CHEROKEE COUNTY

2020

Real Property Appraisal Manual

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INTRODUCTION

The primary purpose of real property assessment is to arrive at a true value (market value) for each real property parcel 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 County's goal of determining just and equitable values the County 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 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:

COST APPROACH	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.
MARKET APPROACH	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.
INCOME APPROACH	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.

This standardized system or Schedule of Values is designed and adopted to be used to establish Fair Market Value as of January 1 of the Revaluation year. Revaluation projects are mandated by State law to be performed every eight years unless the Board of County Commissioners desires to perform the projects more frequently.

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

The material contained in this 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 assure 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.

The North Carolina Machinery Act

ARTICLE 13
Standards for Appraisal and Assessment.

Sec.
§ 105-283. Uniform appraisal standards.
§ 105-284. Uniform assessment standard.

§ 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.

(d) Property that is in a development financing district and that is subject to an agreement entered into pursuant to G.S. 159-108 shall be assessed at its true value or at the minimum value set out in the agreement, whichever is greater.(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;
2003-403, s. 20.)

ARTICLE 14
§ 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, Cherokee, 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.)

ARTICLE 19

Administration of Real and Personal Property Appraisal.

§ 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; conservation or preservation agreements; 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 actually 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 except to 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; 1997-226, s. 5.)

CHEROKEE COUNTY 2020 APPRAISAL MANUAL

SALES UTILIZATION AND FAIR MARKET VALUE

PREFACE

Sales Collection and verification is the single most important activity in the appraiser's office. There is no other activity necessary to the operation of the 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

North Carolina General Statutes mandate the assessment of real property at 100% of the "fair market value". This criterion 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 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 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 Register 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.

SALES QUALIFICATION

Sales of some residential, but primarily agricultural, industrial and commercial properties often include personal property. There are also a number of intra-company or intra-family 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 communication 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 the following SALES QUESTIONAIRE which will help standardize the procedure and also build a source of useful sales data. The Sales Questionnaire is a record of 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. Since recent sales are the BEST indication of MARKET VALUE and because of their effect on the entire mass appraisal process, careful handling and qualification cannot be overemphasized.

Cherokee County
Sales Questionnaire
Office of the Tax Administrator

Official County records indicate that you purchased the property as identified below:

Parcel: _____
Property Address: _____
Neighborhood Number: _____
Property Description: _____
Deed Reference: _____ Date: _____ Price: _____

In order to maintain a continuing analysis of current sales data, it is our procedure to request DATA on real estate transfers in CHEROKEE County. We, therefore, ask for your cooperation in completing this form within 10 days.

1. Total Purchase Price: _____
2. Type of financing: Conventional ____ FHA ____ VA ____ Loan Assumption ____ Owner financing ____ Cash ____ Other _____
3. Was a trade involved? Yes ____ No ____ Value: $ _____
4. Was this an auction sale? Yes ____ No ____
5. If any furnishings, machinery, livestock, timber, single-wide mobile homes or other personal property was included in the sale price, please state the value of such items. $ _____
6. Was this a transfer between relatives? ____ Between known affiliated companies or corporations? ____ A transfer of convenience (i.e., to correct defects in title, create a joint tenancy, etc.)? ____ A forced sale? ____ A foreclosure sale? ____ A short sale? ____
7. Were there special financial considerations which affected the total sale price?
Yes ____ No ____
If yes, please describe:
_____
8. Do you consider the total sales price to be the fair market value of the real estate on the date of sale? Yes ____ No ____
If no, please describe:

_____
9. Have improvements been made to the property since the date of sale other than regular maintenance? Yes ____ No ____
If yes, please describe:

_____
10. Other information relating to the sale of the property, which may be pertinent to this transaction may be listed below.

_____

If you have any questions please contact: (828) 835-3296

_____
Signature & Date

_____
Area Code & Phone Number

STEP 1 DEED DISQUALIFICATION SALES.
This step entails examining deeds for any conditions or statements which might indicate the sale was not an "arm's length" transaction. Those deeds having ANY of the following conditions should be entered on the maintenance document as an unqualified sale using the disqualification codes found in this chapter:

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 live stock 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
Masters	United States of America or Federal Agencies
Churches	Utility Companies
Lodges	Educational Institutions
Fraternal Institutions	
Benevolent Institutions	

STEP 2 SALES RESEARCH.

Sales Qualification Procedures

Support staff is to qualify sales only from sales questionnaires, property owners, or information provided by appraisers and realtors. Sales qualified in this manner are to have the type of financing and Qualification Source Code from the information below entered into the sales maintenance screen, if the type financing cannot be determined enter UK – Unknown. Documentation is then to be scanned and attached to the parcel or saved in the tax share folder. All qualifications by deed stamps are to be made by an appraiser see Step 3 below.

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)

