, from FOUNDATIONS OF BEHAVIORAL RESEARCH by Fred N. Kerlinger, states very well what statistics are, their usefulness and implications for our work. His book is highly recommended to all who wish to gain an understanding of many statistical tools and the requisite knowledge of the "scientific method" of constructing cases for analysis. A somewhat less advanced text for the beginner is AN INTRODUCTION TO BUSINESS AND ECONOMIC STATISTICS by John R. Stockton.

It is not our intent to try and present a programmed text to teach statistics, but we will hopefully indicate which are useful where and what they tell the property appraiser about his values.

STATISTICS AND THE APPRAISAL PROCESS

Sales offer the only real set of data which can be established as indicating market value for properties. Appraisals which are done to supplement sales as parcels to which one may relate for purposes of comparison are merely attempts to predict what the sales price would be should that parcel actually sell. It is our belief that surrogates for actual sales are needed only when parcels (for a class) show a statistically insignificant number of sales.

Particularly for single family residential properties sales are usually always available and are in most cases legitimate arm's length transactions.

The most frequently asked question is usually "Where am I in relation to market?" There are ways of describing this relationship; each of which will help you understand "where" you are in relation to the market.

Level of assessment in relation to market is one part of the answer. It is usually expressed as a ratio of appraised values to sale values. Common measures of this ratio, overall, for a county are called "MEANS", "MEASURES OF CENTRAL TENDENCY", or "AVERAGE".

SIMPLE OR UNWEIGHTED MEAN

This measure is found by dividing the sum of all individual sales by the number of sales. That is, given the following hypothetical list of sales, compute the means:

OBSERVATION NUMBER	SALEPRICE	APPRAISED VALUE	SALES RATIO
1	$22,600.	$21,500.	95 %
2	31,000.	28,600.	92
3	37,800.	34,000.	90
4	38,400.	33,000.	86
5	34,300.	29,500.	86
6	20,000.	16,000.	80
7	13,000.	9,800.	75
8	18,700.	13,500.	72
9	26,900.	17,200.	64
10	40,800.	24,500.	60
	$283,500.	$227,600.	800 %

Mean Sale Ratio = 800/10 = 80%.

Mean Appraised Value = $227600/10 = $22,760.

Mean Sales Price = $283500/10 = $28,350.

As you can see, there are several "MEANS" which may be computed; each of which is an expression of central tendency.

There is another type of mean called a WEIGHTED MEAN which reflects the impact of the dollar magnitude of the values in the calculation of the mean. It is obtained by dividing the total of all appraised (or assessed) values by the total of all sales prices. For example:

$227,600/$283,500 = 8.3%

or in the previous example:

TOTAL ASSESSED VALUE/TOTAL SALES PRICE = weighted mean

This measure is affected by large values which have a proportionately greater impact on the ratio than smaller values. As a general rule, this measure is, therefore, somewhat less useful for sales ratio work than the unweighted mean.

A highly useful statistic is the MEDIAN. It is a measure which is least influenced by extreme values as it is based upon position rather than on level. That is, it is the value half-way from either end of a list of values when the list is arrayed in ascending (or descending) order. If the list contains an odd number of sales then the median is the middle value in the list. However, if there are an even number of sales in the list then it is the average of the two values on either side of the theoretical mid-point in the list. Using our example it is:

MEDIAN = (TOTAL NUMBER OF SALES + 1) / 2 + (10 + 1) / 2 + 5.5th item in the list

That is in our list:	Sales	Sales Ratio
	1	95%
	2	92
	3	90
	4	86
	5	86
Median 5.5 Sales---------->		
	6	80
	7	75
	8	72
	9	64
	10	60

The median is, therefore, halfway between the ratio 86 and 80 or:

MEDIAN = (86 + 80) / 2 = 166 / 2 = 83%

This statistic is generally not usable in more advanced mathematical manipulations; however, it is useful because it does enter into the total concept of data and is useful in judging uniformity and level of assessment. (Note: you may also calculate a median sales value as well as a median appraised value.)

MODE

The mode is a measure of central tendency that is easy to understand. It is the value in the set of observations which occurs most frequently. In our example, the mode of sales ratios would be 86% (occurs 2 times).

MEASURES OF VARIABILITY

A classic example of reliance on the use of the mean only as a method of description may be rather graphically illustrated by the following:

If you were fired upon one time and were missed by 100 yards and were fired upon a second time and were hit, you could conclude that you were missed by an average of 50 yards.

The point is, the mean does not tell the whole story about the data. Other tools are needed to better describe the data. These tools are measures of how much you miss the mean (in general) or in more technical terms, measures of dispersion.

RANGE

The range is simply the lowest and highest value in your set of observations subtracted from one another; although it may be reported as the minimum and maximum values themselves. In our example, you could say the range (for the sales ratios) is:

35% or from 60% to 95%

As a general statement it is not too useful in analysis due to its obvious dependence on extreme values.

MEAN DEVIATION & MEDIAN DEVIATION

This measure is the average of the difference between the mean (or median) and the individual observations.

MD = [d] / N or [x] / N

That is, the mean or median deviation is the sum of the absolute value of the differences between the mean (or median) and each observation divided by the number of observations. (Absolute value means the signs are ignored, that is assumed to be positive, when accumulating [x] or [d].)

For our example:

SALES RATIO	-	MEAN	=	[x] ([d] is used for the median)
95	-	80	=	15
92	-	80	=	12
90	-	80	=	10
86	-	80	=	6
86	-	80	=	6
80	-	80	=	0
75	-	80	=	5
72	-	80	=	8
64	-	80	=	16
60	-	80	=	<u>20</u>

Hence: MD = 98 / 10 = 9.8%

This ratio expresses the average amount by which the data varies from the mean (or median) in a particular set of data. It is influenced by extremes as is the mean and even when computed about the median, it is likewise influenced. It also is not useful in making further statistical analysis of the data.

STANDARD DEVIATION

To overcome the handicaps of the mean deviation, the standard deviation is used. It is a numerical measure of the degree of dispersion, variability, or non-homogeneity of the data to which it is applied.

In calculation, it is similar to the average deviation but differs in its method of averaging differences from the mean. It does this by squaring each difference and eventually summing all squared differences averaging them and taking the square root thereof giving an "average deviation" from the mean.

In practice it is quite easy to compute using a handy "working formula" to make the task easier. First the formal formula:

STANDARD DEVIATION = $\sqrt{\frac{\Sigma(X-U)^2}{N}}$ or $\sqrt{\frac{\Sigma(x-u)}{N-1}}$ Where u = "mu" (arithmetic mean)

$$\sqrt{\frac{\text{Sum of the individual differences squared}}{\text{number of observations}}}$$

The second formula using N-1 is most often used when dealing with sample data and is used in our sales ratio reports.

In our example, using sales ratios it would be:

Observation	X	(X-u)	$(X-u)^2$
1	95%	15	225
2	92	12	144
3	90	10	100
4	86	6	36
5	86	6	36
6	80	0	0
7	75	5	25
8	72	8	64
9	64	16	256
10	60	20	400

X = 800% $(X-u)^2 = 1286$

Arithmetic Mean (u) Sales Ratio = 800 / 10 = 80%

Hence: SD = $\sqrt{\frac{(X-u)^2}{N}}$ OR SD = $\sqrt{\frac{\Sigma(X-u)^2}{N-1}}$

$\sqrt{\frac{1286}{10}}$ = $\sqrt{\frac{1286}{10-1}}$

$\sqrt{128.6}$ = $\sqrt{142.89}$

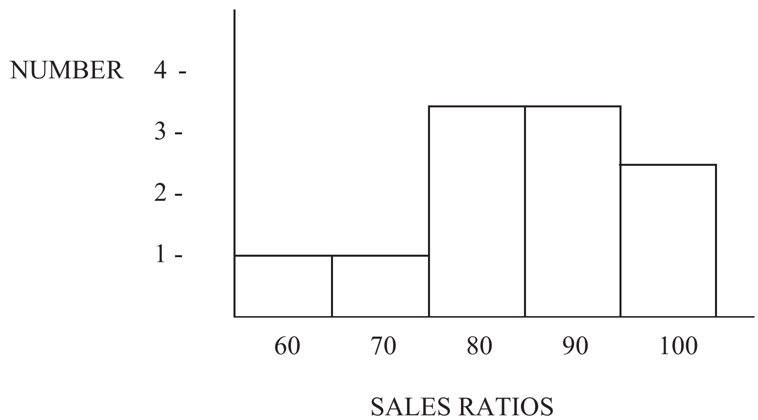
$\sqrt{11.34}$ = $\sqrt{11.95}$

The standard deviation is useful in that it is logical mathematically and may hence be used satisfactorily in further calculations. This is its outstanding superiority over the other measures of dispersion.

FREQUENCY DISTRIBUTIONS

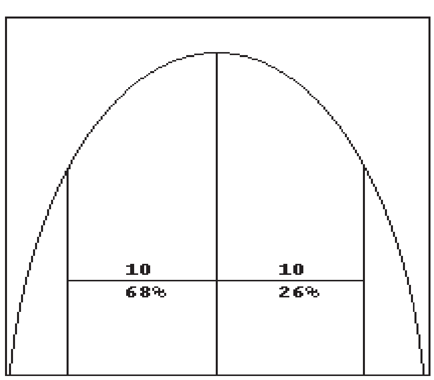
This is a good time to discuss distributions. All frequency distributions are an arrangement of numerical data according to size or magnitude. Distributions are normally presented as tables or graphs. The following table and graph is taken from our example:

SALES RATIO CLASS INTERVAL	NUMBER OF OCCURENCES
91 - 100	2
81 - 90	3
71 - 80	3
61 - 70	1
51 - 60	1
	10



When describing our observations, we really are trying to use numbers [mean, median, mode, standard deviation, average deviation, etc.] to give a mental picture of what our frequency distribution would look like if we drew it on a graph.

A particularly shaped distribution is the one from which we depart when trying to visualize the shape of a distribution when given such statistics as the mean, median and mode for information. The reference point is what is called the "NORMAL DISTRIBUTION". It has some particular features by which it is characterized and referred to. This is what it looks like:



"Normal" Distribution Showing the Percentage of the Area Included Within One Standard Deviation Measured Both Plus and Minus About the Arithmetic Mean.

The MEAN, MEDIAN, and MODE are all equal. It also possesses some traits which make it statistically useful in making decisions about differences in distributions.

One of these properties is that one may determine what percent of the observations lie within; one, two, or three times the calculated standard deviation by using pre-computed tables. (In fact, any fractional part of the standard deviation may also be used.)

The way it would likely be useful to you is in making a statement about the uniformity of your values, which is in part what it measures. For instance, if you have a set of sales with a mean of 87% and a Standard Deviation of 10%, you could conclude that 95.46% of all sales would fall between the limits of 75.46% and 115.46%. Extrapolating that sales represent the rest of the parcels in your county (we leave the question of the validity of this assumption up to you), you could then have some mental picture of how your county roll values would distribute themselves in relation to the market values of the parcels.

For all the statistically astute, we do include two things: (1) remember that the distribution must be normal or approximately so for this to be true and (2) if there is ever a source of disagreement, sales ratio studies are surely prime material. However, we will let the relative merits of the case go untouched in this text.

One final word on the description of a distribution. When you first begin to work with these tools, please get a simple straight forward text such as one of the "cram course" texts on statistics available in any college bookstore with an appealing title such as STATISTICS MADE SIMPLE, etc. You will find it most useful in attacking problems. One we recommend is available from Barnes & Noble in their college outline series titled "STATISTICAL METHODS".

RELATIVE MEASURE OF VARIATION

Handy statistical tools are the relative measures. They are ways of relating back to the mean or median in discussing the degree of variance in a set of observations. Three common ones are:

$$\frac{\text{AVERAGE DEVIATION ABOUT THE MEAN}}{\text{MEAN}} \times 100 = \text{Coefficient of dispersion of the average deviation}$$

$$\frac{\text{STANDARD DEVIATION}}{\text{MEAN}} \times 100 = \text{Coefficient of dispersion of the standard deviation}$$

$$\underline{\text{STANDARD DEVIATION ABOUT THE MEDIAN}} \times 100 = \text{Coefficient of dispersion of the median deviation}$$

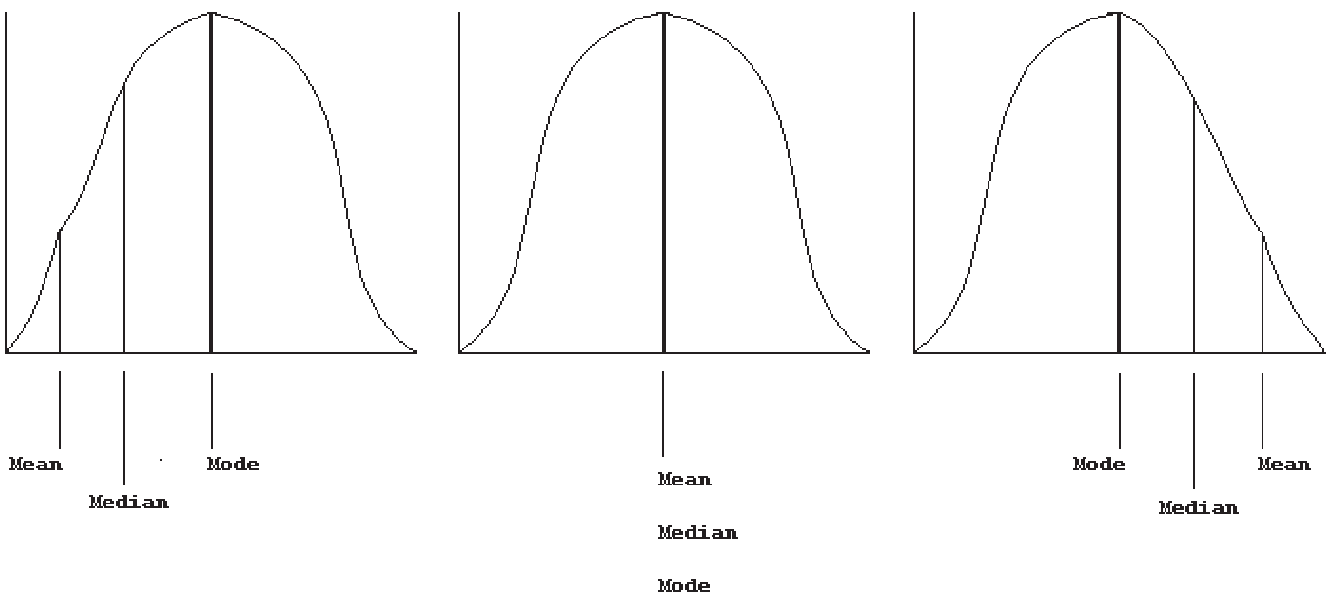
The last two yield the most useful statistic in that the standard deviation is significant in appraising in relationship to the level as there are few who would want a ratio to go consistently over 100% (which is one use of the standard deviation) or who would want a mean of 70% with a relative error of 35% on 68% of all parcels.

SHAPE

How do you describe the shape of a distribution? Well, we have used the mean, median, mode, average and standard deviation. We also would like to be able to tell the extent to which our values were consistently biased, either high or low. The statistics measuring this are the coefficients of skewness. That is, a measure of the degree to which the distribution departs from the normal distribution.

There are three, more or less, classic shapes a distribution may take (although it may look like anything!) They are:

SKEWED LEFT NORMAL SKEWED RIGHT



Skewness is a term for the degree of distortion from symmetry exhibited by a frequency distribution. What this means is that if you were to graph the sales ratios you would expect that all errors should be random and hence symmetrical and not biased either low or high for certain properties. This can be checked by using the common measures of degree of skewness.

$$SK_1 = \frac{3\ (\text{MEAN-MODE})}{\text{STANDARD DEVIATION}}$$

Note: (Pearson's Coefficient of Skewness)

and

$$SK_2 = \frac{(\text{Q3 - MEDIAN}) - (\text{MEDIAN - Q1})}{(\text{Q3 - Q1})}$$

The second measure uses a "QUARTILE" which is something like the median (in fact, the median is the Q2 or second quartile or quarter, EG 50% of the way through the list, item) but is the item 25% (Q1) down the list and the 75% (Q3) item down the list of ordered observations and may be determined much as is the median.

NON PARAMETRIC STATISTICS

This class of statistics is useful in that unlike many statistical tools; they do not depend on having normally distributed values to be meaningful.

The most usable is the chi-squared statistic. It is simple and is very useful in testing a number of common questions or hypotheses which you pose formally or informally in appraising.

Suppose, for instance, you have collected a set of observations of the sale parcels in an area and you wish to compare the distribution of these sales with the distribution of all parcels for the area to see if the distributions match up and will give you some assurance that the sales are comparable to the universe of all parcels. To do this let us assume you use a single method of classification, age, and restrict the discussion to only a single exterior wall type (a good discriminator).

How do you proceed? First classify the sale parcels into groups of 5 years although the greater of lesser intervals could have been selected depending on our data. For example:

TABLE OF ACTUAL FREQUENCIES
FOR SALE PARCELS

AGE (in years) INTERVAL	FREQUENCY IN NUMBER	PERCENT OF TOTAL
1 - 5	10	13.2
6 - 10	22	28.8
11 - 15	17	22.4
16 - 20	10	13.2
21 - 25	7	9.2
26 - 30	10	13.2
	76	100.0%

Then classify all parcels for the area into groups of a like interval used with the sale parcels. For example:

TABLE OF ACTUAL FREQUENCIES
FOR SALE PARCELS

AGE (in years) INTERVAL	FREQUENCY IN NUMBER	PERCENT OF TOTAL
1 - 5	128	12.2
6 - 10	234	22.4
11 - 15	355	33.9
16 - 20	139	13.3
21 - 25	87	8.3
26 - 30	104	9.9
	1,047	100.0%

The question we really want to ask is are the two distributions the same (in the sense that the distribution of parcels by age makes them equal for the purposes of judging similarities) or are the distributions different. To answer this, we must consider the element of chance. It is possible that the sales are distributed like the total area but show difference in cell frequencies due to chance alone, for as you may observe, the percentages of the total by age are indeed different.

We would expect the sales to be distributed in like frequencies as the total area was distributed unless the sales do not represent the area under study.

The use of a very handy tool, the statistic known as the CHI-SQUARE (X^2) test, is worth learning. It is useful in that it does not require that one have normally distributed data to be valid; hence it is nonparametric. It is used by taking an expected frequency and comparing it to the actual or observed frequency. In our case, it is the area parameters projected upon the sales data.

We would expect the number of sale parcels per age group to be the same as the frequencies observed for the total of all parcels in the hypothetical area under consideration. Therefore, we use the percentages for the total to generate the expected number of sales for each age interval.

The CHI-SQUARE statistics expressed as a formula is:

$$x^2 = \sum [(fo-fe)2/fe]$$

where fo = frequency observed
fe = frequency expected

Example:

PERCENT OF TOTAL PARCEL	x	TOTAL SALES	=	EXPECTED NUMBER OF SALES IN EACH INTERVAL
12.2		76		9.3
22.4		76		17.0
33.9		76		25.8
13.3		76		10.1
8.3		76		6.3
9.9		76		7.5
100.0%				76.0

The actual number of sales in each interval is set down. One then subtracts the estimated number from the observed number of sales, interval by interval, squaring the result and dividing by the expected number.

Example:

GROUP	OBSERVED FREQUENCY	EXPECTED FREQUENCY	OBSERVED MINUS EXPECTED	SQUARED RESULT	DIVIDED BY EXPECTED
1	10	09.3	0.70	00.49	0.053
2	22	17.0	5.00	25.00	1.471
3	17	25.8	8.80	77.44	3.002
4	10	10.1	0.10	00.10	0.010
5	07	06.3	0.70	00.49	0.053
6	10	07.5	2.50	06.25	0.833
				X^2 =	5.422

The number 5.422 is the chi-square for this comparison. It is evaluated based upon what is known as DEGREES OF FREEDOM of the problem and the use of a table of chi-square values common to most statistics texts. We may say here that "degrees of freedom" means the latitude of variation a statistical problem has. It is the number of groups (Nk) minus 3 or $V = (N_k - 3)$. In this case $V = 3$.

Consulting our table, we find that the probability of having a chi-square due to chance of 5.42 is approximately .75 or sufficiently different from .95 for us to state that the sales do differ significantly from the actual distribution of all parcels. Hence, we would conclude that we should be careful in the extrapolation of sale parcel statistics to the entire distribution of all parcels.

DAVIDSON COUNTY
2026 APPRAISAL MANUAL

SPECIFICATION

INTRODUCTION

This chapter contains all of the specific information which pertains directly to the County. Data contained in this chapter includes:

Parcel Number
Conventions
Valuation Models
Improvement Base Rate
Schedules Improvement
Depreciation Schedules
Auxiliary Area Codes
Land Use Codes
Urban and Rural
Land Schedules
Other Building
Schedules
Extra Feature
Schedules

The following is the format of the County parcel number as required for coding all input data.
This number is edited to help prevent incorrect data from reaching the Master Appraisal File. In addition, proper use of this format on the Tax Roll File will enable the Master Appraisal File and Tax Roll Files to be matched for automated transfer of data between these two computer files.

DAVIDSON COUNTY PARCEL NUMBER CONVENTIONS

INTERNAL
REPRESENTATION

LIMITATIONS

Township	TWP 01-19; 12&17- not used
Map	001-999. Numeric in every case.
SUB-MAB	Alpha /A-Z
Block	Alpha / Numeric
Lot	001-999. Numeric
Split	Alpha / A-Z
Undivided Interest	Alpha / Numeric
Divided Interest	Alpha / Numeric

The following valuation models are the mathematical expressions of value used in determining estimated market value.

The quality factors and formulas for determining the index values of each are shown. All fields shown require an entry even though the entry may be zero or blank.

Buildings that do not conform to the description defined in this chapter or if new types are presented on a non-revaluation year, the county will price either through the actual cost found in the area or through the use of Marshall Swift pricing service.

MODEL 01 SINGLE FAMILY RESIDENTIAL - STRUCTURAL ELEMENT DATA

FOUNDATION	PTS
1 EARTH	0
2 PIERS	2
*3 CONT FTG	5
4 SPREAD FTG	6
5 SPECIAL FTG	10
6 PIERS>6 FT	8

FLOOR SYSTEM	
1 NONE	0
2 SLAB ON GRD	6
3 SLAB ABV GRD	12
*4 PLYWOOD	6
5 WOOD	10
6 PLATFORM HGT	12
7 STRUCT SLAB	14

EXTERIOR WALL	
01SIDING MIN	6
02 CORR MET LGT	10
03 COMP OR WLBD	14
04 SIDG NO SHTG	16
05ASBESTOS SHNG	8
06 BRD&BAT/PLW	21
07 CORR ASBTS	27
08 MASONITE	16
09 WOOD ON SHTG	31
*10 ALUM, VINYL	28
11 CONC BLK	21
12 STUCO/BLK	30
13 STUCCO/TIL-WD	20
14 EXTERIOR PLYWOOD	21
15 BRD&BAT 12"/DESIGN METAL	31
16 WDD SHNG, LOG	34
17 CEDAR, REDWOOD/D-LOG	33
18 CEMFIBR/HARDI/M	29
19 TEXTURED BLOCK/STONE VENEER	26
20 JUMBO/COMM BRI	32
21 FACE BRICK	34
22 STONE/MARBLE	40
23 CORR MET HVY	22
24 MODULAR/PREFAB METAL	15
25 REINFOR CONCR	40
26 PRECAST PANEL	50
27 PREFIN MET	50
28 GLASS/THRML	40
29 DESIGN-VYL SHAKE/SIDING	31
30 SIDING MAXIMUM (3+ SIDING)	32

ROOF STRUCTURE	
01 FLAT	3
02 SHED	5
*03 GABLE	7
04 HIP	8
05 GAMBRL/MAN	10
06 IRREG/CATHRL	14
14 VAULT/TREY	12

ROOFING COVER	PTS
01 CORR SHT MET/CANVAS	6
02 ROLL COMP	7
*03 ASP,COMP SHG	8
04 BLT UP TAR&GRL	9
05 RUBBER COMP ME	14
06 ASBTS SHG	12
07 CONC TILE/CLAY	17
08 CEDAR SHAKE	10
09 ENAMEL MTL/COPPER	20
10 WDD OR ARCHL SH	10
11 SLATE	18
12 METAL PREFINISHED	14
13 GLASS/THERML	26
14 TILE/METAL, SYNTH DESIGN	15
15 METAL -STANDING SEAM	16
16 CEMENT FIBER	17

INTERIOR WALL	
01 MASNRY/MIN	6
02 WLLBRD/WDD	9
03 PLASTER	20
04 PLYWD PANEL	16
*05 DRWLL/SHROCK	20
06 CUSTOM INTERIOR	32
07 WOOD T & G	30
08 LOG	32
09 VINYL	18

INTERIOR FLR COVER	
01 NONE	0
02 PLYWD, LINM	2
03 CONC FIN	1
04 CONC TAPERED	2
05 ASPHT TILE	2
06 VINYL ASBTS	3
07 CORK OR VINYL TILE	6
*08 SHEET VINYL	4
09 PINE/SOFT WOOD/BAMBOO	10
10 TERRAZO MONO	18
11 CERAMIC TILE	17
12 HARDWOOD/HEART PINE	14
13 PARQUET	12
*14 CARPET	4
15 HARD TILE OR QUARRY	15
16 TERRAZO STRP	14
17 PRECAST CONC	6
18 SLATE	23
19 MARBLE	48
20 LAMINATE WOOD/ENGNER	9
21 RUBBER	9

MARKET FACTOR	
01 MRKT FACTOR	0.80
02 MRKT FACTOR	0.90
03 MRKT FACTOR	1.00
04 MRKT FACTOR	1.05
05 MRKT FACTOR	1.10
06 MRKT FACTOR	1.15
07 MRKT FACTOR	1.20

HEATING FUEL	PTS
01 NONE	0
02 OIL/WDE/COAL	1
03 GAS	2
*04 ELECTRIC	2
05 SOLAR	1

HEATING TYPE	
01 NONE	0
02 BASEBOARD	2
03 AIR-NO-DUCT	2
04 AIR-DUCTED	4
05 RADIANT CEIL	2
06 HOTWATER	3
07 STEAM/CENTRAL BOILER	3
08 RADIANT ELEC	1
09 RADIANT WTR	4
*10 HEAT PUMP	4
11 HP LP SYS GEOTHERMAL	3
12 WATER STOVE	5
13 HYBRID	5
14 DUEL HEAT SYS	6
15 WOOD STOVE/PELLET	2
16 MINI-SPLIT	3

AIR CONDITION TYPE	
01 NONE	0
02 WALL UNIT	1
*03 CENTRAL	4
04 PCKD ROOF	6
05 CHILLED WTR	8
06 MINI-SPLIT	2

FIREPLACE (PRICExQUALITY)	
01 NONE	0
02 PREFAB	$2,600
2D 2 OR MORE PREFAB FP	$4,200
03 1 STY SNGL	$5,500
04 2 STY SNGL/1 DBL	$8,000
05 2 OR MORE	$10,000
06 MASSIVE STONE/BRICK	$15,000
07 TWO OR MORE MASSIVE	$23,000
08 PREFAB W/STONE	$3,800
09 VENTLESS	$2,000

SHAPE/DESIGN FACTOR	
01 SQUARE	0.90
02 RECTANGULAR	0.95
03 SLIGHTLY IRREGULAR	1.00
04 MODERATELY IRREGULAR	1.05
05 IRREGULAR	1.10
06 VERY IRREGULAR	1.15
07 EXTREME IRREGULAR	1.20
08 EXCEPTIONAL	1.25

QUALITY ADJUSTMENT	
01 MINIMUM	0.75
02 BELOW AVERAGE	0.90
03 AVERAGE	1.00
04 ABOVE AVERAGE	1.20
05 ABOVE AVG/CUST	1.45
06 EXCELLENT	1.75

MODEL 01 SINGLE FAMILY RESIDENTIAL - STRUCTURAL ELEMENT DATA

BEDROOMS	BATHS	1/2BATHS	POINTS	BEDROOMS	BATHS	1/2 BATHS	POINTS
1	0	0	0	4	0	0	2
1	0	1	2	4	0	1	4
1	1	0	4	4	1	0	8
1	1	1	6	4	1	1	10
2	0	0	0	4	2	0	13
2	0	1	3	4	2	1	15
2	1	0	7	4	3	0	16
2	1	1	9	4	3	1	17
2	2	0	11	5	0	0	2
2	2	1	12	5	0	1	4
3	0	0	1	5	1	0	8
3	0	1	4	5	1	1	10
3	1	0	8	5	2	0	13
3	1	1	10	5	2	1	15
*3	*2	*0	12	5	3	0	17
3	2	1	13	5	3	1	18
3	3	0	15	5	3	2	19

SQ. FOOT	SIZE FACTOR		SQ. FOOT	SIZE FACTOR
0 - 899	1.56		1900 – 1999	1.04
900 - 949	1.54		2000 – 2199*	*1.00
950 - 999	1.52		2200 - 2399	0.99
1000 - 1049	1.50		2400 - 2599	0.98
1050 - 1099	1.48		2600 - 2799	0.97
1100 - 1149	1.46		2800 - 2899	0.96
1150 - 1199	1.42		3000 - 3199	0.95
1200 - 1249	1.40		3200 - 3499	0.94
1250 - 1299	1.38		3500 – 3799	0.93
1300 - 1349	1.36		3800 - 4099	0.92
1350 - 1399	1.34		4100 - 4399	0.91
1400 - 1449	1.32		4400 - 4699	0.9
1450 - 1499	1.30		4700 - 5099	0.89
1500 - 1599	1.24		5100 - 5499	0.88
1600 - 1699	1.20		5500 - 5899	0.87
1700 - 1799	1.14		5900 - 6299	0.86
1800 - 1899	1.08		6300 - UP	0.85

***Indicates the standard used for a 100-point structure.**

MODEL 01 - USE CODE 01E - SINGLE FAMILY EXCEPTIONAL

BATHS

# 0F	POINTS	# 0F	POINTS
2	3	10	16
3	5	11	18
4	7	12	19
5	9	13	20
6	10	14	22
7*	*12	15	23
8	13	16	25
9	15	17-UP	27

FIREPLACE

CODE	DESCRIPTION	PRICE*
01	NONE	0
02	PREFAB	3000
03	1 STY SINGLE	5000
04	2 STY SNG/1 DBL	6200
05	2 OR MORE	10000
06	MASSIVE	9400
07	>2 MASSIVE	18600

*Times the Quality Adjustment.

SIZE FACTOR CHART – USE CODE 01E

Square footage is calculated from the BAS, FUS, FOG, LLF, and SFB sub areas.

SQ. FT.		SIZE FACTOR	SQ. FT.		SIZE FACTOR
0 -	2199	1.25	5400	-5599	1.05
2200 -	2399	1.23	5600	-5799	1.05
2400 -	2599	1.21	5800	-5999	1.04
2600 -	2799	1.2	6000	-6399	1.03
2800 -	2999	1.18	6400	-6799	1.02
3000 -	3199	1.17	6800	-7199	1.01
3200 -	3399	1.16	**7200**	**-7599***	***1.00**
3400 -	3599	1.15	7600	-7999	0.99
3600 -	3799	1.14	8000	-8599	0.98
3800 -	3999	1.13	8600	-9199	0.97
4000 -	4199	1.12	9200	-9799	0.96
4200 -	4399	1.11	9800	-10399	0.95
4400 -	4599	1.1	10400	-11199	0.94
4600 -	4799	1.09	11200	-11999	0.93
4800 -	4999	1.08	12000	-12799	0.92
5000 -	5199	1.07	12800	-13599	0.91
5200 -	5399	1.06	13600	-14499	0.9
			14500	- UP	0.89

*** Indicates the standard used for a 100-point structure.**

MODEL 02 MANUFACTURED HOME CONSTRUCITION - STRUCTURAL ELEMENT DATA

FOUNDATION	PTS	ROOFING COVER	PTS	HEATING FUEL	PTS
1 EARTH	0	01 CORR SHT MET/CANVAS	2	01 NONE	0
2 PIERS	4	02 ROLL COMP	3	02 OIL/WDE/COAL	1
*3 CONT FTG	5	*03 ASP,COMP SHG	6	03 GAS	2
4 SPREAD FTG	6	04 BLT UP TAR&GRL	12	04 ELECTRIC	2
5 SPECIAL FTG	12	05 RUBBER COMP ME	14	05 SOLAR	1
6 PIERS>6 FT	8	06 ASBTS SHG	6	**HEATING TYPE**	
FLOOR SYSTEM		07 CONC TILE/CLAY	23	01 NONE	0
1 NONE	0	08 CEDAR SHAKE	13	02 BASEBOARD	4
2 SLAB ON GRD	4	09 ENAMEL MTL/COPPER	33	03 AIR-NO-DUCT	3
3 SLAB ABV GRD	9	10 WDD OR ARCHL SH	9	04 AIR-DUCTED	3
*4 PLYWOOD	6	11 SLATE	23	05 RADIANT CEIL	4
5 WOOD	10	12 METAL-PREFINISHED	10	06 HOTWATER	6
6 PLATFORM HGT	12	13 GLASS, THERML	26	07 STEAM/CENTRAL BOILER	6
7 STRUCT SLAB	14	14 TILE/METAL, SYNTH DESIGN	15	08 RADIANT ELEC	4
EXTERIOR WALL		15 METAL -STANDING SEAM	17	09 RADIANT WTR	8
01 SIDING MIN	6	16 CEMENT FIBER	15	*10 HEAT PUMP	5
02 CORR MET LGT	9	**INTERIOR WALL**		11 HP LP SYS GEOTHERMAL	9
03 COMP OR WLBD	10	01 MASNRY/MIN	8	12 WATER STOVE	6
04 SIDG NO SHTG	19	02 WLLBRD/WDD	12	13 HYBRID	6
05 ASBESTOS SHNG	27	03 PLASTER	28	14 DUEL HEAT SYS	8
06 BRD&BAT/PLW	21	04 PLYWD PANEL	24	15 WOOD STOVE/PELLET	2
07 CORR ASBTS	27	*05 DRWLL/SHROCK	28	16 MINI-SPLIT	3
08 MASONITE	18	06 CUSTOM INTERIOR	35	**AIR CONDITIONING TYPE**	
09 WOOD ON SHTG	28	07 WOOD T & G	30	01 NONE	0
*10 ALUM, VINYL	25	08 LOG	35	02 WALL UNIT	3
11 CONC BLK	21	09 VINYL	20	03 CENTRAL	5
12 STUCO/BLK	32	**INTERIOR FLR COVER**		04 PCKD ROOF	5
13 STUCCO/TILE-WD	33	01 NONE	0	05 CHILLED WTR	8
14 EXTERIOR PLYWOOD	21	02 PLYWD, LINM	2	MINI-SPLIT	4
15 BRD&BAT 12"/DESIGN METAL	31	03 CONC FIN	3	**FIREPLACE (PRICExQUALITY)**	
16 WDD SHNG, LOG	32	04 CONC TAPERED	5	01 NONE	0
17 CEDAR, REDWOOD/D-LOG	30	05 ASPHT TILE	3	02 PREFAB	$2,600
18 CEMFIBR/HARDI/M	27	06 VINYL ASBTS	5	2D 2 OR MORE PREFAB FP	$4,200
19 TEXTURED BLOCK/STONE VENEER	32	07 CORK OR VINYL TILE	9	03 1 STY SNGL	$5,500
20 JUMBO/COMM BRI	33	*08 SHEET VINYL	8	04 2 STY SNGL/1 DBL	$8,000
21 FACE BRICK	35	09 PINE/SOFT WOOD/BAMBOO	13	05 2 OR MORE	$10,000
22 STONE/MARBLE	49	10 TERRAZO MONO	19	06 MASSIVE	$15,000
23 CORR MET HVY	22	11 CERAMIC TILE	24	07 TWO OR MORE MASSIVE	$23,000
24 MODULAR/PREFAB METAL	15	12 HARDWOOD/HEART PINE	19	08 PREFAB W/STONE	$3,800
25 REINFOR CONCR	40	13 PARQUET	18	09 VENTLESS	$2,000
26 PRECAST PANEL	44	*14 CARPET	8	**SHAPE/DESIGN FACTOR**	
27 PREFIN MET	20	15 HARD TILE OR QUARRY	24	01 SQUARE	0.90
28 GLASS/THRML	30	16 TERRAZO STRP	12	02 RECTANGULAR	0.95
29 DESIGN-VYL SHAKE/SIDING	30	17 PRECAST CONC	3	03 SLIGHTLY IRREGULAR	1.00
30 SIDING MAXIMUM (3+ SIDING)	41	18 SLATE	30	04 MODERATELY IRREGULAR	1.05
ROOF STRUCTURE		19 MARBLE	58	05 IRREGULAR	1.10
01 FLAT	6	20 LAMINATE WOOD/ENGNER	13	06 VERY IRREGULAR	1.15
02 SHED	8	21 RUBBER	10	07 EXTREMELY IRREGULAR	1.20
*03 GABLE	10	**MARKET FACTOR**		08 EXCEPTIONAL	1.25
04 HIP	12	01 MRKT FACTOR	0.80	**QUALITY ADJUSTMENT**	
05 GAMBRL/MAN	14	02 MRKT FACTOR	0.90	01 MINIMUM	0.75
06 IRREG/CATHRL	18	03 MRKT FACTOR	1.00	02 BELOW AVERAGE	0.90
14 VAULT/TREY	15	04 MRKT FACTOR	1.05	03 AVERAGE	1.00
		05 MRKT FACTOR	1.10	04 ABOVE AVERAGE	1.20
		06 MRKT FACTOR	1.15	05 ABOVE AVG/CUST	1.45
		07 MRKT FACTOR	1.20	06 EXCELLENT	1.75

MANUFACTURED HOME BEDROOM BATHROOM POINTS

MANUFACTURED HOME DOUBLEWIDE

BEDROOMS	BATHS	1/2BATHS	POINTS		BEDROOMS	BATHS	1/2BATHS	POINTS
1	0	0	0		4	0	0	3
1	0	1	1		4	0	1	4
1	1	0	3		4	1	0	9
1	1	1	5		4	1	1	11
2	0	0	1		4	2	0	14
2	0	1	2		4	2	1	15
2	1	0	6		4	3	0	16
2	1	1	8		4	3	1	17
2	2	0	10		5	0	0	4
2	2	1	11		5	0	1	5
3	0	0	2		5	1	0	11
3	0	1	3		5	1	1	12
3	1	0	8		5	2	0	15
3	1	1	10		5	2	1	16
*3	2	0	11		5	3	0	17
3	2	1	12		5	3	1	18
3	3	0	13		5	4	0	19
5	4	1	20					

MANUFACTURED HOME SINGLEWIDE

BEDROOMS	BATHS	1/2BATHS	POINTS		BEDROOMS	BATHS	1/2BATHS	POINTS
1	0	0	0		3	1	1	10
1	0	1	1		3	2	0	11
1	1	0	3		3	2	1	13
1	1	1	5		3	3	0	14
2	0	0	1		4	0	0	3
2	0	1	2		4	0	1	4
2	1	0	6		4	1	0	9
2	1	1	8		4	1	1	10
2	2	0	11*		4	2	0	13
2	2	1	12		4	2	1	15
3	0	0	2		4	3	0	16
3	0	1	3		4	3	1	17
3	1	0	8					

MANUFACTURED HOME SIZE FACTOR

SIZE FACTOR - USE CODE 2 (Multi-Sectional)

SQ. FOOT	SIZE FACTOR		SQ. FOOT	SIZE FACTOR
0 - 600	1.57		1251 - 1300	1.15
601 - 650	1.54		1301 - 1350	1.12
651 - 700	1.51		1351 - 1400	1.09
701 - 750	1.48		1401 - 1450	1.06
751 - 800	1.45		1451 - 1500	1.03
801 - 850	1.42		1501 – 1600 *	1.00 *
851 - 900	1.39		1601 - 1700	0.99
901 - 950	1.36		1701 - 1800	0.98
951 - 1000	1.33		1801 - 2000	0.97
1001 - 1050	1.30		2001 - 2200	0.96
1051 - 1100	1.27		2201 - 2400	0.95
1101 - 1150	1.24		2401 - 2600	0.95
1151 - 1200	1.21		2601 - UP	0.93
1201 - 1250	1.18			

SIZE FACTOR - USE CODE 03 (SINGLE WIDE)

SQ. FOOT	SIZE FACTOR		SQ. FOOT	SIZE FACTOR
0 - 550	1.22		1301 – 1350	0.97
551 - 600	1.20		1351 - 1400	0.96
601 - 650	1.18		1401 - 1450	0.95
651 - 700	1.16		1451 - 1500	0.94
701 - 750	1.14		1501 - 1600	0.93
751 - 800	1.12		1601 - 1700	0.92
801 - 850	1.10		1701 - 1800	0.91
851 - 900	1.08		1801 - 1900	0.9
901 - 950	1.06		1901 - 2000	0.89
951 - 1000	1.04		2001 - 2100	0.88
1001 - 1050	1.02		2101 - 2200	0.87
1051 - 1200*	*1.00		2201 - 2300	0.86
1201 - 1250	0.99		2301 - UP	0.85
1251 - 1300	0.98			

*** Indicates the standard used for a 100-point structure.**

MODEL 03 CONDOMINIUM - STRUCTURAL ELEMENT DATA

FOUNDATION	PTS
1 EARTH	0
2 PIERS	2
*3 CONT FTG	4
4 SPREAD FTG	5
5 SPECIAL FTG	10

FLOOR SYSTEM	
1 NONE	0
*2 SLAB ON GRD	8
3 SLAB ABV GRD	10
4 PLYWOOD	9
5 WOOD	10
6 PLATFORM HGT	11
7 STRUCT SLAB	15

EXTERIOR WALL	
01SIDING MIN	6
02 CORR MET LGT	6
03 COMP OR WLBD	9
04 SIDG NO SHTG	14
05ASBESTOS SHNG	24
06 BRD&BAT/PLW	25
07 CORR ASBTS	21
08 MASONITE	24
09 WOOD ON SHTG	26
*10 ALUM, VINYL	24
11 CONC BLK	20
12 STUCO/BLK	21
13 STUCCO/TIL-WD	22
14 EXTERIOR PLYWOOD	25
15 BRD&BAT 12"/DESIGN METAL	26
16 WDD SHNG, LOG	30
17 CEDAR, REDWOOD/D-LOG	28
18 CEMFIBR/HARDI/M	30
19 TEXTURED BLOCK/STONE VENEER	25
20 JUMBO/COMM BRI	28
21 FACE BRICK	30
22 STONE/MARBLE	35
23 CORR MET HVY	10
24 MODULAR/PREFAB METAL	20
25 REINFOR CONCR	40
26 PRECAST PANEL	40
27 PREFIN MET	50
28 GLASS/THRML	60
29 DESIGN-VYL SHAKE/SIDING	26
30 SIDING MAXIMUM (3+ SIDING)	32

ROOF STRUCTURE	
*07 WOOD TRUSS	7
08 IRR/WD TRUS	11
09 BARJOIST	14
10 STL FRM,TRS	13
11 BWSTR TRS	9
12 RNFR CONC	17
13 PRSTR CONC	20

SHAPE/DESIGN FACTOR	
01 SQUARE	0.90
02 RECTANGULAR	0.95
*03 SLIGHTLY IRREGULAR	1.00
04 MODERATELY IRREG	1.05
05 IRREGULAR	1.10
06 VERY IRREGULAR	1.15
07 EXTREMELY IRREG	1.20
08 EXCEPTIONAL	1.25

ROOFING COVER	PTS
01 CORR SHT MET	1
02 ROLL COMP	1
*03 ASP,COMP SHG	2
04 BLT UP TAR&GRL	3
05 RUBBER COMP ME	4
06 ASBTS SHG	3
07 CONC TILE/CLAY	9
08 CEDAR SHAKE	6
09 ENAMEL MTL/COP	13
10 WDD OR ARCHL SH	4
11 SLATE	12
12 METAL PREFINISHED	4
13 GLASS/THERML	10
14 TILE/METAL, SYNTH DESIGN	6
15 METAL -STANDING SEAM	7
16 CEMENT FIBER	5

INTERIOR WALL	
01 MASNRY/MIN	6
02 WLLBRD/WDD	9
03 PLASTER	22
04 PLYWD PANEL	18
*05 DRWLL/SHROCK	22
06 CUSTOM INTERIOR	30
07 WOOD T & G	24
08 LOG	30
09 VINYL	20

INTERIOR FLR COVER	
01 NONE	0
02 PLYWD, LINM	2
03 CONC FIN	1
04 CONC TAPERED	2
05 ASPHT TILE	2
06 VINYL ASBTS	2
07 CORK OR VINYL TILE	5
*08 SHEET VINYL	6
09 PINE/SOFT WOOD/BAMBOO	8
10 TERRAZO MONO	13
11 CERAMIC TILE	12
12 HARDWOOD/HEART PINE	12
13 PARQUET	12
*14 CARPET	6
15 HARD TILE OR QUARRY	15
16 TERRAZO STRP	14
17 PRECAST CONC	3
18 SLATE	20
19 MARBLE	37
20 LAMINATE WOOD/ENGNER	8
21 RUBBER	7

MARKET FACTOR	
01 MRKT FACTOR	0.80
02 MRKT FACTOR	0.90
*03 MRKT FACTOR	1.00
04 MRKT FACTOR	1.05
05 MRKT FACTOR	1.10
06 MRKT FACTOR	1.15
07 MRKT FACTOR	1.20

QUALITY ADJUSTMENT	
01 MINIMUM	0.75
02 BELOW AVERAGE	0.90
*03 AVERAGE	1.00
04 ABOVE AVERAGE	1.20
05 ABOVE AVG/CUST	1.45
06 EXCELLENT	1.75

HEATING FUEL	PTS
01 NONE	0
02 OIL/WDE/COAL	0
03 GAS	2
*04 ELECTRIC	2
05 SOLAR	1

HEATING TYPE	
01 NONE	0
02 BASEBOARD	3
03 AIR-NO-DUCT	2
04 AIR-DUCTED	4
05 RADIANT CEIL	2
06 HOTWATER	5
07 STEAM/CENTRAL BOILER	5
08 RADIANT ELEC	3
09 RADIANT WTR	6
*10 HEAT PUMP	4
11 HP LP SYS GEOTHERMAL	5
12 WATER STOVE	5
13 HYBRID	5
14 DUEL HEAT SYS	6
15 WOOD STOVE/PELLET	2
16 MINI-SPLIT	3