Sale Instrument Type Maintenance

☐ Include inactive records

IDENTIFIER	DESCRIPTION
AD	ADMINISTRATOR'S DEED
AF	AFFIDAVIT
AX	ANNEXATION
BA	BOUNDARY AGREEMENT
CO	CORRECTIVE DEED/DEED OF CORRECTION
CA	CASH SALE
CB	CORPORATION BOOK
CD	CONSOLIDATION DEED
CF	CONVENTIONAL FINANCING
CM	COMMISSIONER'S DEED
CO	CORRECTIVE DEED
CT	CERTIFICATE OF NAME CHANGE
CU	CONDOMINIUM UNIT
CV	CIVIL ACTION/SPECIAL PROCEEDING
DC	DEATH CERTIFICATE
DS	DEED STAMPS
DT	DEED OF TRUST
EA	EASEMENT
ED	EXECUTORS DEED
EF	ESTATE FILE - WILL BOOK
ES	ESTOPPEL DEED
FC	FORECLOSURE
FD	FORECLOSURE DEED
FH	FHA FINANCED
FM	FARMERS HOME
GD	GIFT DEED
GQ	QUIT CLAIM
GU	GUARDIAN DEED
GW	GENERAL WARRANTY DEED
HO	HOME OWNERS ASSOC. LIEN DEED
LA	LEASE AGREEMENT
LB	LADYBIRD DEED
LS	LOAN ASSUMPTION
LW	LIMITED WARRANTY DEED
MA	MEMO OF ACTION
MC	MARRIAGE CERTIFICATE
MG	COMPANY MERGER
NW	NON-WARRANTY
OF	OWNER FINANCING
QC	QUIT CLAIM DEED
QD	ORIGINAL DEED
QF	QUALIFICATION FORM
RR	RE-RECORDED DEED
RW	RIGHT-OF-WAY
SD	SHERIFF/COMMISIONERS DEED
SH	SHERIFF'S DEED
SP	SPECIAL PROCEEDINGS
SS	SECRETARY OF STATE ARTICLES
ST	SUBSTITUTE TRUSTEE DEED
SV	SURVEY
SW	SPECIAL WARRANTY DEED
TD	TRUST TRANSFER DEED
TR	TRUSTEE DEED
VA	VETERANS ADMINISTRATION FINANCING
WD	WARRANTY DEED
WL	WILL OR ESTATE FILE

For a sale is to be disqualified, use the disqualification codes as follows:

DEED EDIT SHEET

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 until 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 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.

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

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

STEP 3 QUALIFICATION OF SALES BY DEED:

The sales that remain unqualified may be qualified directly by the 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 appraiser may qualify the sale from the deed stamps for use in our statistical reports. If this is done the Qualification Code should be changed to DS it indicates that the sale was qualified by deed stamps. By completing these 3 steps process the majority of the sales in the county can be effectively qualified.

EVALUATING SALES

The Sales Questionnaire and Sales Qualification Forms should be reviewed by the appraiser most familiar with the type of property or area being researched; i.e. income producing properties by the commercial/industrial appraiser and residential properties by the residential appraisers.

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 himself 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 forms should be PROPERLY filled out and filed for FUTURE REFERENCE.

BENCHMARK SALES

The necessity of determining "market value" for all properties complicates the task of appraising certain types of property uses with few or 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 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 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.

Income Benchmarks

Another useful method of deriving benchmark sales involves the income approach to value. PASCO 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.

USE OF SALES ANALYSIS REPORTS IN THE APPRAISAL PROCESS:

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.

PASCO 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,...).

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 Cherokee 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, homogenous areas	0.90 – 1.10	10.0 or less	0.98 – 1.03
Older, heterogeneous areas	0.90 – 1.10	15.0 or less	0.98 – 1.03
Rural residential	0.90 – 1.10	20.0 or less	0.98 – 1.03
Income producing properties			
Larger, urban jurisdictions	0.90 – 1.10	15.0 or less	0.98 – 1.03
Smaller, rural jurisdictions	0.90 – 1.10	20.0 or less	0.98 – 1.03
Vacant land	0.90 – 1.10	20.0 or less	0.98 – 1.03
Other real property	0.90 – 1.10	Varies	0.98 – 1.03

***The standards for the PRD are not absolute when samples are small or wide variations in price exist.**

Land Records Procedures

Introduction

All property within Cherokee County shall be mapped as a parcel to include all necessary attributes. These attributes will be found in the Cherokee County tax data system and shall include at minimum: PIN (Parcel) number; Assessed Acreage (deeded acreage or calculated acreage when applicable); Tax Neighborhood Designation; Subdivision Name; Lot Number; Deed Book and Page; Plat Reference (when applicable); and Recording Date. These attributes will be joined regularly to the Cherokee County GIS database.

Definition of a Parcel

For the purposes of the Cherokee County GIS Department and Tax 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 will be created for each tract described. If multiple tracts of land are described in a single deed, and they are contiguous, the tracts may be combined into one parcel upon request of owner, his attorney or as per "combining for tax purposes" language in the deed. 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 noncontiguous 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.

Parcels that Cross the County Line

Properties that cross the county line shall be mapped to the county line, listing and assessing the acreage that is within Cherokee County limits. All buildings and improvements that are wholly located in the county will be assessed by Cherokee County. Buildings that are split by the county line will be taxed based on individual agreements between the affected counties and the property owner. These agreements will be signed and recorded in both counties.

Acreage

All parcel records in the tax database system shall reflect the acreage cited in the original deed or recorded plat unless there is no acreage cited in the original document. If there is no acreage cited, then the acreage shall be calculated and noted in the tax system as "calculated". When an acreage stated on the deed is substantially different than the property described by metes and bounds in the legal description, the acreage may be calculated if the mapper determines by the description and supporting recorded documents that the acreage should be calculated. In the case of a property split, the parent tract shall reflect the original deeded acreage less the deeded or calculated acreage of the child parcel or parcels. 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 parent parcel that is noncontiguous may be calculated if necessary when there is no recorded plat to determine the remaining acreage.

Citing 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 Cherokee County Register of Deeds is the best way to change the name for an existing owner. However, if a name change has been appropriately filed with the Clerk of Courts, it can be used as long as the Clerk of Courts file number is referenced on the tax record.

Corporation

As with individuals, recording a new deed is preferable. However, for a corporation or business, the owner of record can be changed based on Articles of Name Change, Articles of Merger/Acquisition, or other similar documents as long as they have been appropriately filed with the North Carolina Secretary of State, Corporations Division, **and** the Cherokee County Register of Deeds. Reference to location of information concerning this name change must be noted in the tax record.

Transferring Ownership

The only way to transfer a parcel is through a recorded document. These are typically: a deed, a will, or a special preceding/court order. These documents must be a recorded public record in Cherokee County, either in the Register of Deeds or Clerk of Courts. A document filed in another county or state cannot be used to transfer a property. Before a deed can be recorded, the staff in the Cherokee County Tax Collector's office must verify that the taxes on the property are not delinquent before it can be recorded. A parcel or interest in a parcel can only be transferred into the tax data system if the grantor appears to actually own interest in the property. If the grantor does not appear to have an interest in a parcel, then that deed reference shall be added to the tax record. More notes on the tax record may be needed for clarification.

Intent of a Deed

Property shall be transferred into the tax system 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/or the owner may be notified of this error, but for the purposes of tax listing of the property, staff will transfer Lot 125 to the new owner. Another example would be if one of the deed calls is reversed, as long as it can be determined what property is to be conveyed, the deed shall be mapped and transferred in the tax system. If a deed is recorded for Lot 5 of ABC subdivision as recorded in Plat Cabinet A, Slide 100, 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 into the tax system until a correction deed is recorded. For this section, staff shall use their best judgment to determine if an error is minor enough to transfer the property into the tax system or if a correction deed may be 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 be precedence.

- Right of Possession
- Senior Right (which property/description was done first)
- Location of a natural monument
- Location of a man made monument
- Adjoining Owners
- Direction and Distance
- Area
- Coordinates

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 and under the same source of title.

When revisions to a lot or plat are recorded that change lot lines/sizes/etc., the affected parcel(s) shall be updated accordingly. The latest recorded plat revision shall be shown as the primary plat reference on the tax record.

GIS Procedures

All parcels shall be represented by one or more parcel polygons in GIS. This includes condominiums that should be represented as a small square polygon within the polygon of the parcel of land that the condominium is situated upon. All parcels shall annotate parcel dimensions for all lines in parcels 5.0 acres or smaller and road frontage for parcels larger than 5.01 acres. Attributes shall be populated as prescribed by the current GIS data model.

Procedures & Data Entry Standards

A. Rationale

Data entry standards ensure that data from the tax record is consistent and can be used by different database systems throughout the county's agencies to ensure that the unique business needs of county government are met. These standards also provides data in a format that is easily understood and used by the general public.

B. Abbreviations

All data entered in the tax data system shall be in compliance with the Appendix A -Abbreviation Standards, of this document.

C. 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 1: DOE JOHN

  Example 2: 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 can be put on the separate lines but the last name must be entered for both. They are to be separated by an ampersand "&" and the designation of Husband and Wife cited on the deed is to be abbreviated "H/" or "W/." This holds true even if the last names are different but they are married.

  Example 1: If the deed says "John Doe and wife Jane", then it is to be entered as:

  DOE JOHN & W/

  DOE JANE

  Example 2: If the deed says "Jane Doe and husband John", then it is to be entered as:

  DOE JANE & H/

  DOE JOHN

  Example 3: If the deed says "Jane Doe and husband John Smith", then it is to be entered as:

  DOE JANE & H/

  SMITH JOHN

Example 4: If the deed says "John Doe and wife Jane Doe & Homer Simpson and wife Marge Simpson", then it can be entered as:

DOE JOHN & W/ JANE

SIMPSON HOMER & W/ MARGE

However, when this is done, Jane Doe's & Marge Simpson's names must be entered w/ last name first under the database field: Additional Names Associated with this Account. The reason for this is so that all names can be queried.

- 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 ownership if given.

- A Life Estate holder / Life Tenant shall be designated by adding "L/E" after their name(s) to signify that they are the holder of the lifetime rights. Life Tenants and Remaindermen are to be on separate lines.

Example: DOE JOHN & W/ JANE L/E

DOE JAMIE

In the above example, Jane Doe's name must be entered in Additional Names Associated with this Account field.

When a Life Estate holder passes, the property is to be keyed as a transfer to the Remainderman or Remaindermen with a new account number. On the tax record, it must be noted what occurred, such as "Jane Doe's name removed per death certificate. Date of death 9/17/2018."

- Corporate Name Change. If a company files a name change and that change is by a document recorded in the Cherokee County Register of Deeds office, then that new name will be entered into the tax system under the Account Name field. The former corporate name will be added to the Additional Names Associated with this Account field (Formerly Known As FKA).

D. Acreage, Size, and Property Description

- Acreage is cited in the LOT SIZE/ACREAGE field, it is abbreviated as "AC" and decimal places are to be as they are shown 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 says "1 acre", it should be cited as "1.00 AC". If the deed says "4.28745 acres, then it is cited as "4.29AC". If the acreage is calculated, then it is to be noted on the tax record about how the acreage was determined in the internal comments field in case the acreage is questioned in the future.

- PROPERTY DESCRIPTIONS are limited and should be entered using the format below. Abbreviations should be in accordance with the Appendix A - Abbreviation Standards of this document.

Subdivision Parcel**:** LT (lot number) BLK (block) PH (phase) and/or SEC (section) (subdivision name)

Example: LT 7 BLK 2 SEC 5 MICKEY MOUSE FARMS

Non-Subdivision Parcel: FR (From) DOE (Then previous Deed Book/Page)

Example: FR DOE 1584/619

Appendix A – Abbreviation Standards

Abbreviations for Names and Property Descriptions

Deed	Tax Listing
Acre / Acres	AC
Also Known As	AKA
And	&
Association	ASSOC
Block	BLK
Boundary Line Agreement	B/L
Business	BUS
Care of / In care of	C/O
Co-Trustees	CO-TRUSTEES
Creek	CRK
d/b/a / Doing Business As	DBA
Development	DEV
Estates	EST
Et Al / Et Als / and others	ET AL
Formerly Known As	FKA
From	FR
Highway / NC Highway	NC HWY
Husband / Et Vir	H/
Inc / Incorporated	INC
Joint Tenants With Right of Survivorship	JT W/ROS
Life Estate	L/E
LLC / Limited Liability Company	LLC
Lot / Lots	LT
Mountain	MTN
Now Known As	NKA
Part / Part of	P/O
Phase	PH
Right of Way	R/W
Section	SEC
Subdivision	SUB
Tract	TR
Trustee	TRUSTEE
Trustees	TRUSTEES
US Highway / US Route	US HWY
Wife / Et Ux	W/