AIR CONDITION TYPE	
01 NONE	0
02 WALL UNIT	1
*03 CENTRAL	5
04 PCKD ROOF	5
05 CHILLED WTR	4
MINI-SPLIT	4

FIREPLACE (PRICExQUALITY)	
01 NONE	0
02 PREFAB	$2,600
2D 2 OR MORE PREFAB FP	$4,200
03 1 STY SNGL	$5,500
04 2 STY SNGL/1 DBL	$8,000
05 2 OR MORE	$10,000
06 MASSIVE STONE/BRICK	$15,000
07 TWO OR MORE MASSIVE	$23,000
08 PREFAB W/STONE	$3,800
09 VENTLESS	$2,000

STRUCTURAL FRAME	
01 NONE	0
*02 WOOD FRAME	4
03 PREFAB	1
04 MASONRY	4
05 REINFORCED CONCRETE	8
06 STEEL	5
07 FIRE PROOF STEEL	10
08 SPECIAL	14

CEILING & INSULATION	
01 SUSPEND CEIL INSULAT	4
02 SUSPEND WALL INSULAT	4
03 SUSPEND CEIL & WALL INSU	5
04 SUSPEND NO INSUL	3
05 NOT SUSPEND CEIL INSUL	3
06 NOT SUSPEND WALL INSUL	3
*07 NOT SUSPEND CEIL&WALL	4
08 NOT SUSPEND NO INSUL	2
09 NO CEIL ROOF INSUL	1
10 NO CEIL WALL INSUL	1
11 NO CEIL ROOF & WALL INS	2
12 NO CEIL NO INSULATION	0

MODEL 03 CONDOMINIUM - STRUCTURAL ELEMENT DATA

MODEL 03 CONDOMINIUMS BED & BATH POINTS

BEDROOMS	BATHS	1/2BATHS	POINTS		BEDROOMS	BATHS	1/2BATHS	POINTS
1	0	0	0		4	0	0	1
1	0	1	2		4	0	1	3
1	1	0	4		4	1	0	5
1	1	1	6		4	1	1	7
2	0	0	1		4	2	0	9
2	0	1	2		4	2	1	11
2	1	0	4		4	3	0	13
2	1	1	6		4	3	1	15
*2	2	0	8		5	0	0	1
2	2	1	10		5	0	1	3
3	0	1	1		5	1	0	5
3	0	1	3		5	1	1	7
3	1	0	5		5	2	0	9
3	1	1	7		5	2	1	11
3	2	1	11		5	3	0	13
3	3	0	13		5	3	2	17

CONDOMINIUM SIZE FACTOR

SQ. FT.	FACTOR		SQ. FT.	FACTOR
0 - 600	1.25		901 - 920	1.09
601 - 620	1.24		921 - 940	1.08
621 - 640	1.23		941 - 960	1.07
641 - 660	1.22		961 - 980	1.06
661 - 680	1.21		981 - 1,000	1.05
681 - 700	1.20		1,001 - 1,002	1.04
701 - 720	1.19		1,021 - 1,040	1.03
721 - 740	1.18		1,041 - 1,060	1.02
741 - 760	1.17		1,061 - 1,100	1.01
761 - 780	1.16		**1,101 - 1,150**	**1.00***
781 - 800	1.15		1,151 - 1,200	0.99
801 - 820	1.14		1,201 - 1,300	0.98
821 - 840	1.13		1,301 - 1,400	0.97
841 - 860	1.12		1,401 - 1,500	0.96
861 - 880	1.11		1,501 - UP	0.95
881 - 900	1.10			
Square footage comes from BAS, FUS, FOG, LLF,				

*** Indicates the standard used for a 100-point structure.**

MODEL 04 OFFICE CONSTRUCTION - STRUCTURAL ELEMENT DATA

FOUNDATION	PTS
01 EARTH	0
02 PIERS	2
03 CONT FTG	4
*04 SPREAD FTG	5
05 SPECIAL FTG	12
6 PIERS>6 FT	8

FLOOR SYSTEM	
01 NONE	0
*02 SLAB ON GRD	5
03 SLAB AVB GRD	11
04 PLYWOOD	9
05 WOOD	11
06 PLATFORM HGT	14
07 STRUCT SLAB	16

EXTERIOR WALL	
01 SIDING MIN	3
02 CORR MET LGT	5
03 COMP OR WLBD	10
04 SIDG NO SHTG	14
05 ASBSTS SHNG	19
06 BRD&BAT/PLW	14
07 CORR ASBTS	10
08 MASONITE	16
09 WOOD ON SHTG	18
10 ALUM,VINL	17
11 CONC BLK	16
12 STUCO/BLK	19
13 STUCO/TL-WD	15
14 EXTERIOR PLYWOOD	16
15 BRD&BAT 12"/DESIGN METAL	20
16 WDD SHNG, LOG	30
17 CEDAR, REDWOOD/D-LOG	26
18 CEMFIBR/HARDI/M	22
19 TEXTURED BLOCK/STONE VENEER	24
20 JUMBO/COMM BRI	28
*21 FACE BRICK	26
22 STONE/MARBLE	35
23 CORR MET HVY	20
24 MODULAR/PREFAB METAL	15
25 REINFOR CONCR	27
26 PRECAST PANEL	22
27 PREFIN MET	30
28 GLASS/THRML	35
29 DESIGN-VYL SHAKE/SIDING	20
30 SIDING MAXIMUM (3+ SIDING)	32

ROOF STRUCTURE	PTS
*07 WOOD TRUSS	7
08 IRR/WD TRUS	12
09 BARJOIST	9
10 STL FRM,TRS	10

ROOF STRUCTURE	PTS
11 BWSTR TRS	8
12 RNFR CONC	10
13 PRSTR CONC	11

ROOFING COVER	
01 CORR SHT MET	1
02 ROLL COMP	1
*03 ASP, COMP SHG	2
04 BLT UP TAR&GRL	3
05 RUBBERIZED	6
06 ASBTS SHG/CORR	8
07 CONC TILE/CLAY	9
08 CEDAR SHAKE	5
09 CPPR,ENAML	14
10 310 LB/WD SHG	4
11 SLATE	12
12 METAL PREFINISHED	5
13 GLASS/THERML	26
14 TILE/METAL, SYNTH DESIGN	10
15 METAL -STANDING SEAM	8
16 CEMENT FIBER	9

INTERIOR WALL	
01 MASNRY/MIN	8
02 WLLBRD/WD	11
03 PLASTER	22
04 PLYWD PANL	18
05 DRYLL/SHR	22
06 CUSTOM INTERIOR	30
07 WOOD T & G	18
08 LOG	30
09 VINYL	20

INTER FLR COVER	
01 NONE	0
02 PLYWD, LINM	2
03 CONC FIN	1
04 CONC TAPERED	2
05 ASPHT TILE	2
06 VINYL ASBTS	2
07 CORK OR VINYL TILE	6
*08 SHEET VINYL	5
09 PINE/SOFT WOOD/BAMBOO	8
10 TERRAZO MONO	15
11 CERAMIC TILE	15
12 HARDWOOD/HEART PINE	14
13 PARQUET	12
*14 CARPET	5
15 HARD TILE OR QUARRY	15
16 TERRAZO STRP	14
17 PRECAST CONC	7
18 SLATE	20
19 MARBLE	38
20 LAMINATE WOOD/ENGNER	9
21 RUBBER	8

HEATING FUEL	PTS
01 NONE	0
02 OIL/WD/COAL	1
03 GAS	2
*04 ELECTRIC	2
05 SOLAR	1

HEATING TYPE	
01 NONE	0
02 BASEBOARD	2
03 AIR-NO-DUCT	3
04 AIR-DUCTED	5
05 RADIANT CEIL	3
06 HOTWATER	8
07 STEAM/CENTRAL BOILER	5
08 RADIANT ELEC	4
09 RADIANT WTR	9
*10 HEAT PUMP	5
11 HP LP SYS GEOTHERMAL	7
12 WATER STOVE	5
13 HYBRID	6
14 DUEL HEAT SYS	8
15 WOOD STOVE/PELLET	2
16 MINI-SPLIT	3

AIR CONDITION TYPE	
01 NONE	0
02 WALL UNIT	1
*03 CENTRAL	6
04 PCKD ROOF	7
05 CHILLED WTR	8
16 MINI-SPLIT	5

STRUCTURAL FRAME	
01 NONE	0
*02 WOOD FRAME	5
03 PREFAB	4
04 MASONRY	6
05 RNFRD CONC	15
06 STEEL	9
07 FRPRF STL	16
08 SPECIAL	23

CEILING & INSULATION	
01 SUS CEIL INS	4
02 SUS WALL INS	4
03 SUS CL/WL INS	5
04 SUS NO INS	3
05 NOT SUS CEIL	3
06 NOT SUS WALL	3
*07 NT SUS CL/WL	4
08 NT SUS NO IN	2
09 ROOF INSUL	1
10 WALL INSUL	1
11 RF/WL INS	2
12 NO CEIL INS	0

MODEL 04 OFFICE CONSTRUCTION - STRUCTURAL ELEMENT DATA

OFFICE SIZE FACTORS			
SQ. FT	FACTOR	SQ.FT.	FACTOR
1 - 500	125%	3601 - 3900	107%
501 - 600	124%	3901 - 4200	106%
601 - 700	123%	4201 - 4500	105%
701 - 800	122%	4501 - 4800	104%
801 - 900	121%	4801 - 5200	103%
901 - 1000	120%	5201 - 5600	102%
1001 - 1100	119%	5601 - 6000	101%
1101 - 1200	118%	6001 - 8000	100%
1201 - 1400	117%	8001 - 10000	99%
1401 - 1600	116%	10001 - 12000	98%
1601 - 1800	115%	12001 - 14000	97%
1801 - 2000	114%	14001 - 16000	96%
2001 - 2200	113%	16001 - 20000	95%
2201 - 2400	112%	20001 - 25000	94%
2401 - 2700	111%	25001 - 30000	93%
2701 - 3000	110%	30001 - 40000	92%
3001 - 3300	109%	40001 - 50000	91%
3301 - 3600	108%	50001 - UP	90%

MARKET/DESIGN FACTOR		
1	SQUARE	1.00
2	RECTANGLE	1.00
3	SLIGHT RECTANGLE	1.02
4	MODERATE IRREGULAR	1.04
5	IRREGULAR	1.06
6	VERY IRREGULAR	1.10
7	EXTTREME IRREGULAR	1.15

QUALITY ADJUSTMENT		
1	MINIMUM	0.75
2	BELOW AVERAGE	0.90
3	AVERAGE	1.00
4	ABOVE AVERAGE	1.10
5	ABOVE AVG/CUSTOM	1.30
6	EXCELLENT	1.50

MARKET FACTOR		
01	MRKT FACTOR	0.80
02	MRKT FACTOR	0.90
03	MRKT FACTOR	1.00
04	MRKT FACTOR	1.05
05	MRKT FACTOR	1.10
06	MRKT FACTOR	1.15
07	MRKT FACTOR	1.20

FIXTURES - PLUMBING POINT SCHEDULE	
AREA PER FIXTURE	POINTS
0 - 99	14
100 - 149	13
150 - 189	12
190 - 229	11
230 - 269	10
270 - 309	9
310 - 349	8
350 - 449	7
450 - 559	6
560 - 759	5
760 - 869	4
870 - 1159	3
1160 - 1759	2
1760 - Up	1

FIREPLACE (PRICExQUALITY)	
01 NONE	0
02 PREFAB	$2,600
2D 2 OR MORE PREFAB FP	$4,200
03 1 STY SNGL	$5,500
04 2 STY SNGL/1 DBL	$8,000
05 2 OR MORE	$10,000
06 MASSIVE STONE/BRICK	$15,000
07 TWO OR MORE MASSIVE	$23,000
08 PREFAB W/STONE	$3,800
09 VENTLESS	$2,000

***Indicates the standard used for a 100-point structure.**

DAVIDSON COUNTY
2026 APPRAISAL MANUAL

MODEL 05 APARTMENT - STRUCTURAL ELEMENT DATA

FOUNDATION	PTS
1 EARTH	0
2 PIERS	2
3 CONT FTG	4
*4 SPREAD FTG	5
5 SPECIAL FTG	12

FLOOR SYSTEM	
1 NONE	0
*2 SLAB ON GRD	5
3 SLAB ABV GRD	10
4 PLYWOOD	8
5 WOOD	10
6 PLATFORM HGT	12
7 STRUCT SLAB	14

EXTERIOR WALL	
01SIDING MIN	4
02 CORR MET LGT	7
03 COMP OR WLBD	12
04 SIDG NO SHTG	14
05ASBESTOS SHNG	10
06 BRD&BAT/PLW	19
07 CORR ASBTS	12
08 MASONITE	16
09 WOOD ON SHTG	26
*10 ALUM, VINYL	23
11 CONC BLK	24
12 STUCO/BLK	26
13 STUCCO/TIL-WD	22
14 EXTERIOR PLYWOOD	25
15 BRD&BAT 12"/DESIGN METAL	27
16 WDD SHNG, LOG	29
17 CEDAR, REDWOOD/D-LOG	28
18 CEMFIBR/HARDI/M	26
19 TEXTURED BLOCK/STONE VENEER	27
20 JUMBO/COMM BRI	34
21 FACE BRICK	32
22 STONE/MARBLE	45
23 CORR MET HVY	22
24 MODULAR/PREFAB METAL	18
25 REINFOR CONCR	39
26 PRECAST PANEL	32
27 PREFIN MET	50
28 GLASS/THRML	60
29 DESIGN-VYL SHAKE/SIDING	27
30 SIDING MAXIMUM (3+ SIDING)	35

ROOFINGSTRUCTUR	PTS
*07 WOOD TRUSS	8
08 IRR/WD TRUS	19
09 BARJOIST	10
10 STL FRM,TRS	12
11 BWSTR TRS	10
12 RNFR CONC	14
13 PRSTR CONC	15

ROOFINGCOVER	
01 CORR SHT MET	1
02 ROLL COMP	1
*03 ASP,COMP SHG	3
04 BLT UP TAR&GRL	5
05 RUBBER COMP ME	8
06 ASBTS SHG	3
07 CONC TILE/CLAY	9
08 CEDAR SHAKE	5
09 ENAMEL MTL/COP	13
10 WDD OR 310 ARCHL SHINGLS	5
11 SLATE	10
12 METAL PREFINISHED	5
13 GLASS/THERML	26
14 TILE/METAL, SYNTH DESIGN	10
15 METAL -STANDING SEAM	8
16 CEMENT FIBER	7

INTERIOR WALL	
01 MASNRY/MIN	6
02 WLLBRD/WDD	9
03 PLASTER	22
04 PLYWD PANEL	18
*05 DRWLL/SHROCK	23
06 CUSTOM INTERIO	30
07 WOOD T & G	28
08 LOG	30
09 VINYL	20

INTERIOR FLR COVER	
01 NONE	0
02 PLYWD, LINM	2
03 CONC FIN	1
04 CONC TAPERED	2
05 ASPHT TILE	2
06 VINYL ASBTS	2
07 CORK OR VINYL TILE	7
*08 SHEET VINYL	5
09 PINE/SOFT WOOD/BAMBOO	8
10 TERRAZO MONO	15
11 CERAMIC TILE	15
12 HARDWOOD/HEART PINE	14
13 PARQUET	14
*14 CARPET	5
15 HARD TILE OR QUARRY	15
16 TERRAZO STRP	10
17 PRECAST CONC	3
18 SLATE	20
19 MARBLE	38
20 LAMINATE WOOD/ENGNER	8
21 RUBBER	7

HEATINGFUEL	PTS
01 NONE	0
02 OIL/WDE/COAL	1
03 GAS	2
*04 ELECTRIC	2
05 SOLAR	1

HEATINGTYPE	
01 NONE	0
02 BASEBOARD	2
03 AIR-NO-DUCT	2
04 AIR-DUCTED	4
05 RADIANT CEIL	2
06 HOTWATER	7
07 STEAM	3
08 RADIANT ELEC	3
09 RADIANT WTR	7
*10 HEAT PUMP	4
11 GEOTHERMAL	6
13 HYBRID	5
14 DUEL HEAT SYS	8
15 WOOD STOVE/PELLET	2
16 MINI-SPLIT	3

AIR CONDITION TYPE	
01 NONE	0
02 WALL UNIT	2
*03 CENTRAL	5
04 PCKD ROOF	6
05 CHILLED WTR	8
16 MINI-SPLIT	5

STRUCTURAL FRAME	
01 NONE	0
*02 WOOD FRAME	3
03 PREFAB	2
04 MASONRY	4
05 REINFORCED CONCRETE	8
06 STEEL	5
07 FIRE PROOF STEEL	10
08 SPECIAL	14

CEILING& INSULATION	
01 SUSPEND CEIL INSULAT	4
02 SUSPEND WALL INSULAT	4
03 SUSPEND CEIL & WALL INS	5
04 SUSPEND NO INSUL	3
05 NOT SUSPEND CEIL INSUL	3
06 NOT SUSPEND WALL INSUL	3
*07 NOT SUSPEND CEIL&WALL	4
08 NOT SUSPEND NO INSUL	2
09 NO CEIL ROOF INSUL	1
10 NO CEIL WALL INSUL	1
11 NO CEIL ROOF & WALL INS	2
12 NO CEIL NO INSULATION	0

MODEL 05 APARTMENT - STRUCTURAL ELEMENT DATA

SIZE FACTOR CHART					
AVERAGE SIZE UNIT		AVERAGE SIZE UNIT		AVERAGE SIZE UNIT	
NO. OF UNITS	0-599	600-799	800-999*	1000-1199	1200-MAX
2	1.20	1.15	1.10	1.08	1.06
3	1.18	1.13	1.08	1.06	1.05
4	1.16	1.11	1.06	1.04	1.03
5	1.14	1.09	1.04	1.02	1.01
6	1.11	1.07	1.02	1.00	0.99
7*	1.08	1.05	1.00	0.98	0.97
8	1.05	1.03	0.98	0.96	0.95
9	1.02	1.00	0.96	0.94	0.93
10 - UP	0.99	0.97	0.94	0.92	0.91

The average unit size = HEATED AREA / NUMBER OR UNITS = SIZE FACTOR

MARKET/DESIGN FACTOR		
1	SQUARE	1.00
2	*RECTANGLE	1.00
3	SLIGHT IRREGULAR	1.02
4	MODERATE IRREGULAR	1.04
5	IRREGULAR	1.06
6	VERY IRREGULAR	1.10
7	EXTREME IRREGULAR	1.15

QUALITY ADJUSTMENT		
1	MINIMUM	0.75
2	BELOW AVERAGE	0.90
3	*AVERAGE	1.00
4	ABOVE AVERAGE	1.10
5	ABOVE AVG/CUSTOM	1.30
6	EXCELLENT	1.50

MARKET FACTOR		
01	MRKT FACTOR	0.80
02	MRKT FACTOR	0.90
03	*MRKT FACTOR	1.00
04	MRKT FACTOR	1.05
05	MRKT FACTOR	1.10
06	MRKT FACTOR	1.15
07	MRKT FACTOR	1.20

FIREPLACE (PRICExQUALITY)	
01 NONE	0
02 PREFAB	$2,600
2D 2 OR MORE PREFAB FP	$4,200
03 1 STY SNGL	$5,500
04 2 STY SNGL/1 DBL	$8,000
05 2 OR MORE	$10,000
06 MASSIVE STONE/BRICK	$15,000
07 TWO OR MORE MASSIVE	$23,000
08 PREFAB W/STONE	$3,800
09 VENTLESS	$2,000

FIXTURES - POINTS SCHEDULE		
Area per Fixture	Points	USE CODES 60, 61, & 62 APARTMENTS
0 - 99	14	Enter total fixtures for entire building
100 - 149	12	
*150 - 189	10	Area per fixture = Total Heated Area
190 - 229	8	divided by Total Number of Fixtures
230 - 269	7	
270 - 309	6	
310 - 349	5	
350 - 449	4	
450 - UP	3	

For Improvement Types 60, 61, & 62
*** Indicates the standard used for a 100-point structure.**

MODEL 05 MOTEL/HOTEL - STRUCTURAL ELEMENT DATA					
FOUNDATION	**PTS**	**ROOFINGCOVER**		**HEATINGFUEL**	**PTS**
1 EARTH	0	01 CORR SHT MET	1	01 NONE	0
2 PIERS	2	02 ROLL COMP	1	02 OIL/WDE/COAL	1
3 CONT FTG	4	*03 ASP,COMP SHG	3	03 GAS	2
*4 SPREAD FTG	5	04 BLT UP TAR&GRL	5	*04 ELECTRIC	2
5 SPECIAL FTG	12	05 RUBBER COMP ME	8	05 SOLAR	1
FLOOR SYSTEM		06 ASBTS SHG	3	**HEATINGTYPE**	
1 NONE	0	07 CONC TILE/CLAY	9	01 NONE	0
*2 SLAB ON GRD	5	08 CEDAR SHAKE	5	02 BASEBOARD	2
3 SLAB ABV GRD	10	09 ENAMEL MTL/COP	13	03 AIR-NO-DUCT	2
4 PLYWOOD	8	10 WDD OR 310 ARCHL SHINGLS	5	04 AIR-DUCTED	4
5 WOOD	10	11 SLATE	10	05 RADIANT CEIL	2
6 PLATFORM HGT	12	12 METAL PREFINISHED	5	06 HOTWATER	7
7 STRUCT SLAB	14	13 GLASS/THERML	26	07 STEAM	3
EXTERIOR WALL		14 TILE/METAL, SYNTH DESIGN	10	08 RADIANT ELEC	3
01SIDING MIN	4	15 METAL -STANDING SEAM	8	09 RADIANT WTR	7
02 CORR MET LGT	7	16 CEMENT FIBER	7	*10 HEAT PUMP	4
03 COMP OR WLBD	12	**INTERIOR WALL**		11 GEOTHERMAL	6
04 SIDG NO SHTG	14	01 MASNRY/MIN	6	13 HYBRID	5
05ASBESTOS SHNG	10	02 WLLBRD/WDD	9	14 DUEL HEAT SYS	8
06 BRD&BAT/PLW	19	03 PLASTER	22	15 WOOD STOVE/PELLET	2
07 CORR ASBTS	12	04 PLYWD PANEL	18	16 MINI-SPLIT	3
08 MASONITE	16	*05 DRWLL/SHROCK	23	**AIR CONDITION TYPE**	
09 WOOD ON SHTG	26	06 CUSTOM INTERIO	30	01 NONE	0
*10 ALUM, VINYL	23	07 WOOD T & G	28	02 WALL UNIT	2
11 CONC BLK	24	08 LOG	30	*03 CENTRAL	5
12 STUCO/BLK	26	09 VINYL	20	04 PCKD ROOF	6
13 STUCCO/TIL-WD	22	**INTERIOR FLR COVER**		05 CHILLED WTR	8
14 EXTERIOR PLYWOOD	25	01 NONE	0	16 MINI-SPLIT	5
15 BRD&BAT 12"/DESIGN METAL	27	02 PLYWD, LINM	2	**STRUCTURAL FRAME**	
16 WDD SHNG, LOG	29	03 CONC FIN	1	01 NONE	0
17 CEDAR, REDWOOD/D-LOG	28	04 CONC TAPERED	2	*02 WOOD FRAME	3
18 CEMFIBR/HARDI/M	26	05 ASPHT TILE	2	03 PREFAB	2
19 TEXTURED BLOCK/STONE VENEER	27	06 VINYL ASBTS	2	04 MASONRY	4
20 JUMBO/COMM BRI	34	07 CORK OR VINYL TILE	7	05 REINFORCED CONCRETE	8
21 FACE BRICK	32	*08 SHEET VINYL	5	06 STEEL	5
22 STONE/MARBLE	45	09 PINE/SOFT WOOD/BAMBOO	8	07 FIRE PROOF STEEL	10
23 CORR MET HVY	22	10 TERRAZO MONO	15	08 SPECIAL	14
24 MODULAR/PREFAB METAL	18	11 CERAMIC TILE	15	09 METAL STUD	6
25 REINFOR CONCR	39	12 HARDWOOD/HEART PINE	14	**CEILING& INSULATION**	
26 PRECAST PANEL	32	13 PARQUET	14	01 SUSPEND CEIL INSULAT	4
27 PREFIN MET	50	*14 CARPET	5	02 SUSPEND WALL INSULAT	4
28 GLASS/THRML	60	15 HARD TILE OR QUARRY	15	03 SUSPEND CEIL & WALL INS	5
29 DESIGN-VYL SHAKE/SIDING	27	16 TERRAZO STRP	10	04 SUSPEND NO INSUL	3
30 SIDING MAXIMUM (3+ SIDING)	35	17 PRECAST CONC	3	05 NOT SUSPEND CEIL INSUL	3
ROOFINGSTRUCTUR	**PTS**	18 SLATE	20	06 NOT SUSPEND WALL INSUL	3
*07 WOOD TRUSS	9	19 MARBLE	38	*07 NOT SUSPEND CEIL&WALL	4
08 IRR/WD TRUS	19	20 LAMINATE WOOD/ENGNER	8	08 NOT SUSPEND NO INSUL	2
09 BARJOIST	10	21 RUBBER	7	09 NO CEIL ROOF INSUL	1
10 STL FRM,TRS	12			10 NO CEIL WALL INSUL	1
11 BWSTR TRS	10			11 NO CEIL ROOF & WALL INS	2
12 RNFR CONC	14			12 NO CEIL NO INSULATION	0
13 PRSTR CONC	15				

MODEL 05 MOTEL/HOTEL - STRUCTURAL ELEMENT DATA

*For Improvement Types, 37,37B,37E, 37F, 37L, and 37M

	MARKET/DESIGN FACTOR			QUALITY ADJUSTMENT	
1	SQUARE	1.00	1	MINIMUM	0.75
2	RECTANGLE	1.00	2	BELOW AVERAGE	0.90
3	SLIGHT IRREGULAR	1.02	3	AVERAGE	1.00
4	MODERATE IRREGULAR	1.04	4	ABOVE AVERAGE	1.10
5	IRREGULAR	1.06	5	ABOVE AVG/CUSTOM	1.30
6	VERY IRREGULAR	1.10	6	EXCELLENT	1.50
7	EXTRREME IRREGULAR	1.15			

	MARKET FACTOR	
01	MRKT FACTOR	0.80
02	MRKT FACTOR	0.90
03	MRKT FACTOR	1.00
04	MRKT FACTOR	1.05
05	MRKT FACTOR	1.10
06	MRKT FACTOR	1.15
07	MRKT FACTOR	1.20

AVERAGE SIZE UNIT	SIZE FACTOR
0 - 200 SF	108%
201 - 300 SF	104%
***301 - 500 SF**	**100%**
501 - 800 SF	97%
801 - UP SF	95%

PLUMBING - REST ROOM - POINTS SCHEDULE		
Area per Fixture	**Points**	
0 - 50	16	Area per fixture =
51 - 60	15	Total Heated Area
61 - 70	14	Total Number of Fixtures
71 - 80	13	
81 - 100	12	
101 - 120	11	
121 - 130	10	
***131 - 150**	**9**	
151 - UP	8	

***For Improvement Types, 37,37B,37E, 37F, 37L, and 37M**

*** Indicates the standard used for a 100-point structure.**

MODEL 06 WAREHOUSE/INDUSTRIAL CONSTRUCTION - STRUCTURAL ELEMENT DATA

FOUNDATION	PTS	ROOFINGCOVER		HEATINGFUEL	PTS
1 EARTH	1	01 CORR SHT MET	3	01 NONE	0
2 PIERS	3	02 ROLL COMP	3	02 OIL/WDE/COAL	1
3 CONT FTG	6	03 ASP,COMP SHG	4	03 GAS	2
*4 SPREAD FTG	8	*04 BLT UP TAR&GRL	6	*04 ELECTRIC	2
5 SPECIAL FTG	13	05 RUBBER COMP ME	10	05 SOLAR	1
FLOOR SYSTEM		06 ASBTS SHG	5	**HEATINGTYPE**	
1 NONE	0	07 CONC TILE/CLAY	15	01 NONE	0
*2 SLAB ON GRD	8	08 CEDAR SHAKE	8	02 BASEBOARD	5
3 SLAB ABV GRD	15	09 ENAMEL MTL/COP	24	*03 AIR-NO-DUCT	3
4 PLYWOOD	14	10 WDD OR ARCHL S	10	04 AIR-DUCTED	7
5 WOOD	17	11 SLATE	18	05 RADIANT CEIL	3
6 PLATFORM HGT	22	12 METAL PREFINISHED	8	06 HOTWATER	9
7 STRUCT SLAB	26	13 GLASS/THERML	26	07 STEAM	8
EXTERIOR WALL		14 TILE/METAL, SYNTH DESIGN	10	08 RADIANT ELEC	5
01 SIDING MIN	5	15 METAL -STANDING SEAM	14	09 RADIANT WTR	11
02 CORR MET LGT	7	16 CEMENT FIBER	10	10 HEAT PUMP	6
03 COMP OR WLBD	14	**INTERIOR WALL**		11 HP LP SYS GEOTHERMAL	8
04 SIDG NO SHTG	18	01 MASNRY/MIN	5	12 WATER STOVE	9
05 ASBSTS SHNG	22	02 WLLBRD/WDD	8	13 HYBRID	8
06 BRD&BAT/PLW	18	03 PLASTER	17	14 DUEL HEAT SYS	10
07 CORR ASBTS	30	04 PLYWD PANEL	13	15 WOOD STOVE/PELLET	2
08 MASONITE	27	05 DRWLL/SHROCK	17	16 MINI-SPLIT	5
09 WOOD ON SHTG	30	06 CUSTOM INTERIO	27	**AIR CONDITION TYPE**	
10 ALUM,VINL	28	07 WOOD T & G	22	*01 NONE	0
*11 CONC BLK	29	08 LOG	27	02 WALL UNIT	3
12 STUCO/BLK	30	09 VINYL	18	03 CENTRAL	8
13 STUCO/TL-WD	30	**INTERIOR FLR COVER**		04 PCKD ROOF	8
14 EXTERIOR PLYWOOD	29	01 NONE	0	05 CHILLED WTR	12
15 BRD&BAT 12"/DESIGN METAL	31	02 PLYWD, LINM	3	16 MINI-SPLIT	7
16 WDD SHNG, LOG	35	*03 CONC FIN	2	**STRUCTURAL FRAME**	
17 CEDAR, REDWOOD/D-LOG	33	04 CONC TAPERED	4	01 NONE	0
18 CEMFIBR/HARDI/M	30	05 ASPHT TILE	5	02 WOOD FRAME	11
19 TEXTURED BLOCK/STONE VENEER	31	06 VINYL ASBTS	5	03 PREFAB	8
20 JUMBO/COMM BRI	38	07 CORK OR VINYL TILE	8	*04 MASONRY	13
21 FACE BRICK	36	08 SHEET VINYL	8	05 REINFORCED CONCRETE	33
22 STONE/MARBLE	45	09 PINE/SOFT WOOD/BAMBOO	13	06 STEEL	15
23 CORR MET HVY	24	10 TERRAZO MONO	24	07 FIRE PROOF STEEL	36
24 MODULAR/PREFAB METAL	22	11 CERAMIC TILE	24	08 SPECIAL	45
25 REINFOR CONCR	38	12 HARDWOOD/HEART PINE	20	09 METAL STUD	12
26 PRECAST PANEL	30	13 PARQUET	19	**CEILING& INSULATION**	
27 PREFIN MET	50	14 CARPET	8	01 SUSPEND CEIL INSULAT	6
28 GLASS/THRML	60	15 HARD TILE OR QUARRY	24	02 SUSPEND WALL INSULAT	7
29 DESIGN-VYL SHAKE/SIDING	31	16 TERRAZO STRP	14	03 SUSPEND CEIL & WALL INS	8
30 SIDING MAXIMUM (3+ SIDING)	40	17 PRECAST CONC	6	04 SUSPEND NO INSUL	5
ROOFINGSTRUCTUR	**PTS**	18 SLATE	30	05 NOT SUSPEND CEIL INSUL	5
07 WOOD TRUSS	14	19 MARBLE	59	06 NOT SUSPEND WALL INSUL	6
08 IRR/WD TRUS	26	20 LAMINATE WOOD/ENGNER	12	07 NOT SUSPEND CEIL&WALL	7
09 BARJOIST	16	21 RUBBER	10	08 NOT SUSPEND NO INSUL	4
*10 STL FRM,TRS	18			09 NO CEIL ROOF INSUL	1
11 BWSTR TRS	15			10 NO CEIL WALL INSUL	2
12 RNFR CONC	21			*11 NO CEIL ROOF & WALL INS	3
13 PRSTR CONC	23			12 NO CEIL NO INSULATION	0

MODEL 06 WAREHOUSE/INDUSTRIAL CONSTRUCTION - STRUCTURAL ELEMENT DATA

QUALITY ADJUSTMENT		DESIGN FACTOR		MARKET FACTOR		
1 MINIMUM	0.75	1 SQUARE	1.00	01	MRKT FACTOR	0.80
2 BELOW AVERAGE	0.90	*2 RECTANGLE	1.00	02	MRKT FACTOR	0.90
*3 AVERAGE	1.00	3 SLIGHT IRREGULAR	1.02	*3	MRKT FACTOR	1.00
4 ABOVE AVERAGE	1.10	4 MODERATE IRREGULAR	1.04	04	MRKT FACTOR	1.05
5 ABOVE AVG/CUSTOM	1.30	5 IRREGULAR	1.06	05	MRKT FACTOR	1.10
6 EXCELLENT	1.50	6 VERY IRREGULAR	1.10	06	MRKT FACTOR	1.15
		7 EXTREME IRREGULAR	1.15	07	MRKT FACTOR	1.20
HEIGHT FACTOR X(QUALITY FACTOR) X SIZE FACTORXMARKET FACTOR						

FIXTURES - PLUMBING POINT SCHEDULE	
AREA PER FIXTURE	POINTS
0 - 1159	5
1160 - 2249	4
*2250 - 3249	3
3250 - 4999	2
5000 - UP	1

HEIGHT	FACTOR
8 - 9.9	0.89
10 - 11.9	0.92
12 - 13.9	0.96
14 - 15.9	1.00
16 - 17.9	1.04
18 - 19.9	1.08
20 - 21.9	1.13
22 - 23.9	1.18
24 - 25.9	1.23
26 - 27.9	1.28
28 - 29.9	1.33
30 - 34.9	1.38
35 - 39.9	1.51
40 - 44.9	1.64
45 - 49.9	1.77
50 - 54.9	1.90
55 - 59.9	2.03
60 - 69.9	2.16
70 - 79.9	2.42
80 - 89.9	2.68
90 - UP	2.84

SIZE FACTORS			
AREA	FACTOR	AREA	FACTOR
1 - 1,000	130%	20001-25000	102%
1,001 - 1,500	128%	25001-30000	101%
1,501 - 2,000	125%	*30001-35000	100%
2,001 - 3,000	121%	35001-40000	99%
3,001 - 4,000	119%	40001-50000	98%
4,001 - 5,000	116%	50001-60000	97%
5,001 - 6,000	115%	60001-70000	96%
6,001 - 7,000	114%	70001-80000	94%
7,001 - 8,000	112%	80,001 - 100,000	92%
8,001 - 10,000	110%	100,001 - 120,000	90%
10,001 - 12,000	109%	120,001 - 140,000	88%
12,001 - 14,000	107%	140,001 - 180,000	86%
14,001 - 16,000	105%	180,001 - 225,000	84%
16,001 - 18,000	104%	225,001 - 400,000	82%
18,001 - 20,000	103%	400,001 - UP	80%

FIREPLACE (PRICExQUALITY)	
01 NONE	0
02 PREFAB	$2,600
2D 2 OR MORE PREFAB FP	$4,200
03 1 STY SNGL	$5,500
04 2 STY SNGL/1 DBL	$8,000
05 2 OR MORE	$10,000
06 MASSIVE STONE/BRICK	$15,000
07 TWO OR MORE MASSIVE	$23,000
08 PREFAB W/STONE	$3,800
09 VENTLESS	$2,000

*** Indicates the standard used for a 100-point structure.**

MODEL 07 COMMERCIAL CONSTRUCTION - STRUCTURAL ELEMENT DATA

FOUNDATION	PTS
1 EARTH	0
2 PIERS	2
3 CONT FTG	4
***4 SPREAD FTG**	**6**
5 SPECIAL FTG	10
6 PIERS>6 FT	8

FLOOR SYSTEM	
1 NONE	0
*2 SLAB ON GRD	**6**
3 SLAB ABV GRD	12
4 PLYWOOD	10
5 WOOD	12
6 PLATFORM HGT	17
7 STRUCT SLAB	17

EXTERIOR WALL	
01 SIDING MIN	3
02 CORR MET LGT	5
03 COMP OR WLBD	10
04 SIDG NO SHTG	14
05 ASBSTS SHNG	15
06 BRD&BAT/PLW	16
07 CORR ASBTS	15
08 MASONITE	16
09 WOOD ON SHTG	19
10 ALUM,VINL	17
11 CONC BLK	20
12 STUCO/BLK	22
13 STUCO/TL-WD	24
14 EXTERIOR PLYWOOD	25
15 BRD&BAT 12"/DESIGN METAL	20
16 WDD SHNG, LOG	26
17 CEDAR, REDWOOD/D-LOG	22
18 CEMFIBR/HARDI/M	19
19 TEXTURED BLOCK/STONE VENEER	21
20 JUMBO/COMM BRI	26
***21 FACE BRICK**	**25**
22 STONE/MARBLE	35
23 CORR MET HVY	14
24 MODULAR/PREFAB METAL	12
25 REINFOR CONCR	27
26 PRECAST PANEL	22
27 PREFIN MET	30
28 GLASS/THRML	35
29 DESIGN-VYL SHAKE/SIDING	20
30 SIDING MAXIMUM (3+ SIDING)	33

ROOFINGSTRUCTUR	PTS
***07 WOOD TRUSS**	**8**
08 IRR/WD TRUS	12
09 BARJOIST	10
10 STL FRM,TRS	11
11 BWSTR TRS	9
12 RNFR CONC	13
13 PRSTR CONC	14

ROOFINGCOVER	
01 CORR SHT MET	2
02 ROLL COMP	2
03 ASP,COMP SHG	3
***04 BLT UP TAR&GRL**	**5**
05 RUBBER COMP ME	9
06 ASBTS SHG	4
07 CONC TILE/CLAY	13
08 CEDAR SHAKE	8
09 ENAMEL MTL/COP	20
10 WDD OR ARCHL S	7
11 SLATE	15
12 METAL PREFINISHED	7
13 GLASS/THERML	20
14 TILE/METAL, SYNTH DESIGN	10
15 METAL -STANDING SEAM	14
16 CEMENT FIBER	8

INTERIOR WALL	
01 MASNRY/MIN	4
02 WLLBRD/WDD	8
03 PLASTER	14
04 PLYWD PANEL	10
***05 DRWLL/SHROCK**	**14**
06 CUSTOM INTERIO	24
07 WOOD T & G	18
08 LOG	24
09 VINYL	12

INTERIOR FLR COVER	
01 NONE	0
02 PLYWD, LINM	3
03 CONC FIN	2
04 CONC TAPERED	4
05 ASPHT TILE	4
06 VINYL ASBTS	5
07 CORK OR VINYL TILE	8
***08 SHEET VINYL**	**6**
09 PINE/SOFT WOOD/BAMBOO	13
10 TERRAZO MONO	24
11 CERAMIC TILE	18
12 HARDWOOD/HEART PINE	20
13 PARQUET	14
***14 CARPET**	**8**
15 HARD TILE OR QUARRY	18
16 TERRAZO STRP	14
17 PRECAST CONC	6
18 SLATE	28
19 MARBLE	50
20 LAMINATE WOOD/ENGNER	12
21 RUBBER	13

HEATINGFUEL	PTS
01 NONE	0
02 OIL/WDE/COAL	1
03 GAS	2
***04 ELECTRIC**	2
05 SOLAR	1

HEATINGTYPE	
01 NONE	0
02 BASEBOARD	5
03 AIR-NO-DUCT	3
04 AIR-DUCTED	6
05 RADIANT CEIL	4
06 HOTWATER	10
07 STEAM	7
08 RADIANT ELEC	5
09 RADIANT WTR	11
***10 HEAT PUMP**	**6**
11 GEOTHERMAL	8
12 WATER STOVE	10
13 HYBRID	8
14 DUEL HEAT SYS	10
15 WOOD STOVE/PELLET	2
16 MINI-SPLIT	5

AIR CONDITION TYPE	
01 NONE	0
02 WALL UNIT	2
***03 CENTRAL**	**5**
04 PCKD ROOF	6
05 CHILLED WTR	8
16 MINI-SPLIT	4

STRUCTURAL FRAME	
01 NONE	0
***02 WOOD FRAME**	**6**
03 PREFAB	7
04 MASONRY	12
05 REINFORCED CONCRETE	29
06 STEEL	14
07 FIRE PROOF STEEL	31
08 SPECIAL	35
09 METAL STUD	11

CEILING& INSULATION	
01 SUSPEND CEIL INSULAT	6
02 SUSPEND WALL INSULAT	7
03 SUSPEND CEIL & WALL INS	**8**
04 SUSPEND NO INSUL	5
05 NOT SUSPEND CEIL INSUL	5
06 NOT SUSPEND WALL INSUL	6
07 NOT SUSPEND CEIL&WALL	7
08 NOT SUSPEND NO INSUL	4
09 NO CEIL ROOF INSUL	1
10 NO CEIL WALL INSUL	2
11 NO CEIL ROOF & WALL INS	5
12 NO CEIL NO INSULATION	0
12 NO CEIL NO INSULATION(RESTAURANTS)	3

MODEL 07 COMMERCIAL STRUCTURAL ELEMENT DATA

QUALITY ADJUSTMENT			MARKET/DESIGN FACTOR			MARKET FACTOR		
1	MINIMUM	0.75	1	SQUARE	1.00	01	MRKT FACTOR	0.80
2	BELOW AVERAGE	0.90	2	*RECTANGLE	1.00	02	MRKT FACTOR	0.90
3	*AVERAGE	1.00	3	SLIGHT IRREGULAR	1.02	03	*MRKT FACTOR	1.00
4	ABOVE AVERAGE	1.10	4	MODERAGE IRREGULAR	1.04	04	MRKT FACTOR	1.05
5	ABOVE AVG/CUSTOM	1.30	5	IRREGULAR	1.06	05	MRKT FACTOR	1.10
6	EXCELLENT	1.50	6	VERY IRREGULAR	1.10	06	MRKT FACTOR	1.15
			7	EXTREME IRREGULAR	1.15	07	MRKT FACTOR	1.20

SIZE FACTORS HEATED AREA			
1-500	115%	7001-8000	99%
501-700	114%	8001-10000	98%
701-900	113%	10001-12000	97%
901-1200	112%	12001-14000	96%
1201-1600	111%	14001-16000	95%
1601-2000	110%	16001-18000	94%
2001-2500	109%	18001-20000	93%
2501-3000	108%	20001-25000	92%
3001-3500	107%	25001-30000	91%
3501-4000	106%	30001-40000	90%
4001-4500	105%	40001-60000	89%
4501-5000	104%	60001-80000	88%
5001-5500	103%	80001-120000	87%
5501-6000	102%	120001-175000	86%
6001-6500	101%	175001- UP	85%
*6501-7000	100%		

FIXTURES PLUMBING POINT SCHEDULE	
AREA PER FIXTURE	POINTS
0 - 99	14
100 - 149	13
150 - 189	12
190 - 229	11
230 - 269	10
270 - 309	9
310 - 349	8
350 - 449	7
450 - 559	6
560 - 759	5
760 - 869	4
870 - 1159	3
1160 - 1759	2
*1760 - UP	1

FIREPLACE (PRICExQUALITY)	
01 NONE	0
02 PREFAB	$2,600
2D 2 OR MORE PREFAB FP	$4,200
03 1 STY SNGL	$5,500
04 2 STY SNGL/1 DBL	$8,000
05 2 OR MORE	$10,000
06 MASSIVE STONE/BRICK	$15,000
07 TWO OR MORE MASSIVE	$23,000
08 PREFAB W/STONE	$3,800
09 VENTLESS	$2,000

*** Indicates the standard used for a 100-point structure.**

DAVIDSON COUNTY IMPROVEMENT USE CODES AND BASE RATES

DEPRECIATION EXPECTED LIFE BY QUILITY						USE	MODEL	2026	
01	02	03	04	05	06	CODE	NUMBER	BASE RATE	DESCRIPTION
A	A	A	A	A	A	01	01	$125.00	Single Family Residential
70	70	70	70	70	70	01E	01	$244.00	Single Family Exceptional
A	A	A	A	A	A	01R	01	$125.00	Rural Home
A	A	A	A	A	A	01S	01	$117.00	Single Family Tiny Home
A	A	A	A	A	A	01M	01	$120.00	Modular Home (Off Frame Modular)
50	55	A	A	A	A	02	02	$95.00	Manufactured Home (Multi Sectional)
45	50	A	A	A	A	03	02	$86.00	Mobile Home (Single Wide)
A	A	A	A	A	A	02P	02	$95.00	Park Model
A	A	A	A	A	A	02M	02	$100.00	Modular Home on Frame
A	A	A	A	A	A	04	03	$116.00	Condominium
A	A	A	A	A	A	04E	03	$182.00	Condominium Exceptional Value
A	A	A	A	A	A	05	01	$113.00	Patio Homes
A	A	A	A	A	A	05E	01	$235.00	Patio Home Exceptional Value
A	A	A	A	A	A	06	03	$134.00	Condominium High Rise
A	A	A	A	A	A	09	01	$105.00	Townhouse Single Family
70	70	70	70	70	70	09E	01	$160.00	Townhouse Exceptional
40	40	45	45	50	50	10	07	$117.00	Commercial/Retail
40	40	45	45	50	50	10B	07	$106.00	Barber/Beauty Shop
35	35	40	40	45	45	10D	06	$117.00	Discount Store Chain
30	35	40	40	45	45	10H	06	$96.00	Home Improvement Store
35	35	45	45	50	50	10P	07	$179.00	Drug Store Chain (Pharmacy)
35	35	40	40	45	45	11	07	$125.00	Convenience Store
35	35	40	40	45	45	11C	07	$189.00	Convenience Store/Fast Food
30	35	40	40	45	45	11M	07	$210.00	Mini-Mart Convenience Store
20	20	25	25	30	30	12	07	$103.00	Car Wash-Self Serve
20	20	25	25	30	30	12A	07	$168.00	Car Wash - Automatic
20	20	25	25	30	30	12D	07	$134.00	Car Wash – Drive Thru
35	40	45	45	50	55	13	07	$193.00	Department Store
35	40	45	45	45	50	13D	07	$124.00	Discount/Department Store
30	35	40	40	40	45	13W	06	$96.50	Discount Warehouse Store
30	35	40	40	40	45	14	07	$121.00	Super Market
40	40	45	45	50	50	15	07	$119.00	Shopping Center-Neighborhood
40	40	45	45	50	50	16	07	$135.00	Shopping Center-Community
40	40	45	45	50	50	17	04	$157.00	Office
40	40	45	45	50	50	17C	04	$133.00	Office Condo
40	40	45	45	50	50	17L	04	$102.00	Creative/Loft
40	40	45	45	50	50	17M	04	$198.00	Office, Modular
35	35	40	45	50	50	19	04	$198.00	Medical/Dental Building
35	35	40	45	45	50	19C	04	$189.00	Medical Condo
35	35	40	40	45	45	19D	06	$125.00	Kennel-Day Spa Center, Animal
35	35	40	45	50	50	19U	04	$148.00	Urgent Care