Townships

44	Murphy
22	Beaverdam
66	Shoal Creek
33	Hothouse
77	Valleytown
55	Notla
11	Bear Paw

City Code

1	Murphy
2	Andrews
3	Bear Paw Service District

Volunteer Fire Departments

56	Bellview
42	Brasstown
55	Culberson
47	Grape Creek
40	Hanging Dog
70	Hiwassee Dam
46	Martins Creek
44	Murphy Rural
45	Peachtree
50	Ranger
41	Tipton Creek
20	Unaka
80	Valleytown
71	Violet
30	Wolf Creek

Instrument Type

Abstract	AB
Administrator's Deed	AD
Affidavit	AF
Boundary Line Agreement	BL
Commissioner's Deed	CM
Corrective Deed/Deed of Correction	CD
Court Order	CO
Deed	DE
Estate File	EF
Estoppel Deed	ES
Executors Deed	ED
Foreclosure	FC
Fiduciary's Deed	FD
Gift Deed / Deed of Gift	GD
Guardian Deed	GU
General Warranty Deed / Warranty Deed	WD
Judgement	JD
Notice	NO
Non-Warranty	NW
Personal Representatives Deed	PR
Quit Claim Deed	QC
Report of Commissioners	RP
Right of Way	RW
Sheriff's Deed	SD
Substitute Trustee Deed	ST
Special Warranty Deed	SW
Trustee's Deed	TD

CHEROKEE COUNTY 2020 APPRAISAL MANUAL

LAND APPRAISAL PROCEDURES
LAND MODEL 01 - 03

INTRODUCTION

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 can range from 10% to 30% depending on the amenities that are available in the 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, and 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.

LAND APPRAISAL PROCEDURE

All splits to the property ownership maps must be posted current to the appraisal.

All zoning and use should be shown on the property ownership maps.

Roads should be classified paved, dirt, nonexistent, etc. and the availability of public improvements indicated on the property ownership maps as necessary.

The following table of road classifications and public improvement classifications are to be used as a note to the land data and may be inserted in the "Other Adjustments" portion of the Land Data section of the Field Data Collection Instrument:

PUBLIC IMPROVEMENT				
ROAD CLASSIFICATIONS			**CLASSIFICATIONS**	
None State Maintained	**CODE**			**CODE**
No Legal Access	NX		Electric	E
Private Drive	PD		Water	W
Private Drive Gravel	PDG		Sewer	S
Private Drive Paved	PDP		Curb	C
Private Roads	RT		Gas	G
(3 or more parcel use it)			Sidewalk	K
Private Gravel Roads	RTG		Storm Drainage	D
Private Paved Roads	RTP		Underground Utilities	U
STATE MAINTAINED			**PUBLIC OR COMMUNITY**	
DIRT	**CODE**			**CODE**
Rural Dirt	RD		Paved with water	PW
Rural Gravel	RG		Paved with water & sewer	PS
Urban Dirt	UD		US Highway (Four Lane)	HWY
Suburban Dirt	SD			
PAVED				
Rural Paved	RP			
Suburban Paved	SP			
Urban Paved	UP			

LAND APPRAISAL PROCEDURES

Qualified, recent sales data should be posted to the property ownership GIS maps.

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

Generally residential property is valued by front foot, (FF), or lot (LT), acreage (AC), units, (UT);
Commercial property by front foot, (FF), or square foot, (SF), acreage, (AC), unit (UT);
Industrial property by square foot (SF), or acreage, (AC), 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 Bi-Tek 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.

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**

LAND MODEL 00 – Unit Lot/Acreage Value Pricing

Lots or acreage within a particular subdivision or neighborhood are assigned a base value. Adjustments are then made to each individual parcel for factors such as; access, topography, location, shape, easements, right of ways, percolation, or any other factor that may positively or negatively influence the value of the parcel.

Pricing Guidelines:

Excess Land Residential Lots:
The value of excess land in residential lots varies from area to area depending on what the buyer is looking for. In many new subdivisions small lots with small yards is desirable and, in such subdivisions, excessive size may yield no additional value. In subdivisions that appeal to buyers that are looking for large lots that provide more privacy and room for outdoor activities, excess land is desirable and should be reflected in the appraised value.

The appraiser when appraising a neighborhood must decide how to appraise excess land. Some suggested guidelines are:

1) Make no adjustment.

2) Use the 50% rule. Decide what the average lot size is and set the base lot priced. Adjust lots that are larger or smaller by valuing the difference at 50% of value. This approach is especially useful when converting older subdivisions from front footage to lot pricing but can also be used in modern subdivisions.

Example 1: Typical lot size is 75 feet and the subject lot is 90 feet. 90/75 = 120% or the subject is 20% larger. 20% x 50% = +10% Size Adjustment.

Example 2: Typical lot size is 75 feet and the subject lot is 60 feet. 60/75 = 80% or the subject is 20% smaller. -20% x 50% = -10% Size Adjustment.

Example 3: Typical lot size is .75 acres and the subject lot is 1.25 acres. 1.25/.75 = 1.67% or the subject is 67% larger. +67% x 50% = +33.5% say +35 Size Adjustment. If it is determined that the lot is unbuildable due to the zoning requirements multiply the result of the calculation by 30%.

Example 4: Typical lot size is 75 feet and the subject lot is 30 feet. 30/75 = 40% or the subject is 60% smaller. -60% x 50% = -30% Size Adjustment. This yields a 70% condition factor which should be reduced by 30%. 70% x 30% = 21% say 20% or -80% for size and unbuildable.

In the event that a house is built in the middle of 2 or more lots and no additional homes can be built on the land, one lot will be valued at full value and each additional lot will be valued at 50% of value unless the size of the house built required the use of 2 or more lots in which case all lots will be valued at full value.

Example 1: Typical lot size is 75 feet and the subject lot is two 75 foot lots. 100% + 50% = 150% - 150%/2 lots = 75% or a -25% Size Adjustment. Price as 2.00 LT with a condition factor of 75% HSE ON 2 LTS.

Example 2: Typical lot size is 75 feet and the subject lot is three 75 foot lots. 100% + 50% +50% = 200% - 200%/3 lots = 67% or a -33% Size Adjustment. Price as 3.00 LT with a condition factor of 67% HSE ON 3 LTS.

In custom quality neighborhoods where additional lots may be necessary to accommodate the size of the home being built, all lots may need to be valued at full value.

3) If the 50% rule does not work for a particular neighborhood adjust the percentage to whatever the market dictates, say 30%, 75% etc. and follow the examples above.

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

Site suitability for a septic system when sewer is not available:

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 adjustment 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 limited 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.

Systems that can be approved by the local Health Department:

SYSTEM		AVERAGE COST - 3 BEDROOM		SOIL DEPTH REQUIREMENT
Conventional Gravity System		$4,000.00		36 inches of suitable soil
Low Pressure System		$6,000.00		24 inches of suitable soil
Drip System		$28,000.00		18 inches of suitable soil
Pre-treatment Drip System		$40,000.00		As little as 12 inches of suitable soil

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

SYSTEM		AVERAGE COST - 3 BEDROOM		SOIL DEPTH REQUIREMENT
Pre-treatment Surface Drip System		$45,000.00		As little as 6 inches of suitable soil
(Requires 2 acres or more)				

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		$2,000.00
Drip System Required		$24,000.00
Pre-treatment Drip System Required		$36,000.00
Pre-treatment Surface Drip System Required		$41,000.00

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

Example: 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 the lot will require a Drip System, 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 factor 90% and the new Condition factor 65% or 90% - 65% = 25% NCSS/SIZE.

Example (Cont.)

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:

	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)

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 9601 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 or 8 factors if area market information is not available.

LAND MODEL 01 – 03 - Front Foot Value Pricing

CALCULATION FOR VARIOUS LOT SHAPES

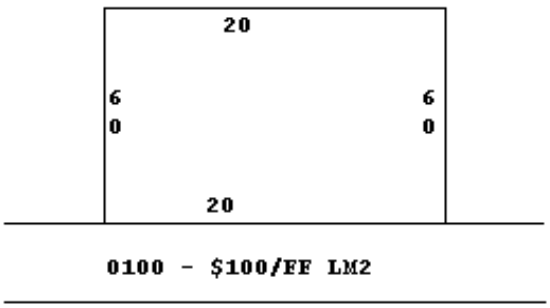
The following grouping of regular and irregular-shaped lots has been prepared to illustrate lot shapes most frequently encountered and the method of computing their value when pricing by the front foot.

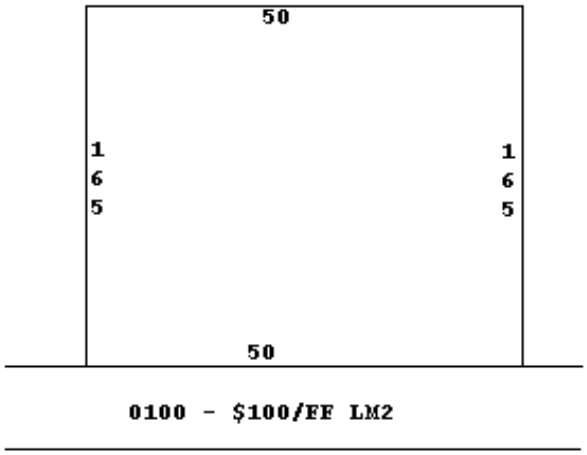
Note: The Land Model 2 chart for a standard lot depth of 150 - feet and a unit front foot value of $100.00 have been used in all of the calculations.

Site suitability for a septic system when sewer is not available:
See Land Model 00 on the previous page.

LAND MODEL 01 - 03

EXAMPLE 1 - (LINE 1)		EXAMPLE 2 - (LINE 2)
RECTANGULAR LOT		RECTANGULAR LOT
RULE: Use frontage and 100% condition factor		RULE: Use frontage and 100% condition factor

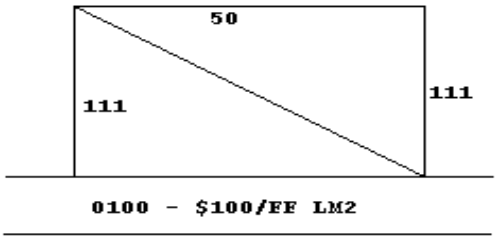


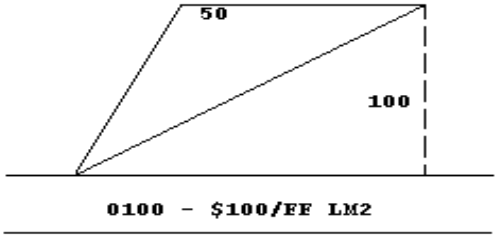


	CODE	ZONING	FRONT	DEPTH	DE/FA	M	CO/FA	RF	AC	LC	TO	OT	AD NOTE	RT	U.PRICE	ADJ.U.PRICE	UNITS	TY	NOTES	TR1	L VAL	OVER	DEL
1	0100		20	60	0.65	2	1.00						EX.1		100.00	65.00	20.00	FF		C	1300	0	☐
2	0100		50	162	1.03	2	1.00						EX.2		100.00	103.00	50.00	FF		C	5150		☐

LAND MODEL 01 – 03

EXAMPLE 3 - (LINE 1)		EXAMPLE 4 - (LINE 2)
TRIANGLE WITH APEX ON STREET		TRIANGLE WITH APEX ON STREET
RULE: Use 30% condition factor		RULE: Use perpendicular for depth as shown and 30% condition factor