DEPRECIATION EXPECTED LIFE BY QUILITY									
01	02	03	04	05	06	USE CODE	MODEL NUMBER	2026 BASE RATE	DESCRIPTION
35	35	40	40	45	45	19V	04	$186.00	Veterinarian Office
30	30	35	35	40	45	21	07	$165.00	Restaurant
30	30	35	35	40	40	22	07	$176.00	Fast Food Restaurant
30	30	35	35	40	40	22C	07	$150.00	Café WI-FI
40	45	50	50	55	60	23	04	$236.00	Bank
40	40	45	45	50	55	25	07	$117.00	Comm. / Service
30	30	35	35	40	40	26	07	$79.50	Service Station
35	35	40	40	45	45	27	07	$105.00	Auto Sales and Service
30	35	40	40	50	50	27D	07	$96.00	Dealership Showroom
30	35	40	40	45	45	27M	06	$140.00	Mini Specialty Automotive
30	35	40	40	45	45	28	06	$75.00	Parking Garage
30	35	40	40	45	45	29	06	$63.50	Mini-Warehouses
30	35	40	40	45	45	29S	06	$86.50	Mini-Warehouse, Self-Storage
40	40	45	50	55	60	30	07	$144.00	Pool/Bathhouse
35	40	40	40	45	45	31	04	$168.00	Day Care Center
30	35	40	40	45	50	32	07	$146.00	Theater/Cinema
35	35	40	40	45	45	33	07	$151.00	Lounge / Night Club
35	35	40	40	45	45	33M	07	$143.00	Microbrewery
35	35	40	40	45	45	33W	07	$148.00	Winery /Vineyard
30	35	35	35	40	40	34	07	$111.00	Bowling Alley /Roller Skating Arena
35	35	40	40	45	45	34F	07	$141.00	Fitness Center
40	40	45	50	55	60	37	05	$141.25	Hotel/Motel High Rise > 3
40	40	45	50	55	60	37B	05	$144.00	Bed & Breakfast Inn
40	40	45	50	55	60	37E	05	$121.00	Hotel Extended Stay
40	40	45	50	55	60	37F	05	$186.25	Hotel Full Service
40	40	45	50	55	60	37L	05	$147.00	Lodge
40	40	40	45	50	50	37M	05	$128.00	Motel
30	35	40	40	40	45	38	07	$79.00	Furniture. Show Room
40	40	40	40	40	40	40	06	$51.00	Industrial
40	40	45	45	50	50	41	06	$72.00	Light Manufacturing
45	45	45	50	50	55	42	06	$162.00	Heavy Manufacturing
25	25	25	25	25	25	43	06	$33.50	Lumber Yard
40	40	45	45	50	50	44	06	$72.00	Packing Plant. / Food Proc.
40	40	45	45	50	50	45	06	$147.00	Auto Parts Chain
40	40	45	45	50	50	46	06	$72.00	Bottler / Brewery / Winery
40	40	45	45	50	50	48	06	$61.00	Warehouse
40	40	45	45	50	50	48M	06	$52.00	Warehouse Mega
35	35	40	40	45	45	49	06	$38.75	Metal/Warehouse Frame Prefab
40	40	45	45	50	50	51	06	$94.00	Cold Storage / Freezer
35	35	40	40	45	45	52	06	$95.00	Truck Terminal
35	35	40	40	45	45	53	06	$68.00	Service Garage-Industrial

DEPRECIATION EXPECTED LIFE BY QUILITY									
01	02	03	04	05	06	USE CODE	MODEL NUMBER	2026 BASE RATE	DESCRIPTION
40	40	50	50	50	55	54	06	$72.00	Office / Warehouse(Flex)
40	40	50	50	55	55	57	07	$115.00	Dry Clean/Laundromat
45	45	45	50	55	55	58M	06	$101.00	Motor Sports Garages
40	40	50	50	55	55	60	05	$107.00	Garden Apartment
A	A	A	A	A	A	61	05	$123.00	Townhouse Apartment
45	45	50	50	55	60	62	01-05	$115.00	Duplex / Triplex
30	35	40	40	45	50	65S	06	$97.00	Stables
35	35	40	40	45	45	70	04	$180.00	Institutional
35	35	40	40	45	50	71	04	$181.00	Churches
35	35	40	40	45	50	71F	04	$135.00	Fellowship Hall
35	35	40	40	45	50	71W	07	$141.00	Wedding Event Center
40	45	50	50	55	60	72	04	$195.00	School, Colleges-Private
45	45	45	45	45	45	73	04	$131.00	Modular Classroom
45	45	50	50	55	60	74	05	$172.00	Homes for Aged
45	45	50	50	55	60	74A	05	$137.00	Assisted Living
45	45	50	50	55	60	74C	05	$200.00	Convalescent/Nursing Home
45	45	50	50	55	60	74R	05	$191.00	Retirement/Continuing Care
45	45	50	50	55	60	75	04	$70.50	Orphanage (Group Home)
45	45	50	50	55	60	76	04	$158.00	Mortuaries, Cemeteries, Funeral Home
45	45	50	50	55	60	77	07	$190.00	Club, Lodge, Hall
45	45	50	50	55	60	77C	07	$0.00	Club House –HOA
40	40	45	45	50	50	78	04	$197.00	Country Club
45	45	50	50	55	60	79	04	$161.00	Airport - Private
45	45	50	50	55	60	79H	06	$53.00	Airport - Hangers
45	45	50	50	55	60	80	06	$85.00	Marina
45	45	50	50	55	60	84G	07	$152.00	Gymnasium
45	45	50	50	55	60	82	04	$97.50	Fire Department
70	70	70	70	70	70	83	04	$195.00	Public Schools
70	70	70	70	70	70	84	04	$218.00	Public Colleges
70	70	70	70	70	70	85	04	$303.00	Public Hospitals
70	70	70	70	70	70	86	04	$206.00	Other County
70	70	70	70	70	70	87	04	$206.00	Other State
70	70	70	70	70	70	88	04	$206.00	Other Federal
70	70	70	70	70	70	89	04	$206.00	Other Municipal
70	70	70	70	70	70	90	00	$0.00	Leasehold Interest
70	70	70	70	70	70	91	04	$157.00	Utilities (Office)
70	70	70	70	70	70	92	06	$157.00	Mining (Office)
70	70	70	70	70	70	93	06	$157.00	Petroleum and Gas (Office)
						97	00		Vacant
						99	00		New Parcel

Note: When new parcel numbers are added through real property update, they are automatically assigned Use code 99.
If a new type of building is developed on a non-revaluation year, the County reserves the right to add any new improvement to the Schedule of Value using Marshall & Swift and dating it back to the current Revaluation Date.

DEPRECIATION SCHEDULE

TABLE "A"

The maximum standard depreciation by this schedule is 70%.

EXTERIOR WALL TYPE	INCREMENTAL AGING PERIODS			
From - To	1-3	4-18	19-21	22 & over
1-4	1.00	1.00	1.35	.975
5-7	.745	.950	1.35	.975
8-11	.745	.950	1.35	.975
12-15	.745	.950	1.35	.975
16-20	.745	.950	1.35	.975
21-22	.745	.950	1.35	.975
23-28	.745	.950	1.35	.975

Note: All buildings stop depreciation at 20% good unless there is other depreciation that may affect the structure for living purposes

70 YEAR LIFE EXPENTANCY- DEPRECIATION SCHEDULE #1

EFFECT. AGE	AMOUNT OF DEPR.	PERCENT. GOOD	* *	EFFECT. AGE	AMOUNT OF DEPR.	PERCENT. GOOD
1	0	100		36	25	75
2	0	100		37	26	74
3	1	99		38	27	73
4	1	99		39	28	72
5	2	98		40	29	71
6	2	98		41	30	70
7	3	97		42	31	69
8	3	97		43	32	68
9	4	96		44	33	67
10	4	96		45	34	66
11	5	95		46	35	65
12	5	95		47	36	64
13	6	94		48	37	63
14	6	94		49	38	62
15	7	93		50	39	61
16	7	93		51	40	60
17	8	92		52	41	59
18	8	92		53	42	58
19	9	91		54	43	57
20	9	91		55	44	56
21	10	90		56	45	55
22	11	89		57	46	54
23	12	88		58	47	53
24	13	87		59	48	52
25	14	86		60	50	50
26	15	85		61	52	48
27	16	84		62	54	46
28	17	83		63	56	44
29	18	82		64	58	42
30	19	81		65	60	40
31	20	80		66	62	38
32	21	79		67	64	36
33	22	78		68	66	34
34	23	77		69	68	32
35	24	76		70	70	30

*All buildings stop depreciation at 20% good unless there is other depreciation that may affect the structure for living purposes

60 YEAR LIFE EXPENTANCY- DEPRECIATION SCHEDULE #2

EFFECT. AGE	AMOUNT OF DEPR.	PERCENT. GOOD	*	EFFECT. AGE	AMOUNT OF DEPR.	PERCENT. GOOD
1	0	100		31	21	79
2	1	99		32	22	78
3	1	99		33	23	77
4	2	98		34	24	76
5	2	98		35	25	75
6	3	97		36	26	74
7	3	97		37	27	73
8	4	96		38	28	72
9	4	96		39	29	71
10	5	95		40	30	70
11	5	95		41	31	69
12	6	94		42	32	68
13	6	94		43	33	67
14	7	93		44	34	66
15	7	93		45	35	65
16	8	92		46	36	64
17	8	92		47	37	63
18	9	91		48	38	62
19	9	91		49	39	61
20	10	90		50	40	60
21	11	89		51	41	59
22	12	88		52	42	58
23	13	87		53	43	57
24	14	86		54	44	56
25	15	85		55	45	55
26	16	84		56	46	54
27	17	83		57	47	53
28	18	82		58	48	52
29	19	81		59	49	51
30	20	80		60	50	50

*All buildings stop depreciation at 20% good unless there is other depreciation that may affect the structure for living purposes

55 YEAR LIFE EXPENTANCY- DEPRECIATION SCHEDULE #3

EFFECT. AGE	AMOUNT OF DEPR.	PERCENT. GOOD	*	EFFECT. AGE	AMOUNT OF DEPR.	PERCENT GOOD
1	1	99		31	31	69
2	2	98		32	32	68
3	3	97		33	33	67
4	4	96		34	34	66
5	5	95		35	36	64
6	6	94		36	38	62
7	7	93		37	40	60
8	8	92		38	42	58
9	9	91		39	44	56
10	10	90		40	46	54
11	11	89		41	48	52
12	12	88		42	51	49
13	13	87		43	53	47
14	14	86		44	56	44
15	15	85		45	58	42
16	16	84		46	60	40
17	17	83		47	62	38
18	18	82		48	64	36
19	19	81		49	66	34
20	20	80		50	68	32
21	21	79		51	68	32
22	22	78		52	68	32
23	23	77		53	69	31
24	24	76		54	69	31
25	25	75		55	70	30
26	26	74				
27	27	73				
28	28	72				
29	29	71				
30	30	70				

*All buildings stop depreciation at 20% good unless there is other depreciation that may affect the structure for living purposes

50 YEAR LIFE EXPENTANCY- DEPRECIATION SCHEDULE #4

EFFECT. AGE	AMOUNT OF DEPR.	PERCENT. GOOD	*	EFFECT. AGE	AMOUNT OF DEPR.	PERCENT. GOOD
1	1	99		26	28	72
2	2	98		27	30	70
3	3	97		28	32	68
4	4	96		29	34	66
5	5	95		30	36	64
6	6	94		31	38	62
7	7	93		32	40	60
8	8	92		33	42	58
9	9	91		34	44	56
10	10	90		35	46	54
11	11	89		36	48	52
12	12	88		37	50	50
13	13	87		38	52	48
14	14	86		39	54	46
15	15	85		40	56	44
16	16	84		41	58	42
17	17	83		42	60	40
18	18	82		43	62	38
19	19	81		44	64	36
20	20	80		45	65	35
21	21	79		46	66	34
22	22	78		47	67	33
23	23	77		48	68	32
24	24	76		49	69	31
25	26	74		50	70	30

*All buildings stop depreciation at 20% good unless there is other depreciation that may affect the structure for living purposes

45 YEAR LIFE EXPENTANCY- DEPRECIATION SCHEDULE #5

EFFECT. AGE	AMOUNT OF DEPR.	PERCENT. GOOD	*	EFFECT. AGE	AMOUNT OF DEPR.	PERCENT. GOOD
1	1	99		26	36	64
2	2	98		27	38	62
3	3	97		28	40	60
4	4	96		29	42	58
5	5	95		30	44	56
6	6	94		31	46	54
7	7	93		32	48	52
8	8	92		33	50	50
9	9	91		34	52	48
10	10	90		35	54	46
11	11	89		36	56	44
12	12	88		37	58	42
13	13	87		38	60	40
14	14	86		39	62	38
15	15	85		40	64	36
16	16	84		41	66	34
17	18	82		42	67	33
18	20	80		43	68	32
19	22	78		44	69	31
20	24	76		45	70	30
21	26	74				
22	28	72				
23	30	70				
24	32	68				
25	34	66				

*All buildings stop depreciation at 20% good unless there is other depreciation that may affect the structure for living purposes

40 YEAR LIFE EXPENTANCY- DEPRECIATION SCHEDULE #6

EFFECT. AGE	AMOUNT OF DEPR.	PERCENT. GOOD	*	EFFECT. AGE	AMOUNT OF DEPR.	PERCENT. GOOD
1	1	99		21	37	63
2	2	98		22	39	61
3	3	97		23	41	59
4	4	96		24	43	57
5	5	95		25	45	55
6	7	93		26	47	53
7	9	91		27	49	51
8	11	89		28	51	49
9	13	87		29	54	46
10	15	85		30	57	43
11	17	83		31	60	40
12	19	81		32	63	37
13	21	79		33	66	34
14	23	77		34	68	32
15	25	75		35	68	32
16	27	73		36	68	32
17	29	71		37	69	31
18	31	69		38	69	31
19	33	67		39	69	31
20	35	65		40	70	30

*All buildings stop depreciation at 20% good unless there is other depreciation that may affect the structure for living purposes

35 YEAR LIFE EXPENTANCY- DEPRECIATION SCHEDULE #7

EFFECT. AGE	AMOUNT OF DEPR.	PERCENT. GOOD	*	EFFECT. AGE	AMOUNT OF DEPR.	PERCENT. GOOD
1	1	99		21	42	58
2	2	98		22	45	55
3	4	96		23	48	52
4	5	95		24	52	48
5	6	94		25	55	45
6	8	92		26	58	42
7	10	90		27	61	39
8	11	89		28	64	36
9	13	87		29	68	32
10	15	85		30	68	32
11	17	83		31	68	32
12	19	81		32	69	31
13	22	78		33	69	31
14	24	76		34	69	31
15	26	74		35	70	30
16	28	72				
17	31	69				
18	34	66				
19	36	64				
20	39	61				

30 YEAR LIFE EXPENTANCY- DEPRECIATION SCHEDULE #8

EFFECT. AGE	AMOUNT OF DEPR.	PERCENT. GOOD	*	EFFECT. AGE	AMOUNT OF DEPR.	PERCENT. GOOD
1	2	98		16	39	61
2	3	97		17	42	58
3	4	96		18	46	54
4	7	93		19	49	51
5	9	91		20	52	48
6	11	89		21	56	44
7	14	86		22	60	40
8	16	84		23	64	36
9	18	82		24	68	32
10	21	79		25	68	32
11	24	76		26	68	32
12	26	74		27	69	31
13	29	71		28	69	31
14	32	68		29	69	31
15	35	65		30	70	30

*All buildings stop depreciation at 20% good unless there is other depreciation that may affect the structure for living purposes.

25 YEAR LIFE EXPECTANCY - DEPRECIATION SCHEDULE #9

EFFECTIVE AGE	AMOUNT OF DEPRECIATION	PERCENT GOOD	*	EFFECTIVE AGE	AMOUNT OF DEPRECIATION	PERCENT GOOD
1	2	98%		13	40	60%
2	5	95%		14	44	56%
3	7	93%		15	48	52%
4	10	90%		16	52	48%
5	13	87%		17	56	44%
6	16	84%		18	60	40%
7	19	81%		19	64	36%
8	22	78%		20	68	32%
9	25	75%		21	70	30%
10	29	71%		22	70	30%
11	32	68%		23	70	30%
12	36	64%		24	70	30%
				25	70	30%

20 YEAR LIFE EXPECTANCY - DEPRECIATION SCHEDULE #10

EFFECTIVE AGE	AMOUNT OF DEPRECIATION	PERCENT GOOD	*	EFFECTIVE AGE	AMOUNT OF DEPRECIATION	PERCENT GOOD
1	3	97%		11	45	55%
2	7	93%		12	50	50%
3	10	90%		13	55	45%
4	14	86%		14	60	40%
5	18	82%		15	65	35%
6	22	78%		16	69	31%
7	26	74%		17	70	30%
8	30	70%		18	70	30%
9	35	65%		19	70	30%
10	40	55%		20	70	30%

*All buildings stop depreciation at 20% good unless there is other depreciation that may affect the structure for living purposes.

AUXILLARY AREA ADJUSTMENTS

DESCRIPTION	CODE	MODEL SFR 01	MH 02	CONDO 03	OFFICE 04	MF 05	WHSE 06	COMM 07
Accessory Dwelling Units	ADU	100#	100#	0	0	0	0	0
Apartment	APT*	115#	120#	115	100#	100	150#	120#
Apartment , Excellent	APTE*	125#	125#	125	115#	140	200#	155#
Apartment, Below Avg	APTB*	90#	90#	90	85#	90	125#	100#
Apartment, Good	APTG*	120#	115#	120	110#	120	175#	140#
Attic, Fin.	FAT*	50	50	50	50#	50	050#	050#
Attic, Unfin.	UAT	10	10	10	10	10	10	10
Balcony	BAL	15	15	15	15	15	15	15
Base*	BAS*	100#	100#	100#	100#	100#	100#	100#
Base, Semi-Fin.	SFB*	080#	080#	080#	080#	080#	080#	080#
Basement, Cellar	CBM	10	15	10	15	15	20	15
Basement, Fin.	FBM*	45	50	45	60#	70#	070#	060#
Basement, Fin. Garage	BFG	45	50	45	60	70	70	60
Basement, Living Quarters	BLQ*	75	75	75	75	100#	120#	85#
Basement, Open-End(Fin.)	OEB*	55	60	55	70#	80#	80#	70#
Basement, Open-End(Semi-Fin.)	OES*	45	50	45	55#	60#	60#	55#
Basement, Open-End(Unfin.)	OEU	30	35	30	35#	40	50#	40#
Basement, Semi-Fin.	SBM	30	35	30	40#	50	60#	40#
Basement, Unfin.	UBM	25	30	25	25	25	50	30
Basement, Unfin. Garage	BUG	25	25	25	25	25	50	30
Basement, Wine Cellar Finished	BWC	50	55	50	50*	50	50*	70*
Basement, Wine Cellar Unfin	UWC	40	45	40	40	40	50	40
Boathouse	BHS	45	50	45	55	50	65	50
Boathouse, Excellent	BHE	55	60	55	65	60	70	60
Boathouse, Fair	BHF	35	40	35	45	40	55	40
Cabana, Encl., Fin.	FCB	70	70	70	70	70	70	70
Cabana, Encl., Unfin.	UCB	60	60	60	60	60	60	60
Canopy (Comm)	CAN	0	0	30	25	25	30	25
Canopy, Detached (Comm)	CDN	0	0	35	30	30	35	30
Carport, Fin.	FCP	25	30	30	30	30	40	30
Carport, Fin., Det.	FDC	30	35	35	35	35	45	35
Carport, Unfin.	UCP	15	20	15	20	20	30	20
Carport, Unfin., Det.	UDC	20	25	20	25	25	35	25
Cold Storage	CST*	0	0	0	0	0	200#	155#
Garage, Fin.	FGR	40	45	40	50	60	70	60
Garage, Fin. Det.	FDG	50	55	50	60	65	75	60
Garage, Fin. Over	FOG*	90#	90#	90#	90#	90#	90#	90#
Garage, Fin. with Door	FGD	45	50	45	55	60	75	65
Garage, Unfin.	UGR	40	45	40	50	55	70	60

DESCRIPTION	CODE	MODEL						
		SFR	MH	CONDO	OFFICE	MF	WHSE	COMM
		01	02	03	04	05	06	07
Garage, Unfin. Det.	UDG	35	40	35	45	55	65	55
Garage, Unfin. Over	UOG	50	60	50	50	50	50	50
Garage, Unfin. with Door	UGD	35	40	35	45	55	65	55
Guest House	GSH*	90#	125#					
Indoor Pool Area	IDP	70#*	70#*	70	70	70	70	70
Laboratory	LAB*	N/A	N/A	N/A	150#	N/A	250#	175#
Loading Platform with CAN	ALP	N/A	N/A	N/A	20	25	50	25
Loading Platform, Cover.	CLP	N/A	N/A	N/A	30	40	70	40
Loading Platform, Uncov.	ULP	N/A	N/A	N/A	10	15	30	15
Loft	LFT*	70#	75#	70#	30#	70#	70#	70#
Lower Level, Fin.	LLF*	85#	90#	85#	90#	90#	90#	90#
Lower Level, Fin. Garage	LFG	40	45	40	50	50	60	50
Lower Level, Semi-Fin.	LLS*	50	55	50	50#	70	70#	70#
Lower Level, Unfin.	LLU	25	30	25	30	30	30	30
Lower Level. Unfin. Garage	LUG	30	35	30	40	50	60	50
Manufacturing-Avg.	MFA*	N/A	N/A	N/A	N/A	N/A	200#	75#
Manufacturing-Fair	MFF*	N/A	N/A	N/A	N/A	N/A	160#	65#
Manufacturing-Good	MFG*	N/A	N/A	N/A	N/A	N/A	250#	90#
Manufacturing-Min.	MFM*	N/A	N/A	N/A	N/A	N/A	130#	50#
Mezzanine	MEZ*	N/A	N/A	N/A	90#	50#	50#	60#
Office, Average	AOF*	110	115	110	100#	120#	200#	130#
Office, Fair	FOF*	100	105	100	90#	110#	150#	115#
Office, Good	GOF*	120	125	120	130#	130#	250#	140#
Office, Studio*	STF*	90#	90#	90#	90#	90#	125#	90#
Open Area(Negative Area)	OPN							
Outdoor Kitchen Area	ODK	45	45	50	40	50	50	50
Outdoor Living Area	OLA	30	35	30	30	30	30	30
Outdoor Living Area Excellent	OLE	55	60	55	55	55	55	55
Outdoor Living Area Fair	OLF	20	25	20	20	20	20	20
Outdoor Living Area Good	OLG	40	45	40	40	40	40	40
Outdoor shower	OSH	75	80	75	75	75	75	75
Patio	PTO	5	5	5	5	5	10	5
Patio, Pergola	POP	15	20	15	15	15	15	15
Pool House	PHS	90	90	90	90	90	80	90
Porch, Open, Excellent	FOE	40	45	40	35	40	55	45
Porch, Open, Fin.	FOP	35	40	35	30	40	50	40
Porch, Open, Unfin.	UOP	20	25	20	20	30	40	30
Porch, Screen, Fin.	FSP	40	45	40	50	50	60	50
Porch, Screen, Fin., Det.	FDS	40	45	40	50	50	60	50
Porch, Screen, Unfin.	USP	30	30	30	40	40	50	40
Porch, Screen, Unfin., Det.	UDS	30	30	30	40	40	50	40
Porch,Enc.,Unfin.,No Heat	UEP	50	50	50	60	60	60#	60

DESCRIPTION	CODE	MODEL						
		SFR	MH	CONDO	OFFICE	MF	WHSE	COMM
		01	02	03	04	05	06	07
Porch,Enclosed,Fin.,Heat	FEP*	70#	70#	70#	80#	80#	80#	80#
Service Production Area	SPA*	N/A	N/A	N/A	075#	75#	100#	065#
Stoop	STP	20	25	20	20	20	30	20
Storage, Fin.	FST	50	55	50	50	50	70	60
Storage, Unfin.	UST	40	45	40	40	40	60	50
Store Display Area	SDA*	N/A	N/A	N/A	100#	100	120#	100#
Sunroom, Heated*	SRH*	90#	90#	90#	90#	90#	90#	90#
Sunroom, Unheated	SRU	80#	80#	80#	80#	80#	80#	80#
Terrace	TER	20	25	20	15	20	30	20
Upper Story, Fin.	FUS*	90#	90#	90#	90#	90#	90#	90#
Upper Story, Unfin.	UUS	50	60	50	50	50	50	50
Utility, Fin.	FUT	55	25	50	50	50	70	60
Utility, Fin., Det.	FDU	60	65	60	55	55	75	65
Utility, Unfin.	UUT	45	50	45	45	45	65	55
Utility, Unfin., Det.	UDU	50	55	50	50	50	70	60
Warehouse (Heated)	WSH*				65#	65	65#	75#
Warehouse (Unheated)	WHS				55#	55	55#	65#
Wood Deck	WDD	20	25	20	15	20	20	20
Wood Deck, Excellent (Synthetic)	WDE	25	30	25	25	25	25	25
Wood Deck, Pergola	WOP	25	35	25	20	25	30	25

 # - SIZE FACTOR

*** - HEATED AREA or BLDG AREA**

OTHER BUILDINGS AND EXTRA FEATURES (OBXF)

Introduction

All buildings are compatible to the appraisal system due to the nature of the materials, quality and/or methods used in their construction. A few of the Buildings in this category can be coded as auxiliary areas if an appropriate Improvement Use Code, Model and Base Rate are available. This section will contain a range of typical special buildings and extra features which may not exactly describe a specific improvement; however, it will closely resemble one listed and a direct substitution can be made to arrive at the proper value. Any improvement that cannot be appropriately valued from this manual may be priced either using the actual cost or through the use of Marshall Swift Pricing Service either adjusted to the appropriate appraisal date. A separate price schedule follows with the listing of each type arranged by general qualities. Interpolation of buildings fitting between the qualities or with varying specifications is appropriate; these adjustments are made by changing the original percent condition. The original percent condition may also be varied to reflect economic or functional obsolesces or other adjustments found in the following schedules.

OBXF ALPHABETICAL ORDER

Description	Code	Description	Code	Description	Code
AIRPORT RUNWAY	B5	ELEV PASS ELECT	46E	POOL EXERCISE	07E
ARENAS METAL	ARM	ELEV PASS HYDRO	46	POOL FBGLASS	07F
ARENAS WOOD	ARW	ELEV PASS SFR	46R	POOL VINYL	08
BARBECUE	C9	FENCE CL	06	PORCH	11
BARN FRAME	25	FENCE METAL	E6	POULTRY HS	29
BARN METAL	25M	FENCE VINYL	E5	PUMP HOUSE	90
BATH HOUSE	60	FENCE WOOD	05	QUONSET	47
BOAT CANOPIES	B7	FIELD HOUSE	FH	RAIL SPUR	43
BOAT DOCK COV	68C	FIRE ESCAP	70	RAIL SWITCH	48
BOAT DOCK UNCOV	68	FIREPLACE	14	RAILROAD BRIDGE	43B
BOAT PIER COVERED	96	GARAGE BV/MAS	02B	REST ROOM	B4
BOAT PIER UNCOV	67	GARAGE FR	02	SCALE-TRUCK	38
BOAT RAMP	81	GARAGE PRFAB	MG	SHED FRAME	24
BOAT SLIP UNCOV	94	GATES	A3	SHED POLE	24P
BOATHSE	D3	GAZEBO	55	SHELTER PICNIC	97
BOATSP COV ERED	95	GENRATORS COMM	54C	SHOP BLDG	B6
BOOTHS-DRIVE UP	ATM	GENRATORS RES	54	SILO	28
BULKHEAD	83	GOLF COURSE	32	SITE IMPROVEMENT	D8R
CABINS	CB	GOLF GREEN RES	32R	SOLAR PANELS	SE
CAMPSITE & RV SITE	86	GRAIN BIN	21	SPRINKLER	42
CANOPY STEEL/MAS	39	GREENHSE COMM	13C	STABLE FR	99
CANOPY WOOD	39W	GREENHSE RES	13	STABLE POLE	99P
CARPORT	03	GUARD HSE	65	STADIUM	E8
CARPORT PRFAB	MC	HOG PARLOR	27	STAND- CONCESSION	B8
CARPORT RV	MCR	HYDRA HOIS	D7	STG PF MT	69
CEMET. LOT	59	MH ADDITN	16	STORAGE	01
CLASSROOM MODLR	A6	MH PARK SP	15	TANK BULK	50
COLUMN	COL	MH SITE	D8	TANK ELEV	37
COMM AREA	31	MINI GOLF	32M	TANK FUEL	36
CONEX CONTAINER	CON	NATATORIUM	NT	TANK WATER	35
COURT BALL	A2	NICHE	71	TENNIS /PBALL CRT	12
CRAINWY	76	OH DOOR	49	TRUCK WELL	78
CRYPT	64	PATIO	04	UNDER CONS	UC
DAM, HYDRO ELEC.	C3	PAVILION	E9	WALL BLOCK	58
DAM-FLOOD CONTROL	C3F	PAVING ASP	09	WALL BRICK	57
DECK	88	PAVING BRICK	09B	WALL-STONE	56
DOCK LEVEL	41	PAVING CONC	10	WASTE TRETMENT	C4
DUGOUT	A8	PERGOLA	P1	WATER TRETMENT	C5
EGG ROOM	D9	PERSNL WTRCRFT PORT	PWP	WHIRPOOL/SPATUB	P8
ELEV FRT ELECT	45E	POOL COMM	07C	YARD LTS	44
ELEV FRT HYDRO	45	POOL CONC	07		

OBXF NUMERIC ORDER

Description	Code	Description	Code	Description	Code
STORAGE	01	SPRINKLER	42	STABLE POLE	99P
GARAGE FR	02	RAIL SPUR	43	COURT BALL	A2
GARAGE BV/MAS	02B	RAILROAD BRIDGE	43B	GATES	A3
CARPORT	03	YARD LTS	44	CLASSROOM MODLR	A6
PATIO	04	ELEV FRT HYDRO	45	DUGOUT	A8
FENCE WOOD	05	ELEV FRT ELECT	45E	ARENAS METAL	ARM
FENCE CL	06	ELEV PASS HYDRO	46	ARENAS WOOD	ARW
POOL CONC	07	ELEV PASS ELECT	46E	BOOTHS-DRIVE UP	ATM
POOL COMM	07C	ELEV PASS SFR	46R	REST ROOM	B4
POOL EXERCISE	07E	QUONSET	47	AIRPORT RUNWAY	B5
POOL FBGLASS	07F	RAIL SWITCH	48	SHOP BLDG	B6
POOL VINYL	08	OH DOOR	49	BOAT CANOPIES	B7
PAVING ASP	09	TANK BULK	50	STAND- CONCESSION	B8
PAVING BRICK	09B	GENRATORS RES	54	DAM, HYDRO ELEC.	C3
PAVING CONC	10	GENRATORS COMM	54C	DAM-FLOOD CONTROL	C3F
PORCH	11	GAZEBO	55	WASTE TRETMENT	C4
TENNIS /PBALL CRT	12	WALL-STONE	56	WATER TRETMENT	C5
GREENHSE RES	13	WALL BRICK	57	BARBECUE	C9
GREENHSE COMM	13C	WALL BLOCK	58	CABINS	CB
FIREPLACE	14	CEMET. LOT	59	COLUMN	COL
MH PARK SP	15	BATH HOUSE	60	CONEX CONTAINER	CON
MH ADDITN	16	CRYPT	64	BOATHSE	D3
GRAIN BIN	21	GUARD HSE	65	HYDRA HOIS	D7
SHED FRAME	24	BOAT PIER UNCOV	67	MH SITE	D8
SHED POLE	24P	BOAT DOCK UNCOV	68	SITE IMPROVEMENT	D8R
BARN FRAME	25	BOAT DOCK COV	68C	EGG ROOM	D9
BARN METAL	25M	STG PF MT	69	FENCE VINYL	E5
HOG PARLOR	27	FIRE ESCAP	70	FENCE METAL	E6
SILO	28	NICHE	71	STADIUM	E8
POULTRY HS	29	CRAINWY	76	PAVILION	E9
COMM AREA	31	TRUCK WELL	78	FIELD HOUSE	FH
GOLF COURSE	32	BOAT RAMP	81	CARPORT PRFAB	MC
MINI GOLF	32M	BULKHEAD	83	CARPORT RV	MCR
GOLF GREEN RES	32R	CAMPSITE & RV SITE	86	GARAGE PRFAB	MG
TANK WATER	35	DECK	88	NATATORIUM	NT
TANK FUEL	36	PUMP HOUSE	90	PERGOLA	P1
TANK ELEV	37	BOAT SLIP UNCOV	94	WHIRPOOL/SPATUB	P8
SCALE-TRUCK	38	BOATSP COV ERED	95	PERSNL WTRCRFT PORT	PWP
CANOPY STEEL/MAS	39	BOAT PIER COVERED	96	SOLAR PANELS	SE
CANOPY WOOD	39W	SHELTER PICNIC	97	UNDER CONS	UC
DOCK LEVEL	41	STABLE FR	99		

Index of Unit Prices:

The unit price schedule, which follows is meant to be a guide and the total value of each extra feature/other building will be adjusted as appropriate by the appraiser for normal depreciation and the current condition of the actual feature or building. Items not included in this section will be priced either using the actual cost or through the use of Marshall Swift Pricing Service either adjusted to the appropriate appraisal date.

AIRPORT RUNWAYS (Per Square Foot)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
RUNWAY Concrete	**B5**	B	Above Avg.	$16.00	S2	TRUE
RUNWAY Asphalt	B5	C	Average	$12.00	S2	TRUE
RUNWAY Grass	B5	D	Below Avg.	$7.00	S2	TRUE

ARENAS (Per Square Foot)
No walls

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
WOOD						
ARENA WD	**ARW**	B	Above Avg.	$46.00	S5	TRUE
ARENA WD	ARW	C	Average	$27.00	S5	TRUE
ARENA WD	ARW	D	Below Avg.	$16.00	S5	TRUE
METAL						
ARENA MTL	**ARM**	B	Above Avg.	$57.00	S5	TRUE
ARENA MTL	ARM	C	Average	$38.00	S5	TRUE
ARENA MTL	ARM	D	Below Avg.	$25.00	S5	TRUE

BALL COURTS (Per Square Foot)
Includes lights and fencing

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
Basketball						
BB COURT Concrete	**A2**	C	Average	$9.00	S5	TRUE
BB COURT Asphalt	A2	D	Below Avg.	$8.00	S5	TRUE

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
Tennis / Pickleball						
TEN / PB COURT Asphalt	**12**	A	Excellent	$22.00	S5	TRUE
TEN / PB COURT Concrete	12	B	Above Avg.	$16.00	S5	TRUE
TEN / PB COURT Clay	12	C	Average	$14.00	S5	TRUE

Add to the Original % Condition for cushioned layer: +30%

BARBECUES (Per Unit)
Built in Barbecue: Stone, Brick or Block

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
BARBECUE	**C9**	A	Excellent	$22,300.00	S5	TRUE

BARBECUE	C9	B	Above Avg.	$15,300.00	S5	TRUE
BARBECUE	C9	C	Average	$11,900.00	S5	TRUE
BARBECUE	C9	D	Below Avg.	$6,000.00	S5	TRUE
BARBECUE	C9	E	Minimum	$1,200.00	S5	TRUE

BARNS – GENERAL & SPECIAL PURPOSE (Per Square Foot)
102 M & S

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
WOOD FRAME						
BARN FR	**25**	A	Excellent	$53.00	S5	TRUE
BARN FR	25	B	Above Avg.	$47.00	S5	TRUE
BARN FR	25	C	Average	$34.00	S5	TRUE
BARN FR	25	D	Below Avg.	$25.00	S5	TRUE
BARN FR	25	P	Pole	$20.00	S5	TRUE
METAL						
BARN MTL	**25M**	A	Excellent	$45.00	S5	TRUE
BARN MTL	25M	B	Above Avg.	$32.00	S5	TRUE
BARN MTL	25M	C	Average	$28.00	S5	TRUE
BARN MTL	25M	D	Below Avg.	$24.00	S5	TRUE
BARN MTL	25M	E	Minimum	$18.00	S5	TRUE

Add to the Original % Condition for Upper Story - +70%

Excellent: Strong frame; masonry siding; high quality roof cover; dormers; cupolas; wainscot; concrete or wood floors; good electrical and plumbing.
Above Average: Slightly better quality frame and siding and roof; more windows; good floors and patricians; adequate electrical and plumbing.
Average: Average frame; average siding and roof; few windows; some flooring and patricians; limited electrical and plumbing.
Below Average: Light frame; cheap siding; shed or gable roof; dirt floor; cheap stalls; little or no electrical or plumbing.
Minimum: Lowest quality frame and siding; shed or gable roof; dirt floor; cheap stalls; little or no electrical or plumbing

BATH HOUSES (Per Square Foot)
HOA

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
BATH HOUSE	**60**	A	Excellent	$330.00	S3	TRUE
BATH HOUSE	60	B	Above Avg.	$248.00	S3	TRUE
BATH HOUSE	60	C	Average	$191.00	S3	TRUE
BATH HOUSE	60	D	Below Avg.	$147.00	S3	TRUE
BATH HOUSE	60	E	Minimum	$105.00	S3	TRUE

Deduct from the Original % Condition for no heat and A/C: +25%

BOAT CANOPIES (Per Square Foot)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
BOAT CAN Metal	**B7**	C	Average	$20.00	S5	TRUE
BOAT CAN Wood	B7	D	Below Avg.	$16.00	S5	TRUE

BOAT DOCKS – UNCOVERED (Per Square Foot)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
BOAT DOCK UNCOV Alum	**68**	A	Excellent	$65.00	S5	TRUE
BOAT DOCK UNCOV Comp	68	B	Above Avg.	$46.00	S5	TRUE
BOAT DOCK UNCOV Wood	68	C	Average	$37.00	S5	TRUE

BOAT DOCKS – COVERED (Per Square Foot)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
BOAT DOCK COV Alum	**68C**	A	Excellent	$85.00	S5	TRUE
BOAT DOCK COV Comp	68C	B	Above Avg.	$66.00	S5	TRUE
BOAT DOCK COV Wood	68C	C	Average	$57.00	S5	TRUE

BOAT HOUSES (Per Square Foot)

**Boat houses that are built to the same specifications of the dwelling or built with apartments in the upper floor should be sketched on the property record card as an auxiliary area. All other boat houses may be priced from this schedule using the same quality judgment used to rate dwellings.

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
BOAT HSE BR/MAS - w/APT above	**D3**	A	Excellent	$134.00	S3	TRUE
BOAT HSE BR/MAS - w/STG above	D3	B	Above Avg.	$119.00	S3	TRUE
BOAT HSE WD/VYL - w/DECK	D3	C	Average	$94.00	S3	TRUE
BOAT HSE WD/VYL - Standard	D3	D	Below Avg.	$87.00	S3	TRUE
BOAT HSE MTL - Poor Condition	D3	E	Minimum	$78.00	S3	TRUE

BOAT LIFTS (Per Unit)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
BOAT LIFT (HYDRO HOIST)	**D7**	A	Excellent	$9,000.00	S5	TRUE
BOAT LIFT (STRADDLE HOIST ELEC)	D7	B	Above Avg.	$6,000.00	S5	TRUE
BOAT LIFT (STRADDLE HOIST MANUAL)	D7	C	Average	$3,000.00	S5	TRUE

Boat Personal Watercraft

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
PERSONAL WATERCRAFT PORT	PWP	C	Average	$2,400.00	S5	TRUE

BOAT PIERS - UNCOVERED (Per Square Foot)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
PIER UNCOVERED Alum	**67**	A	Excellent	$90.00	S5	TRUE
PIER UNCOVERED Comp	67	B	Above Avg.	$66.00	S5	TRUE
PIER UNCOVERED Wood	67	C	Average	$57.00	S5	TRUE

BOAT PIERS – COVERED (Per Square Foot)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
PIER COVERED Alum	**96**	A	Excellent	$110.00	S5	TRUE
PIER COVERED Comp	96	B	Above Avg.	$86.00	S5	TRUE
PIER COVERED Wood	96	C	Average	$77.00	S5	TRUE

BOAT RAMPS (Per Square Foot)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
BOAT RAMP	**81**	C	Average	$10.00	5	TRUE

BOAT SLIPS – COMMERCIAL (Per Slip)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
UNCOVERED						
BOAT SLIP - COM-UNCOV Alum	**94**	A	Excellent	$16,000.00	S5	TRUE
BOAT SLIP - COM-UNCOV Comp	94	B	Above Avg.	$12,000.00	S5	TRUE
BOAT SLIP - COM-UNCOV Wood	94	C	Average	$9,500.00	S5	TRUE

COVERED	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
BOAT SLIP - COM - CVRD Alum	**95**	A	Excellent	$21,800.00	S5	TRUE
BOAT SLIP - COM - CVRD Comp	95	B	Above Avg.	$17,800.00	S5	TRUE
BOAT SLIP - COM - CVRD Wood	95	C	Average	$15,300.00	S5	TRUE

BOOTHS (Per Unit)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
BOOTH ATM DRIVE-UP w/LOBBY (up to 240 SF)	**ATM**	B	Above Avg.	$91,750.00	S3	TRUE
BOOTH ATM DRIVE-UP w/LOBBY (up to 140 SF)	ATM	C	Average	$78,000.00	S3	TRUE
BOOTH ATM DRIVE-UP w/LOBBY (up to 100 SF)	ATM	D	Below Avg.	$62,000.00	S3	TRUE
BOOTH ATM DRIVE-UP w/LOBBY (up to 50 SF)	ATM	E	Minimum	$54,875.00	S3	TRUE

Add to the Original % Condition for bullet-proof glass: +25%
Deduct from the Original % Condition for no heat and A/C: +25%

BULKHEADS / SEAWALLS (Per Linear Foot)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
BULK HEAD STL/CON	**83**	A	Excellent	$30.00	S5	TRUE
BULK HEAD STL/CON	83	B	Above Avg.	$24.00	S5	TRUE
BULK HEAD WD	83	C	Average	$16.00	S5	TRUE
BULK HEAD WD	83	D	Below Avg.	$11.00	S5	TRUE

CABINS (Per Square Foot)

Camp Ground Type

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
CABIN	**CB**	A	Excellent	$75.00	S3	TRUE
CABIN	CB	B	Above Avg.	$72.00	S3	TRUE
CABIN	CB	C	Average	$70.00	S3	TRUE
CABIN	CB	D	Below Avg.	$68.00	S3	TRUE
CABIN	CB	E	Minimum	$65.00	S3	TRUE

CAMPSITES & RV SITES (Per Site)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
CAMP/RV SITE	**86**	A	Excellent	$3,500.00	S0	TRUE
CAMP/RV SITE	86	B	Above Avg.	$3,000.00	S0	TRUE
CAMP/RV SITE	86	C	Average	$2,300.00	S0	TRUE
CAMP/RV SITE	86	D	Below Avg.	$1,500.00	S0	TRUE
CAMP/RV SITE	86	E	Minimum	$1,200.00	S0	TRUE

CANOPIES (Per Square Foot)

**Canopies that are built to the same standards as the building they serve should be included in the sketch of the building and priced as a part of the building. This would include buildings such as; Convenience Stores, Restaurants, Service Stations and etc. Other canopies are priced using this schedule.

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
Steel / Masonry						
CANOPY STL/MAS	**39**	A	Excellent	$96.00	S3	TRUE
CANOPY STL/MAS	39	B	Above Avg.	$75.00	S3	TRUE
CANOPY STL/MAS	39	C	Average	$59.00	S3	TRUE
CANOPY STL/MAS	39	D	Below Avg.	$46.00	S3	TRUE
CANOPY STL/MAS	39	E	Minimum	$35.00	S3	TRUE
Wood						
CANOPY WD	**39W**	A	Excellent	$70.00	S3	TRUE
CANOPY WD	39W	B	Above Avg.	$56.00	S3	TRUE
CANOPY WD	39W	C	Average	$45.00	S3	TRUE
CANOPY WD	39W	D	Below Avg.	$36.00	S3	TRUE
CANOPY WD	39W	E	Minimum	$30.00	S3	TRUE

Add to the Original % Condition for Gable or Gambrel Roof : +10%
Add to the Original % Condition for Round : +25%

CARPORTS (Per Square Foot)

**Detached carports that are built to the exact specifications of the dwelling should be sketched on the property record card as an auxiliary area. All other carports may be priced from this schedule using the same quality judgment used to rate dwellings.

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
CARPORT BR/MAS w/conc	**03**	A	Excellent	$30.00	S3	TRUE
CARPORT BR/MAS	03	B	Above Avg.	$25.00	S3	TRUE
CARPORT WD w/conc	03	C	Average	$21.00	S3	TRUE
CARPORT WD	03	D	Below Avg.	$19.00	S3	TRUE

CARPORT POLE	03	P	Pole	$17.00	S3	TRUE
Metal (Prefab)						
CARPORT PF w/conc	**MC**	B	Above Avg.	$8.00	S5	TRUE
CARPORT PF	MC	C	Average	$5.00	S5	TRUE
Metal RV						
CARPORT w/conc	**MCR**	B	Above Avg.	$12.00	S5	TRUE
CARPORT	MCR	C	Average	$9.00	S5	TRUE

CEMETERIES (Per Unit)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
PLOT Unsold	**59**	C	Average	$5,800.00	S0	TRUE
PLOT Proposed	59	D	Below Avg.	$5,800.00	S0	TRUE
PLOT Sold	59	E	Minimum	$0	S0	TRUE
CRYPT Unsold	**64**	C	Average	$2,400.00	S0	TRUE
CRYPT Sold	64	E	Minimum	$0	S0	TRUE
NICHE Unsold	**71**	C	Average	$1,200.00	S0	TRUE

COLUMN (Per Linear Foot)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
COLUMN 24'	**COL**	B	Above Avg.	$134.00	S5	TRUE
COLUMN 18"	COL	C	Average	$90.00	S5	TRUE
COLUMN 12"	COL	D	Below Avg.	$50.00	S5	TRUE

CONCESSION STAND (Per Square Foot)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
CON STAND - MAS	**B8**	B	Above Avg.	$65	S3	TRUE
CON STAND - WD	B8	C	Average	$50	S3	TRUE
CON STAND - PF MTL	B8	D	Below Avg.	$35	S3	TRUE

CONEX CONTAINER (Per Unit)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
CONEX CON - 40 ft HC	**CON**	B	Above Average	$76,175.00	S5	TRUE
CONEX CON - 20 ft HC	CON	C	Average	$72,250.00	S5	TRUE
CONEX CON - 40 ft STD	CON	D	Below Average	$71,950.00	S5	TRUE
CONEX CON - 20 ft STD	CON	E	Minimum	$69,650.00	S5	TRUE

CRANEWAY (Per Linear Foot)

Description	Code	Type	Unit Price Low	Unit Price High	Dep. Sch.	Force Unit Price
CRANEWAY - Bridge	**76**	34 Ton	$6,000	$20,000	S2	
CRANEWAY - Bridge	76	25 Ton	$4,000	$11,600	S2	FALSE
CRANEWAY - Bridge	76	10 Ton	$3,200	$7,600	S2	FALSE
CRANEWAY - Bridge	76	2 Ton	$2,800	$6,000	S2	FALSE

**Add to the Original % Condition for Trolley and Hoist: +30%

DAMS

Description	Code	Type	Unit Price Low	Unit Price High	Dep. Sch.	Force Unit Price
DAM, FLOOD CONTROL	C3F	SQ FT	$250	$750	S1	FALSE
DAM, HYDROELECTRIC	C3	KW	$1,000	$7,000	S1	FALSE

DECKS (Per Square Foot)

**Detached decks that are built to the exact specifications of the dwelling should be sketched on the property record card as an auxiliary area. All other decks may be priced from this schedule using the same quality judgment used to rate dwellings.