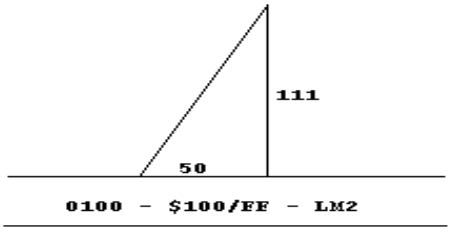


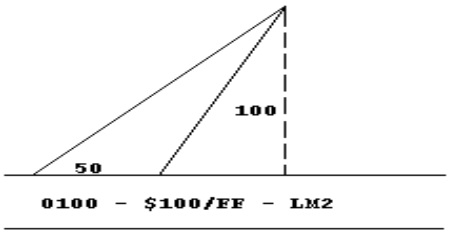


	CODE	ZONING	FRONT	DEPTH	DE/FA	M	CO/FA	RF	AC	LC	TO	OT	AD NOTE	RT	U.PRICE	ADJ.U.PRICE	UNITS	TY	NOTES	TR1	L VAL	OVER	DEL
1	0100		50	111	0.89	2	0.30						EX.3		100.00	27.00	50.00	FF		C	1350	0	☐
2	0100		50	100	0.85	2	0.30						EX.4		100.00	26.00	50.00	FF		C	1300		☐

LAND MODEL 01 – 03

EXAMPLE 5 - (LINE 1)		EXAMPLE 6 - (LINE 2)
TRIANGLE WITH BASE ON STREET		TRIANGLE WITH BASE ON STREET
RULE: Use 70% condition factor		RULE: Use perpendicular for depth as shown and 70% condition factor





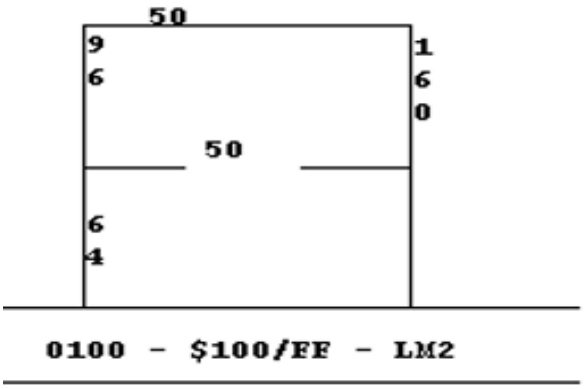
	CODE	ZONING	FRONT	DEPTH	DE/FA	M	CO/FA	RF	AC	LC	TO	OT	AD NOTE	RT	U.PRICE	ADJ.U.PRICE	UNITS	TY	NOTES	TR1	L VAL	OVER	DEL
1	0100		50	111	0.89	2	0.70						EX.5		100.00	62.00	50.00	FF		C	3100	0	☐
2	0100		50	100	0.85	2	0.70						EX.6		100.00	60.00	50.00	FF		C	3000		☐

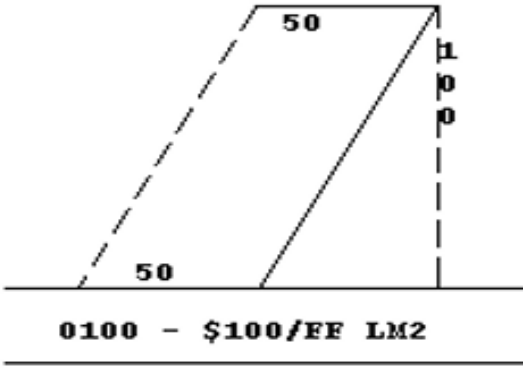
LAND MODEL 01 - 03

EXAMPLE 7 - (LINE 1)		EXAMPLE 8 - (LINE 2)
BACK LOT		PARALLEL LOT
RULE: Use difference between longest depth factor and shortest depth factor		RULE: Use perpendicular depth as shown

DEPTH- 160 = 1.03

DEPTH – 64 = .69
i.e. 1.03 - .69 = .34



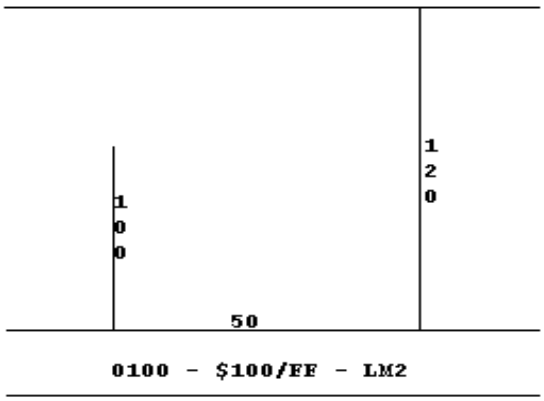


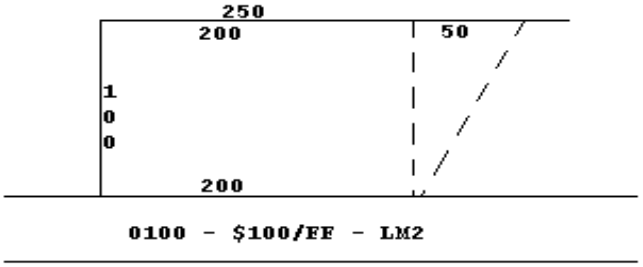
	CODE	ZONING	FRONT	DEPTH	DE/FA	M	CO/FA	RF	AC	LC	TO	OT	AD NOTE	RT	U.PRICE	ADJ.U.PRICE	UNITS	TY	NOTES	TR1	L VAL	OVER	DEL
1	0100		50	96	0.83	2	0.34						EX.7		100.00	28.00	50.00	FF		C	1400	0	☐
2	0100		50	100	0.85	2	1.00						EX.8		100.00	85.00	50.00	FF		C	4250		☐