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
Composite						
DECK	88	A	Excellent	$70	S5	TRUE
DECK	88	B	Above Avg.	$57	S5	TRUE
Wood						
DECK	88	C	Average	$49	S5	TRUE
DECK	88	D	Below Avg.	$42	S5	TRUE

Deduct from the Original % Condition for no rails: -20%

DUGOUT (Per Square Foot)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
DUGOUT	A8	B	Above Avg.	$10	S3	TRUE
DUGOUT	A8	C	Average	$7	S3	TRUE
DUGOUT	A8	D	Below Avg.	$4	S3	TRUE

EGG ROOM (Per Square Foot)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
EGG ROOM	D9	B	Above Avg.	$14	S3	TRUE
EGG ROOM	D9	C	Average	$12	S3	TRUE
EGG ROOM	D9	D	Below Avg.	$11	S3	TRUE

ELEVATORS - COMMERCIAL (Per Stop)

Enter each elevator individually using the number of stops as the number of units.

A	B	C	D	E
4000LB+	3000LB	2500LB	2000LB	1500LB

PASSENGER HYDRAULIC

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
ELEV PASS HY	46	A	Excellent	$82,000	40	TRUE
ELEV PASS HY	46	B	Above Avg.	$66,000	40	TRUE
ELEV PASS HY	46	C	Average	$57,000	40	TRUE
ELEV PASS HY	46	D	Below Avg.	$48,000	40	TRUE
ELEV PASS HY	46	E	Minimum	$37,000	40	TRUE

PASSENGER ELECTRIC

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
ELEV PASS EL	**46E**	A	Excellent	$187,000	40	TRUE
ELEV PASS EL	46E	B	Above Avg.	$158,000	40	TRUE
ELEV PASS EL	46E	C	Average	$143,000	40	TRUE
ELEV PASS EL	46E	D	Below Avg.	$127,000	40	TRUE
ELEV PASS EL	46E	E	Minimum	$106,000	40	TRUE

FREIGHT HYDRAULIC

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
ELEV FRT HY	**45**	A	Excellent	$233,000	40	TRUE
ELEV FRT HY	45	B	Above Avg.	$189,000	40	TRUE
ELEV FRT HY	45	C	Average	$144,000	40	TRUE
ELEV FRT HY	45	D	Below Avg.	$99,000	40	TRUE
ELEV FRT HY	45	E	Minimum	$54,000	40	TRUE

FREIGHT ELECTRIC

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
ELEV FRT EL	**45E**	A	Excellent	$290,000	40	TRUE
ELEV FRT EL	45E	B	Above Avg.	$256,000	40	TRUE
ELEV FRT EL	45E	C	Average	$222,000	40	TRUE
ELEV FRT EL	45E	D	Below Avg.	$189,000	40	TRUE
ELEV FRT EL	45E	E	Minimum	$153,000	40	TRUE

**Add to the Original % Condition for each additional stop over two: +40%

ELEVATOR - RESIDENTIAL (Per Unit)

Standard = 2 Stops

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
ELEV RES	**46R**	B	Above Avg.	$57,000	40	TRUE
ELEV RES	46R	C	Average	$43,000	40	TRUE
ELEV RES	46R	D	Below Avg.	$28,000	40	TRUE

**Add to the Original % Condition for each additional stop over two: +40%

FENCES (Per Linear Foot)

PRV - Privacy **PKT - Picket**

FENCE - CHAIN LINK

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
FENCE CL 10-12 Ft Hgt	**06**	A	Excellent	$42	S5	TRUE
FENCE CL 6-8 Ft Hgt	06	B	Above Avg.	$28	S5	TRUE
FENCE CL 4 Ft Hgt	06	C	Average	$16	S5	TRUE
FENCE - VINYL						
FENCE VYL PRV	**E5**	B	Above Avg.	$49	S5	TRUE
FENCE VYL PKT	E5	C	Average	$30	S5	TRUE

FENCE VYL RAIL	E5	D	Below Avg.	$23	S5	TRUE
FENCE - WOOD						
FENCE WD PRV	**05**	B	Above Avg.	$37	S5	TRUE
FENCE WD PKT	05	C	Average	$29	S5	TRUE
FENCE WD RAIL	05	D	Below Avg.	$22	S5	TRUE
FENCE - METAL (Per Square Foot)						
FENCE MTL PKT	**E6**	C	Average	$20	S5	TRUE

FIELD HOUSE (Per Square Foot)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
FIELD HOUSE - MAS	**FH**	B	Above Avg.	$204	S3	TRUE
FIELD HOUSE - WD	FH	C	Average	$200	S3	TRUE
FIELD HOUSE - PF MTL	FH	D	Below Avg.	$130	S3	TRUE

FIREPLACES (Per Unit)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
FIREPLACE	**14**	A	Excellent	$11,700	40	TRUE
FIREPLACE	14	B	Above Avg.	$8,100	40	TRUE
FIREPLACE	14	C	Average	$5,250	40	TRUE
FIREPLACE	14	D	Below Avg.	$4,350	40	TRUE
FIREPLACE	14	E	Minimum	$3,650	40	TRUE

GARAGES - DETACHED RESIDENTIAL (Per Square Foot)

**Detached garages that are built to the same specifications of the dwelling or built with apartments in the upper floor should be sketched on the property record card as an auxiliary area. All other garages may be priced from this schedule using the same quality judgment used to rate dwellings.

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
BRICK/MASONRY						
GARAGE	**02B**	A	Excellent	$238	S3	TRUE
GARAGE	02B	B	Above Avg.	$200	S3	TRUE
GARAGE	02B	C	Average	$152	S3	TRUE
GARAGE	02B	D	Below Avg.	$138	S3	TRUE
GARAGE	02B	E	Minimum	$125	S3	TRUE
WOOD / VINYL / MTL						
GARAGE	**02**	A	Excellent	$134	S3	TRUE
GARAGE	02	B	Above Avg.	$119	S3	TRUE
GARAGE	02	C	Average	$94	S3	TRUE
GARAGE	02	D	Below Avg.	$87	S3	TRUE
GARAGE	02	E	Minimum	$78	S3	TRUE
PF METAL						
GARAGE	**MG**	B	Above Avg.	$25	S5	TRUE
GARAGE	MG	C	Average	$19	S5	TRUE
GARAGE	MG	D	Below Avg.	$16	S5	TRUE
GARAGE	MG	E	Minimum	$13	S5	TRUE

Add to the Original % Condition for finished interior +25%
Add to the Original % Condition for Upper Story +70%
Add to the Original % Condition for ½ story +35%
Deduct from the Original % Condition for lack of overhead door -5%

GATES (Per Unit)
SEC 66 / PG 4

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
GATE SS / BRZ	A3	A	Excellent	$17,000	S5	TRUE
GATE ALUM	A3	B	Above Avg.	$13,500	S5	TRUE
GATE GALV	A3	C	Average	$9,500	S5	TRUE
GATE	A3	D	Below Avg.	$5,000	S5	TRUE

GAZEBOS (Per Square Foot)
Gazebos may be priced from this schedule using the same quality judgment used to rate dwellings.

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
GAZEBO	55	A	Excellent	$84.00	S5	TRUE
GAZEBO	55	B	Above Avg.	$55.00	S5	TRUE
GAZEBO	55	C	Average	$48.00	S5	TRUE
GAZEBO	55	D	Below Avg.	$36.00	S5	TRUE
GAZEBO	55	E	Minimum	$29.00	S5	TRUE

GENERATORS (Per Unit)

RES	**A - 55kW+**	**B - 31kW-50kW**	**C - 17kW-30kW**	**D - 7kW-16kW**
COM	**A - 55kW+**	**B - 31kW-50kW**	**C - 17kW-30kW**	**D - 7kW-16kW**

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
GEN RES	54	A	Excellent	$15,000	S3	TRUE
GEN RES	54	B	Above Avg.	$10,000	S3	TRUE
GEN RES	54	C	Average	$5,000	S3	TRUE
GEN RES	54	D	Below Avg.	$2,500	S3	TRUE
GEN COM	54C	A	Excellent	$100,000	S3	TRUE
GEN COM	54C	B	Above Avg.	$75,000	S3	TRUE
GEN COM	54C	C	Average	$50,000	S3	TRUE
GEN COM	54C	D	Below Avg.	$25,000	S3	TRUE

GOLF COURSES (Per Hole)
Includes normal grading, sprinkler systems, service roads, cart paths and architect fees

Description	Code	Quality	Unit Price Low	Unit Price High	Dep. Sch.	Force Unit Price
Class I - Championship:	32	AA	$927,000	$1,455,000	S2	FALSE
		A	$475,000	$733,000	S2	FALSE
		B	$330,000	$529,000	S2	FALSE

Typical Features: 160 to 200 acres
6,700 to 7,000 yards long

			Bunkered and contoured greens and fairways Good undulating terrain with many large trees Driving range Name architect Automatic sprinklers for greens and fairways Paved cart paths			
Class II - Private Club:	32	C	$220,000 (Average $271,500)	$323,000	S2	FALSE
		Typical Features:	120 to 160 acres 6,400 yards to 6,700 yards Bunkered at most greens Undulating terrain with large trees Driving range Sprinklers manual or automatic Paved cart paths			
Class III - Semi-Private and Municipal Clubs:	32	D	$152,000	$217,000	S2	FALSE
		Typical Features:	110 to 120 acres 6,000 yards to 6,400 yards Bunkered at most greens Undulating terrain and some large trees Greens sprinkled Paved cart paths			
Class IV - Minimum Quality:	32	E	$106,000	$146,000	S2	FALSE
		Typical Features:	80 to 100 acres 5,600 yards to 6,000 yards Open flat to undulating terrain Few bunkers Gravel or some paved cart paths			

**This schedule represents replacement cost. Depreciation may be used to consider economic factors.

GOLF GREENS - RESIDENTIAL (Per Hole)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
GOLF GREEN RES	**32R**	A	Excellent	$100,000	S2	TRUE
GOLF GREEN RES	32R	B	Above Avg.	$75,000	S2	TRUE
GOLF GREEN RES	32R	C	Average	$50,000	S2	TRUE
GOLF GREEN RES	32R	D	Below Avg.	$25,000	S2	TRUE

**This schedule represents replacement cost. Depreciation may be used to consider economic factors.

MINIATURE GOLF COURSES (Per Hole)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
MINI GOLF	**32M**	A	CUSTOM	$52,000	S5	TRUE
		Typical Features:	.50 to 1.00 acres			

Custom course, extensive themes with major elevation, rock and waterscape layout

MINI GOLF	32M	B	Above Avg.	$31,000	S5	TRUE
		C	Average	$20,500	S5	TRUE

Typical Features: .25 to .5 acres
Professionally designed and installed, includes plumbing and lighting

MINI GOLF	32M	D	Below Avg.	$10,000	S5	TRUE
		E	Minimum	$5,200	S5	TRUE

Typical Features: .25 acres
Simple course, prepackaged, flat terrain, includes lighting and plumbing

**This schedule represents replacement cost. Depreciation may be used to consider economic factors.

GRAIN BINS - FARM (Unit = Bushel)
Metal On Slab/Ventilated Floor

Formula for Bushel of a Cylinder :
DIAMITER / 2 = RADIUS
RADIUS x 3.1416 x HIGHT = VOLUME

For Commercial Grain Bins Use Harvester Price

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
GRAIN BIN	21	A	Excellent	$33.00	S5	TRUE
GRAIN BIN	21	B	Above Avg.	$31.00	S5	TRUE
GRAIN BIN	21	C	Average	$27.00	S5	TRUE
GRAIN BIN	21	D	Below Avg.	$23.00	S5	TRUE

GREENHOUSES - COMMERCIAL (Per Square Foot)

A & B & C - Vertical **D & E - Hoop**

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
Commercial						
GREENHSE COM	13C	A	Excellent	$42.00	S5	TRUE
GREENHSE COM	13C	B	Above Avg.	$35.00	S5	TRUE
GREENHSE COM	13C	C	Average	$15.00	S5	TRUE
GREENHSE COM	13C	D	Below Avg.	$10.00	S5	TRUE
GREENHSE COM	13C	E	Minimum	$7.00	S5	TRUE

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
Residential (Mtl Frame)						
GRNHSE RES	13	A	Excellent	$22.00	S5	TRUE
GRNHSE RES	13	B	Above Avg.	$10.00	S5	TRUE
GRNHSE RES	13	C	Average	$7.00	S5	TRUE
GRNHSE RES	13	D	Below Avg.	$5.00	S5	TRUE
GRNHSE RES	13	E	Minimum	$4.00	S5	TRUE

GUARD HOUSES (Per Square Foot)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
GUARD HSE	65	A	Excellent	$203.00	S3	TRUE
GUARD HSE	65	B	Above Avg.	$147.00	S3	TRUE
GUARD HSE	65	C	Average	$103.00	S3	TRUE
GUARD HSE	65	D	Below Avg.	$75.00	S3	TRUE
GUARD HSE	65	E	Minimum	$73.00	S3	TRUE

Deduct from the Original % Condition for Non-weatherized: - 30%
Deduct from the Original % Condition for stick built: - 20%
Add to the Original % Condition for all steel construction: + 30%

HOG PARLORS (Per Square Foot)

	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
HOG PARLOR	27	A	Custom	$82.00	S5	TRUE
HOG PARLOR	27	B	Above Avg.	$76.00	S5	TRUE
HOG PARLOR	27	C	Average	$54.00	S5	TRUE
HOG PARLOR	27	D	Below Avg.	$37.00	S5	TRUE
HOG PARLOR	27	E	Minimum	$22.00	S5	TRUE

Excellent/Custom: Good siding; good ventilation; many windows; insulated wall and ceiling; partitions; good electrical and plumbing.
Above Average/Average: Average siding; insulated; ventilation; windows; slab floor; partitions; adequate electrical and plumbing.
Below Average/Minimum: Low cost board or block siding; natural ventilation; unfinished slab floor; minimum service.

KENNEL OUTDOOR RUNS (Per Square Foot)
490 M & S

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
KENNEL RUN	B1	B	Above Avg.	$125.00	S5	TRUE
KENNEL RUN	B1	C	Average	$121.00	S5	TRUE
KENNEL RUN	B1	D	Below Avg.	$58.00	S5	TRUE

MOBILE HOME ADDITIONS (Per Square Foot)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
MH ADDN	16	A	Excellent	$100.00	30	TRUE
MH ADDN	16	B	Above Avg.	$80.00	30	TRUE
MH ADDN	16	C	Average	$60.00	30	TRUE
MH ADDN	16	D	Below Avg.	$55.00	30	TRUE
MH ADDN	16	E	Minimum	$45.00	30	TRUE

MOBILE HOME PARK SPACE (Per Unit)

See Class descriptions in Chapter 9 of this Manual.

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
MH PARK SP	15	A	Excellent	$20,000	S0	TRUE
MH PARK SP	15	B	Above Avg.	$15,000	S0	TRUE
MH PARK SP	15	C	Average	$11,000	S0	TRUE

MH PARK SP	15	D	Below Avg.	$7,400	S0	TRUE
MH PARK SP	15	E	Minimum	$3,600	S0	TRUE

MOBILE HOME SITE (Per Unit)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
MH SITE	**D8**	C	Average	$12,000	S0	TRUE

Deduct from the Original % Condition for shared well: - 25%

SFR SITE	**D8R**	C	Average	$8,000		

MODULAR CLASSROOM (Per Square Foot)

598 18/15

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
CLASSROOM	A6	B	Above Avg.	$158.00	S3	TRUE
CLASSROOM	A6	C	Average	$131.00	S3	TRUE
CLASSROOM	A6	D	Below Avg.	$109.00	S3	TRUE

NATATORIUMS

Includes pool

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
NATATORIUM	**NT**	B	Above Avg.	$165.00	S3	TRUE
NATATORIUM	NT	C	Average	$150.00	S3	TRUE
NATATORIUM	NT	D	Below Avg.	$100.00	S3	TRUE

PATIOS (Per Square Foot)

**Patios that are built to the same specifications of the dwelling should be sketched on the property record card as an auxiliary area. All other patios and terraces may be priced from this schedule.

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
PATIO	**04**	C	Average	$15.00	S5	TRUE

PAVILIONS (Per Unit)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
PAVILION	**E9**	A	Excellent	$93,000	S5	TRUE
PAVILION	E9	B	Above Avg.	$72,000	S5	TRUE
PAVILION	E9	C	Average	$54,000	S5	TRUE
PAVILION	E9	D	Below Avg.	$39,000	S5	TRUE

PAVING (Per Square Foot)

PAVING - ASPHALT

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
PAVING ASP COM	**09**	B	Above Avg.	$6.00	S5	TRUE
PAVING ASP RES	09	C	Average	$3.00	S5	TRUE

PAVING - BRICK

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
PAVING BRICK COM	**09B**	B	Above Avg.	$6.00	S5	TRUE
PAVING BRICK RES	09B	C	Average	$3.00	S5	TRUE

PAVING - CONCRETE

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
PAVING CON COM	**10**	B	Above Avg.	$8.00	S5	TRUE
PAVING CON RES - Stamped	10	C	Average	$11.00	S5	TRUE
PAVING CON RES - Concrete	10	D	Below Avg.	$5.00	S6	TRUE

PERGOLAS (Per Square Foot)

Pergolas may be priced from this schedule using the same quality judgment used to rate dwellings.

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
PERGOLA	**P1**	A	Excellent	$30.00	S5	TRUE
PERGOLA	P1	B	Above Avg.	$25.00	S5	TRUE
PERGOLA	P1	C	Average	$22.00	S5	TRUE
PERGOLA	P1	D	Below Avg.	$17.00	S5	TRUE
PERGOLA	P1	E	Minimum	$13.00	S5	TRUE

PORCHES (Per Square Foot)

**Porches that are built to the same specifications of the dwelling should be sketched on the property record card as an auxiliary area. All other porches may be priced from this schedule.

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
PORCH	**11**	A	Excellent	$95.00	30	TRUE
PORCH	11	B	Above Avg.	$80.00	30	TRUE
PORCH	11	C	Average	$70.00	30	TRUE
PORCH	11	D	Below Avg.	$55.00	30	TRUE
PORCH	11	E	Minimum	$40.00	30	TRUE

POULTRY HOUSES - COMMERCIAL (Per Square Foot)

Includes Slats and Curtain

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
POULTRY HSE Breeder(Eggroom)	**29**	A	Excellent	$31.00	S5	TRUE
POULTRY HSE Breeder(Eggroom)	29	B	Above Avg.	$26.00	S5	TRUE
POULTRY HSE Broiler(Meat)	29	C	Average	$18.00	S5	TRUE
POULTRY HSE Broiler(Meat)	29	D	Below Avg.	$15.00	S5	TRUE
POULTRY HSE Broiler(Meat)	29	E	Minimum	$9.00	S5	TRUE

Add to the Original % Condition for concrete floor: + 40%
Add to the Original % Condition for asphalt floor: + 20%

PUMP HOUSE (Per Square Foot)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
PUMP HOUSE	90	C	Average	$28.00	S5	TRUE

QUONSETS (Per Square Foot)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
QUONSET	47	B	Above Avg.	$43.00	S3	TRUE
QUONSET	47	C	Average	$30.00	S3	TRUE
QUONSET	47	D	Below Avg.	$23.00	S3	TRUE

Add to the Original % Condition for heat: + 15%
Add to the Original % Condition for insulation: + 10%
Add to the Original % Condition for sprinklers: + 10%
Deduct from the Original % Condition for no floor: - 20%
Deduct from the Original % Condition for no lighting: - 10%

Above Average – The structure is built with above average materials, partitions, plumbing and electrical.
Average – The structure is built with average materials, partitions, plumbing and electrical.
Below Average– The structure is built with below average materials, partitions, plumbing and electrical.

RAILROAD SPURS & SWITCHES & BRIDGES
Spurs (Per Linear Foot) Switches (Per Unit) Bridges (Per Square Foot)

QUALITY	H	M	L
Description	Heavy 115-130#	Medium 80-100#	Light 40-60#

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
RAIL SPUR Heavy	43	B	Above Avg.	$210.00	S2	TRUE
RAIL SPUR Medium	43	C	Average	$180.00	S2	TRUE
RAIL SPUR Light	43	D	Below Avg.	$128.00	S2	TRUE
RAIL SWTCH Heavy	48	B	Above Avg.	$69,000.00	S2	TRUE
RAIL SWTCH Medium	48	C	Average	$59,000.00	S2	TRUE
RAIL SWTCH Light	48	D	Below Avg.	$43,000.00	S2	TRUE
RAILROAD BRIDGE	43B	C	Average	$245.00	S2	TRUE

REST ROOMS (Per Square Foot)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
REST ROOM	B4	A	Excellent	$364.00	S3	TRUE
REST ROOM	B4	B	Above Avg.	$269.00	S3	TRUE
REST ROOM	B4	C	Average	$198.00	S3	TRUE
REST ROOM	B4	D	Below Avg.	$146.00	S3	TRUE
REST ROOM	B4	E	Minimum	$105.00	S3	TRUE

SHEDS (Per Square Foot)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
Frame						
SHED FR	**24**	B	Above Avg.	$12.00	S5	TRUE
SHED FR	24	C	Average	$10.00	S5	TRUE
SHED FR	24	D	Below Avg.	$9.00	S5	TRUE
Pole						
SHED POLE	**24P**	B	Above Avg.	$9.00	S5	TRUE
SHED POLE	24P	C	Average	$8.00	S5	TRUE
SHED POLE	24P	D	Below Avg.	$5.00	S5	TRUE

SHELTERS - PARK/PICNIC (Per Square Foot)

No walls and concrete floor

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
SHELTER BR/MAS	**97**	A	Excellent	$63.00	S5	TRUE
SHELTER WD	97	B	Above Avg.	$50.00	S5	TRUE
SHELTER WD	97	C	Average	$42.00	S5	TRUE
SHELTER PF MTL	97	D	Below Avg.	$30.00	S5	TRUE
SHELTER POLE	97	P	Pole	$24.00	S5	TRUE

SHOP BUILDINGS (Per Square Foot)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
SHOP BLDG BR/MAS	**B6**	A	Excellent	$57.00	S3	TRUE
SHOP BLDG WD	B6	B	Above Avg.	$42.00	S3	TRUE
SHOP BLDG WD	B6	C	Average	$33.00	S3	TRUE
SHOP BLDG PF MTL	B6	D	Below Avg.	$30.00	S3	TRUE
SHOP BLDG POLE	B6	P	Pole	$29.00	S3	TRUE

Add to the Original % Condition for Upper Story - 70%
Add to the Original % Condition for ½ story - 50%

SILOS – FARM

Includes un-loaders

Upright
Unit = Bushel

Trench
Per Square Foot

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
SILO Harvester <50 Ft Hgt	**28**	AA	Custom	$126.00	S5	TRUE
SILO Harvester >50 Ft Hgt	28	A	Excellent	$100.00	S5	TRUE
SILO Poured <50 Ft Hgt	28	B	Above Avg.	$66.00	S5	TRUE
SILO Poured >50 Ft Hgt	28	C	Average	$46.00	S5	TRUE
SILO Stave < 50 Ft Hgt	28	D	Below Avg.	$66.00	S5	TRUE
SILO Stave > 50 Ft Hgt	28	E	Minimum	$46.00	S5	TRUE

Note: Some of the Harvesters are no longer in use due to the expense of replacing the unloaders;these units will need functional obsolescence added.

Subtract from the Original % Condition - 30%

Formula for Bushel of a Cylinder :
DIAMITER / 2 = RADIUS
RADIUS x 3.1416 x HIGHT = VOLUME

Slurry Storage same as above

SOLAR PANELS (Per Panel)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
SOLAR PANEL	**SE**	C	Average	$1.00	S0	TRUE

SPRINKLERS (Per Square Foot)
Commercial and Industrial

	Finished Ceiling		Unfinished Ceiling	
QUALITY	**A**	**B**	**C**	**D**
Code	**Dry**	**Wet**	**Dry**	**Wet**

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
SPRINKLER COM	**42**	A	Excellent	$7.00	40	TRUE
SPRINKLER COM	42	B	Above Avg.	$6.00	40	TRUE
SPRINKLER COM	42	C	Average	$5.00	40	TRUE
SPRINKLER COM	42	D	Below Avg.	$4.00	40	TRUE

STABLES (Per Square Foot)

**Large commercial or top quality private stables should be sketched and priced on the property record card. All other stables may be priced from this schedule.

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
Frame						
STABLE FR	**99**	A	Excellent	$68.00	S5	TRUE
STABLE FR	99	B	Above Avg.	$60.00	S5	TRUE
STABLE FR	99	C	Average	$39.00	S5	TRUE
STABLE FR	99	D	Below Avg.	$25.00	S5	TRUE
Pole						
STABLE POLE	**99P**	A	Excellent	$36.00	S5	TRUE
STABLE POLE	99P	B	Above Avg.	$23.00	S5	TRUE
STABLE POLE	99P	C	Average	$18.00	S5	TRUE
STABLE POLE	99P	D	Below Avg.	$13.00	S5	TRUE

Add to the Original % Condition for Upper Story - 70%
Add to the Original % Condition for ½ Story - 35%

Custom: Good siding; trim and roof; insulated; good finish in stalls, lounge, and restrooms; high level electrical and plumbing with dressing rooms.
Above Average: Very good siding and roofing some windows, good quality stall and tack room finish, good electrical, plumbing with restroom

Average: Good siding and roofing, some concrete floors, wainscot stalls, adequate electrical and plumbing.
Below Average: Low cost siding, post and beam construction, dirt floors, open stalls, little or no electrical and plumbing.

STADIUM (Per Square Foot)

Description	Code	Quality	Unit Price Low	Unit Price High	Dep. Sch.	Force Unit Price
Concrete or steel bleacher w/built-in restroom, snackbar, pressbox, training room	E8	B	$105.00	$153.00	S3	FALSE
Concrete or steel bleacher no interior construction, stadium type closed deck	E8	C	$76.00	$98.00	S3	FALSE
Grandstand bleachers, open steel frame, metal, fiberglass or wood benches	E8	D	$30.00	$60.00	S3	FALSE
Permanent bleachers steel frame and benches	E8	E	$15.00	$27.00	S3	FALSE

STORAGE - PRE-FAB METAL UTILITY BUILDINGS (Per Square Foot)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
STG PF MTL	69	A	Excellent	$27.00	S5	TRUE
STG PF MTL	69	B	Above Avg.	$22.00	S5	TRUE
STG PF MTL	69	C	Average	$17.00	S5	TRUE
STG PF MTL	69	D	Below Avg.	$14.00	S5	TRUE
STG PF MTL	69	E	Minimum	$8.00	S5	TRUE

STORAGE – RESIDENTIAL (Per Square Foot)
**Detached storage buildings that are built to the exact specifications of the dwelling should be sketched on the property record card as an auxiliary area. All other storage buildings may be priced from this schedule using the same quality judgment used to rate dwellings.

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
STORAGE BR/MAS	01	A	Excellent	$48.00	S3	TRUE
STORAGE BR/MAS	01	B	Above Avg.	$40.00	S3	TRUE
STORAGE WD	01	C	Average	$36.00	S3	TRUE
STORAGE WD	01	D	Below Avg.	$25.00	S3	TRUE
STORAGE POLE	01	P	Pole	$12.00	S3	TRUE

Add to the Original % Condition for finished interior: +25%
Add to the Original % Condition for Upper Story: +75%
Add to the Original % Condition for ½ Story: +50%

SWIMMING POOLS (Per Square Foot)

RESIDENTIAL
Includes Ladder, Filter, 4' Apron and Max Depth 9 Feet/ Wadding pool use quality D

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price

POOL CON/GUINITE	07	AAA	Exceptional	$136.00	S5	TRUE
POOL CON/GUINITE	07	AA	Custom	$115.00	S5	TRUE
POOL CON	07	A	Excellent	$94.00	S5	TRUE
POOL CON	07	B	Above Avg.	$87.00	S5	TRUE
POOL CON	07	C	Average	$81.00	S5	TRUE
POOL CON	07	D	Below Avg.	$77.00	S5	TRUE
POOL VINYL	08	B	Above Avg.	$59.00	S5	TRUE
POOL VINYL	08	C	Average	$52.00	S5	TRUE
POOL FGLASS	07F	B	Above Avg.	$47.00	S5	TRUE
POOL FGLASS	07F	C	Average	$42.00	S5	TRUE
POOL SS (ELEVATED)	P7	B	Above Avg.	$390.00	S5	TRUE
POOL SS (INGROUND)	P7	C	Average	$320.00	S5	TRUE

COMMERCIAL POOLS (Per Square Foot)

Poured Concrete **B - Irregular** **C - Rec. or Oval**

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
POOL COM	07C	B	Above Avg.	$129.00	S5	TRUE
POOL COM	07C	C	Average	$102.00	S5	TRUE

EXERCISE POOLS (Per Square Foot)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
POOL EXER 60' Depth	07E	A	Excellent	$960.00	S5	TRUE
POOL EXER 50" Depth	07E	B	Above Avg.	$400.00	S5	TRUE
POOL EXER 42" Depth	07E	C	Average	$340.00	S5	TRUE

WHIRPOOLS, SPA/TUB (Per Unit)

Attached to Pool

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
SPA/TUB	P8	B	Above Avg.	$18,500.00	S5	TRUE
SPA/TUB	P8	C	Average	$10,000.00	S5	TRUE

TANKS

Welded Steel Bulk Storage Tanks (Per Square Foot)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
TANK BULK	50	C	Average	$128.00	S3	TRUE

Welded Steel Pressure Tanks (Personal Property)

Welded Steel Water Tanks (Per Gallon)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
TANK WATER	35	C	Average	$0.80	S3	TRUE

Welded Steel Tanks – Fuel Storage (Per Gallon)
Includes Distribution System, Foundation, Cone Roof

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
TANK FUEL	36	C	Average	$43.00	S3	TRUE

Add to the Original % Condition for Floating Roof or Double Deck Roof : +20%

Elevated Steel Tanks (Per Gallon)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
TANK ELEV 150' Hgt	37	A	Excellent	$7.00	S3	TRUE
TANK ELEV 100' Hgt	37	B	Above Avg.	$6.00	S3	TRUE
TANK ELEV 75' Hgt	37	C	Average	$5.00	S3	TRUE
TANK ELEV 50' Hgt	37	D	Below Avg.	$4.00	S3	TRUE

TRAIN OR TRUCK WELLS (Per Square Foot)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
TRUCK WELL	78	C	Average	$21.00	S5	TRUE

TRUCK SCALE (Per Unit)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
TRUCK SCALE	38	B	70 Ton	$60,000.00	S5	TRUE
TRUCK SCALE	38	C	60 Ton	$52,000.00	S5	TRUE
TRUCK SCALE	38	D	50 Ton	$46,000.00	S5	TRUE
TRUCK SCALE	38	E	40 Ton	$40,000.00	S5	TRUE

WALLS (Per Square Foot)

**Retaining walls are typically built to correct topographical problems with a parcel of land; therefore they are considered to be a land feature and their value considered be included in the land price. If a wall that may otherwise be considered a retaining wall is built for ornamental purposes it should be listed as an OBXF item and priced from the following schedules.

Enter the **height in the width field and the **length in the length field.**

WALLS - BLOCK (Per Square Foot)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
WALL Stucco/Block	58	A	Excellent	$28.00	S3	TRUE
WALL Split-Face	58	B	Above Avg.	$22.00	S3	TRUE
WALL 8" Block	58	C	Average	$18.00	S3	TRUE
WALL 6" Block	58	D	Below Avg.	$16.00	S3	TRUE

WALLS - BRICK (Per Square Foot)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
WALL 12" Brick	57	B	Above Avg.	$25.00	S3	TRUE
WALL 8" Brick	57	C	Average	$21.00	S3	TRUE

WALLS - STONE (Per Square Foot)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
WALL Stone	56	C	Average	$43.00	S3	TRUE

WASTE TREATMENT PLANTS (Per Gallon)

SEWAGE TREATMENT PLANT

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
SEWAGE TREATMENT Commercial	C4	B	Above Avg.	$21.00	S3	TRUE
SEWAGE TREATMENT Municipal	C4	C	Average	$14.00	S3	TRUE

WATER TREATMENT PLANT

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
WATER TREATMENT Commercial	C5	B	Above Avg.	$20.00	S3	TRUE
WATER TREATMENT Municipal	C5	C	Average	$6.00	S3	TRUE

YARD LIGHTS (Per Unit)

Includes poles

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Force Unit Price
YARD LIGHT Flood	44	A	Excellent	$6,300.00	S3	TRUE
YARD LIGHT Mercury Vapor	44	B	Above Avg.	$5,200.00	S3	TRUE
YARD LIGHT Fluorescent	44	C	Average	$4,800.00	S3	TRUE
YARD LIGHT Incandescent	44	D	Below Avg.	$4,100.00	S3	TRUE
YARD LIGHT Minimum	44	E	Minimum	$3,500.00	S3	TRUE

The following is a list of items that are classified as personal property and should be listed on the business or individual property listing form. This list is to be used as a guide, if an item does not appear on this list it does not mean that the item is excluded from taxation. Items not named in this list must be classified using normal procedures.

Air Conditioning - process related, window unit		Counters / Reception Desks – moveable or built-in
Airplanes		Cranes and Crane Ways
Alarm Systems (security or fire) & wiring		Data Processing Equipment
Appliances		Deli Equipment
(List only refrigerators & washer / dryer machines in apartment properties)		Desks
(List all appliances in all other commercial type properties)		Diagnostic Center Equipment – moveable / built-in
Asphalt Plants		Display Cases – moveable or built-in
ATM - All equipment & freestanding booths		Dock Board
Auto Exhaust Systems for equipment		Drapes & Curtains, Blinds, etc
Awnings		Drying Systems – process or product
Balers (paper, cardboard, etc)		Dumpsters
Bank Teller Counters - service area and related		Dust Catchers, Control Systems, etc
Bank Teller Lockers - movable or built-in		Electrical Service to equipment
Bar and Bar Equipment - moveable or built-in		Electronic Control Systems
Billboards		Equipment – production
Boats and Motors - all		Expensed Items
Boiler - primarily for process		Farm equipment – used for production of income
Bowling Alley Lanes and equipment		Fencing – inside
Broadcasting Equipment		Flagpole
C-I-P Equipment		Floor Finishes – process related
Cabinets		Foundations for machinery & equipment
Cable TV: distribution systems, equipment and wiring, subscriber connections		Freight Charges
Camera Equipment		Fuels – not for sale (list as supplies)
Canopies - that service equipment		Furnaces – steel mill process, etc
Car Wash - all equipment, filers, tanks		Furniture and Fixtures
Catwalks for machinery & equipment		Grain Hopper
Cement Plants		Greenhouse Benches, Heating Systems, etc
Chairs		Hoppers – metal bin type
Closed Circuit TV		Hospital Systems, equipment and piping
Cold Storage Equipment - rooms / partitions		Hot Air Balloons
Compressed Air or Gas Systems (other than building heat)		Hotel / Motel Televisions & Wiring
Computer Room A/C		Humidifiers – process
Computer Room Raised Floor		Incinerators – equipment and/or moveable
Computerized Scanning Equipment		Industrial Piping – process
Computers and Data Lines		Installation Cost
Concrete Plants		Irrigation Equipment
Construction and Grading Equipment		Kiln Heating System
Control Systems - building and equipment		Kilns – metal tunnel or moveable
Conveyor & Material Handling Systems		Laboratory Equipment
Coolers – walk-in or self-standing		Laundry Bins
Cooling Towers – primary use in manufacture		Law & Professional Libraries
Leased Equipment – Lessor or Lessee possess		Safes Wall or Self-standing

Leasehold Improvements – Up Fit improvements		Sales / Use Tax
*(Improvements to real property**)*		Satellite Dishes (all wiring & installation)
Leasehold Interest in exempt real property		Scales
Lifts – other than elevator		Security Systems
Lighting – portable/ moveable / special		Service Station Equipment - pumps, tanks
Machinery & Equipment		Shelving
Medical Supplies		Signs - all types including attached to building
Medical Equipment like MRI, PET, CAT Scan and etc.		Sinks - Specialty / Restaurant
Milk Handling – milking, cooling, piping		Solar Panel Arrays
Mirror (other than bathroom)		Software (Capitalized)
Monitoring Systems - building or equipment		Sound Systems & Projection Equipment
Newspaper Stands		Spare Parts - list as supplies
Night Depository		Speakers - built-in or freestanding
Office equipment / Office supplies (list as supplies)		Spray Booths
Oil Company Equipment – pumps, supplies		Sprinkler System - attached to product storage
Ovens – processing / manufacturing		Supplies (office & other)
Overhead Conveyor System		Tanks (all above and below ground)
Package and Labeling Equipment		Except elevated water and petroleum farms
Paging Systems		Telephone Systems & Wiring
Paint Spray Booths		Theater Screens - indoor
Partitions – moveable		Theater Seats
Piping Systems		Tooling, Dies, Molds
Playground Equipment		Towers - microwave, equipment, wiring
Pneumatic Tube Systems		Towers - TV, radio, CATV, Two-way radio
Portable Buildings (e.g.; portable restrooms)		Transportation Cost
Power Generator Systems (auxiliary, emergency)		Upgrades to equipment
Power Transformers Equipment		Vacuum System - process
Public Address Systems (intercom, music)		Vault Doors - inner gates, vents & equipment
Refrigerators		Vending Machines
Refrigeration Systems - compressors, etc.		Vent Fans
Repairs Equipment (Capitalized)		Ventilation Systems - needed for manufacture
Restaurant Furniture (Incl. attached to floor)		Video Tapes / Movies / Reel Movies
Restaurant / Kitchen Equipment - vent / hoods		Walls - partitions, moveable
Returnable Containers		Water Coolers
Roll-up Door - inside wall		Water Lines - for process above or below ground
Room Dividers / Partitions - moveable		Water Tanks & System - not listed as real property
Rooms' - self-contained or special purpose		Whirlpool / Jacuzzi / Hot Tubs - not listed as real property
		Wiring - power wiring for machinery & equipment

****Note Shopping Centers and other income producing properties that are leased as "white boxes" are priced on the real property card as minimal interior finish. All leasehold improvements to the real property are to be listed on the business listing form by year of acquisition at 100% of the cost by the lessee as personal property or leasehold improvements to real property. These include fixtures attached to real property / white box improvements that are generally acquired or installed by the Tenant, and may be financed through allowances by the Lessor. These assets will be valued by the County Assessor's Office.**

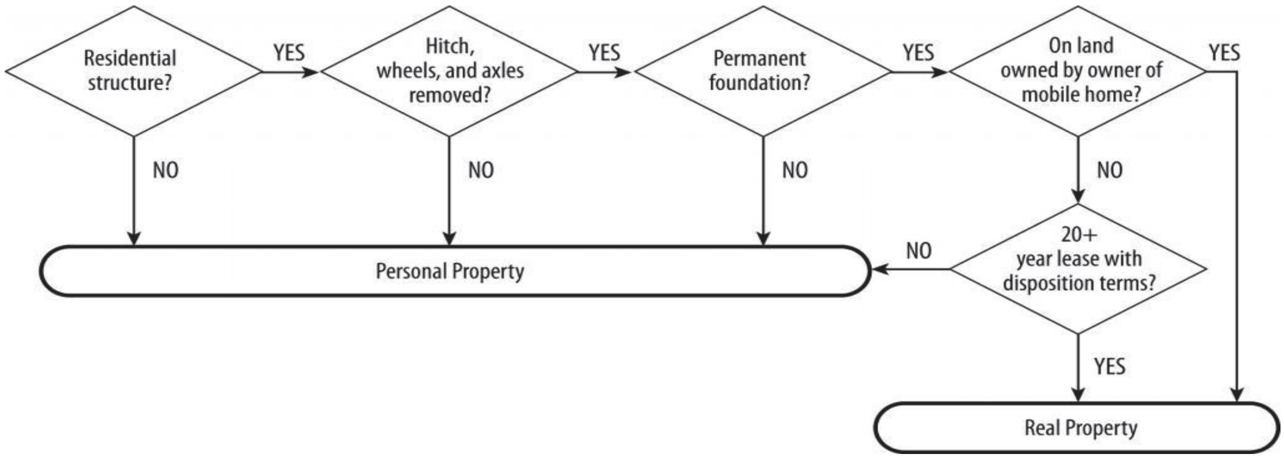
Following are examples of some potentially questionable items that are listed as real estate on business property and taxed on the County's Property Record Card, **when the owner of the building also owns the improvements in question.** This list is to be used as a guide, if an item does not appear on this list it does not mean that the item is excluded from taxation. Items not named in this list must be classified using normal procedures.

Air conditioning – building
Boiler - for service of building
Bulk Barns
Buildings
Canopies
Canopy lighting
Cooling towers - primary use for building
Electrical service to building
Elevators
Escalators
Fencing - outside
Floor coverings
Gazebos
Golf course and improvements
Grading
Grain Bins
Greenhouses
Lagoons / Settling ponds
Landscaping
Leasehold improvements to real property when ownership reverts to the owner of the real property.
Lighting - yard lighting
Mineral rights
Paving
Railroad sidings (other than railroad own)
Repairs – building
Roll-up doors - outside wall
Roofing
Scale houses (unless moveable)
Septic systems
Silos – bathroom
Sprinkler system – building
Swimming pools
Tanks - elevated water, petroleum farms & tanks on concrete foundations
Theater screens – outdoor
Tunnels - unless part of process system
Vault constructed as part of the building
Ventilation systems - general building
Wall covering

Classification of Manufactured Homes:

By Christopher McLaughlin

- This may apply to park models type improvements.



THE APPEALS PROCESS

Revaluation Notices

Notices will be mailed to all completed parcels with the reason for change listed as "County Wide Revaluation". Parcels flagged with a notice code of 95, 96, 97, or 99 will not receive a revaluation notice until our appraisal work is completed. As we complete the work on these parcels they should be flagged with a 25 (County Wide Revaluation) notice code unless the building is partially complete. In this case use the 18-notice code (Building Partially Complete) to prevent the taxpayer from thinking the value is a completed value. Any current year straight transfers that come through after the notices are mailed should be flagged with a New Notice code so the owner of record as of January 1 of the revaluation year will receive a notice. Once we start working on next year's new construction and splits we will use the appropriate new notice code from our list of codes.

Davidson County Assessor Informal Review

Taxpayers wishing to request an informal review of their value must complete the Informal Review Form in its entirety and return it to us within **30 days of the date of the notice**. Any form post marked by the 30th day will be accepted as timely filed. If a postmark cannot be read or is not present the form will be considered received on the date it arrives in our office. Faxed copies of the appeal form are not acceptable. Once a timely filed Informal Review Form is received one of our appraisers will review the value and send the taxpayer a new notice with notice code (Revised Notice) or (Reviewed no Change) or (Field Reviewed, Changed or No Change in Value). Taxpayers that receive these notices and still do not agree with the assessed value may file an appeal to the Board of Equalization and Review. Likewise, any taxpayer that failed to file their request for an informal review within the 30 days may file an appeal to the Board of E & R as long as they do so prior to the Board's Adjournment.

Davidson County Board of Equalization and Review

These appeals may be filed at any time prior to the adjournment of the Board for the purpose of accepting appeals. This date will be advertised and is usually in late April. Anyone that receives a notice of value after the Board adjourns will have 30 days from the date of the notice to file an appeal to the Board. All requests to appeal to the Board must be made in writing either by letter or on the Request to Appeal Form that will be attached to the Notice of Decision from the informal review process. All Board requests are to be sent to Secretary to the Board for processing. Anyone that requests to appeal to the Board will receive an Application for Hearing from the Board and must fill it out and return it within 30 days. Once the Application for Hearing is returned one of our appraisers will re-inspect the property and review all available information. If our appraiser and the taxpayer reach an agreement the case may be settled by completing and signing an Assessment Agreement which will be presented to the Board for final approval. If an assessment agreement is not reached the taxpayer will be notified of the date and time of the hearing. At the hearing the taxpayer will be able to present their evidence and testimony to the Board, and a county appraiser will present the county's evidence and make a recommendation to the Board. Within 30 days after the Board meeting the taxpayer will receive a Notice of Decision from the Board indicating the Board's determination. The taxpayer has 30 days from the date of the Notice of Decision to file an appeal of the Board's decision to the N.C. Property Tax Commission.

North Carolina Property Tax Commission (PTC)

These appeals must be filed within 30 days of the date of the Notice of Decision from the Davidson County Board of Equalization and Review. These appeals are typically heard in Raleigh. The PTC is made up of 5 members appointed by the Governor and the Legislature. An individual taxpayer may present evidence to the PTC without the assistance of an attorney, but non-individual owners must have an attorney represent them. These appeals may take months or years to schedule and hear. Prior to the hearing, representatives of the Department of Revenue will meet with the County and the taxpayer to review the merits of the case and resolve them when possible. The taxpayer or the County may appeal the decision of the PTC to the Court of Appeals.

North Carolina Court of Appeals

The Court of Appeals hears all appeals from the Property Tax Commission. The taxpayer or the County may appeal the decision of the Court of Appeals to the N.C. Supreme Court.

North Carolina Supreme Court

The N.C. Supreme Court hears all appeals from the Court of Appeals. There are no appeals of the decision of the Supreme Court.