LAND MODEL 01 - 03

EXAMPLE 9 - (LINE 1)		EXAMPLE 10 - (LINES 2&3)
PARALLEL SIDES		IRREGULAR LOT
RULE: Use average depth		RULE: calculate as rectangle and triangle

i.e. $\frac{120 + 100}{2} = \frac{220}{2} = 110$



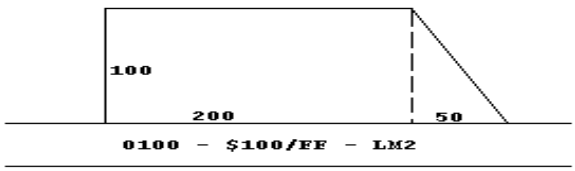


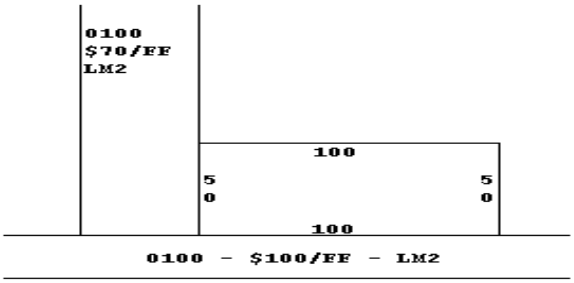
	CODE	ZONING	FRONT	DEPTH	DE/FA	M	CO/FA	RF	AC	LC	TO	OT	AD NOTE	RT	U.PRICE	ADJ.U.PRICE	UNITS	TY	NOTES	TR1	L VAL	OVER	DEL
1	0100		50	110	0.89	2	0.34						EX.9		100.00	30.00	50.00	FF		C	1500	0	☐
2	0100		200	100	0.85	2	1.00						EX.10		100.00	85.00	200.0	FF		C	17000		☐
3	0100		50	100	0.85	2	0.30						EX.10		100.00	26.00	50.00	FF		C	1300		☐

LAND MODEL 01 - 03

EXAMPLE 11 - (LINES 1&2)		EXAMPLE 12 - (LINE 3)
IRREGULAR LOT		CORNER LOT

RULE: Calculate as rectangle and triangle		RULE: Use sides with highest value frontage (side with highest dollar value per front foot for frontage figure)

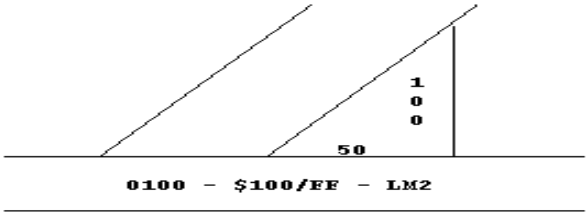


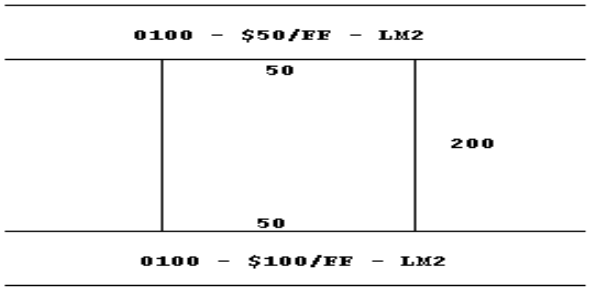


	CODE	ZONING	FRONT	DEPTH	DE/FA	M	CO/FA	RF	AC	LC	TO	OT	AD NOTE	RT	U.PRICE	ADJ.U.PRICE	UNITS	TY	NOTES	TR1	L VAL	OVER	DEL
1	0100		200	100	0.850	2	1.00						EX.11		100.00	85.00	200.0	FF		C	17000	0	☐
2	0100		50	100	0.850	2	0.70						EX.11		100.00	60.00	50.00	FF		C	3000		☐
3	0100		100	50	0.590	2	1.00						EX.12		100.00	59.00	100.0	FF		C	5900		☐

LAND MODEL 01 - 03

EXAMPLE 13 - (LINE 1)		EXAMPLE 14 - (LINES 2 & 3)
TRIANGULAR CORNER LOT		THROUGH LOT STANDARD DEPTH OR MORE
RULE: See #12 and #5		
RULE: Compute on high value street and compute on low value street		

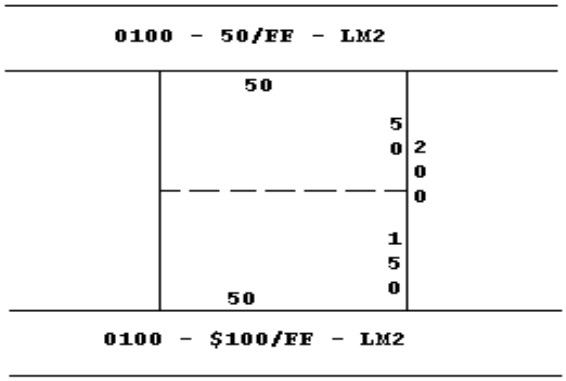


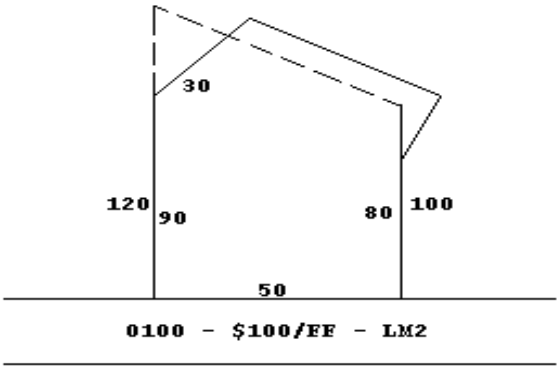


	CODE	ZONING	FRONT	DEPTH	DE/FA	M	CO/FA	RF	AC	LC	TO	OT	AD NOTE	RT	U.PRICE	ADJ.U.PRICE	UNITS	TY	NOTES	TR1	L VAL	OVER	DEL
1	0100		50	100	0.850	2	0.70						EX.13		100.00	60.00	50.00	FF		C	3000	0	☐
2	0100		50	150	1.000	2	0.70						EX.14		100.00	70.00	50.00	FF		C	3500		☐
3	0100		50	150	1.000	2	1.00						EX.14		50.00	50.00	50.00	FF		C	2500		☐

LAND MODEL 01 - 03

EXAMPLE 15 - (LINES 1&2)		EXAMPLE 16 - (LINE 3)
THROUGH LOT OVER STANDARD DEPTH		IRREGULAR LOT
RULE: Compute on high value to standard depth and the remainder on the low value street		RULE: Compute as parallel sides - *See Example #9*

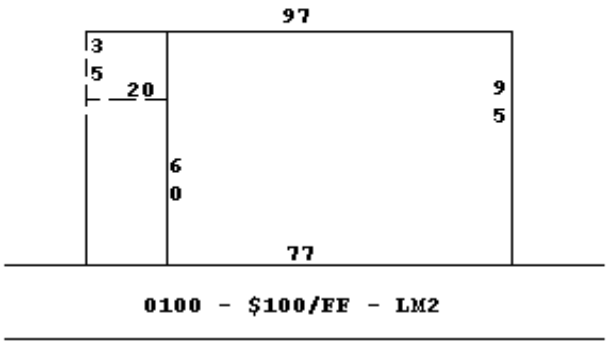


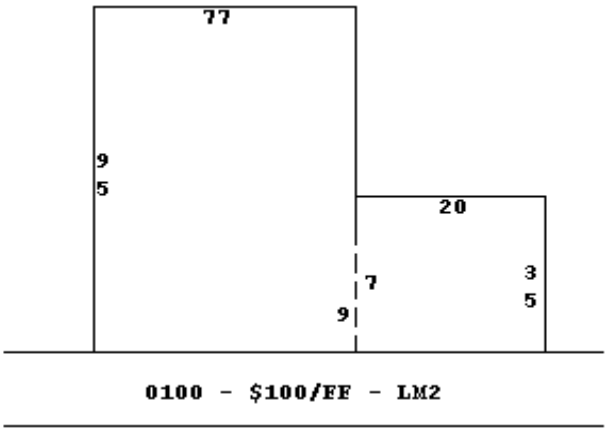


	CODE	ZONING	FRONT	DEPTH	DE/FA	M	CO/FA	RF	AC	LC	TO	OT	AD NOTE	RT	U.PRICE	ADJ.U.PRICE	UNITS	TY	NOTES	TR1	L VAL	OVER	DEL
1	0100		50	150	1.00	2	1.00						EX.15		100.00	100.00	50.00	FF		C	5000	0	☐
2	0100		50	50	0.59	2	1.00						EX.15		50.00	29.50	50.00	FF		C	1475		☐
3	0100		50	110	0.89	2	1.00						EX.16		100.00	89.00	50.00	FF		C	4450		☐

LAND MODEL 01 - 03

EXAMPLE 17 - (LINES 1&2)		EXAMPLE 18 - (LINES 3&4)
L-SHAPED LOT WITH THE BASE OF THE "L" OFF THE STREET		L-SHAPED LOT WITH THE BASE OF THE "L" ON THE STREET
RULE: Compute as rectangle and back lot - *See Example #7 - Back lot depth (.83 - .65 = .18)*		RULE: Compute as two separate rectangles



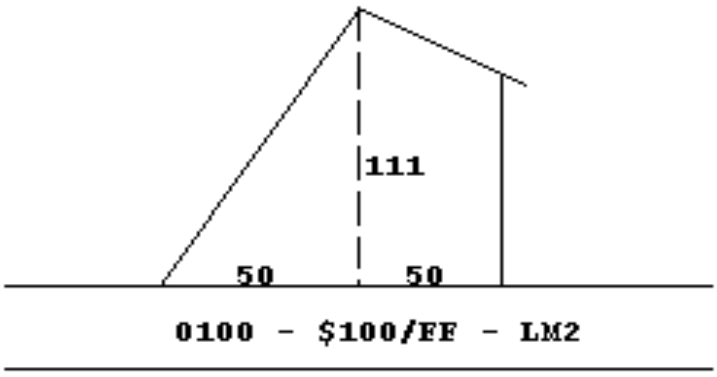


	CODE	ZONING	FRONT	DEPTH	DE/FA	M	CO/FA	RF	AC	LC	TO	OT	AD NOTE	RT	U.PRICE	ADJ.U.PRICE	UNITS	TY	NOTES	TR1	L VAL	OVER	DEL
1	0100		77	95	0.83	2	1.00						EX.17		100.00	83.00	77.00	FF		C	6391	0	☐
2	0100		20	35	0.46	2	0.18						EX.17		100.00	8.00	20.00	FF		C	160		☐
3	0100		77	95	0.83	2	1.00						EX.18		100.00	83.00	77.00	FF		C	6391		☐
4	0100		20	35	0.46	2	1.00						EX.18		100.00	46.00	20.00	FF		C	920		☐

LAND MODEL 01 - 03

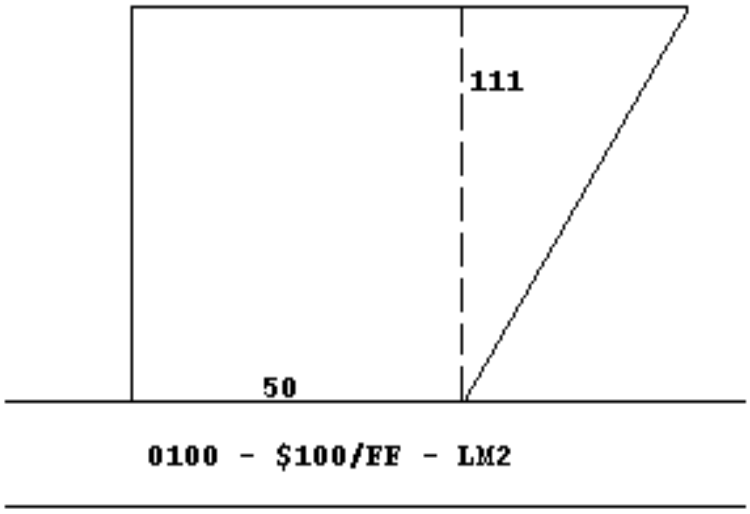
EXAMPLE 19

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



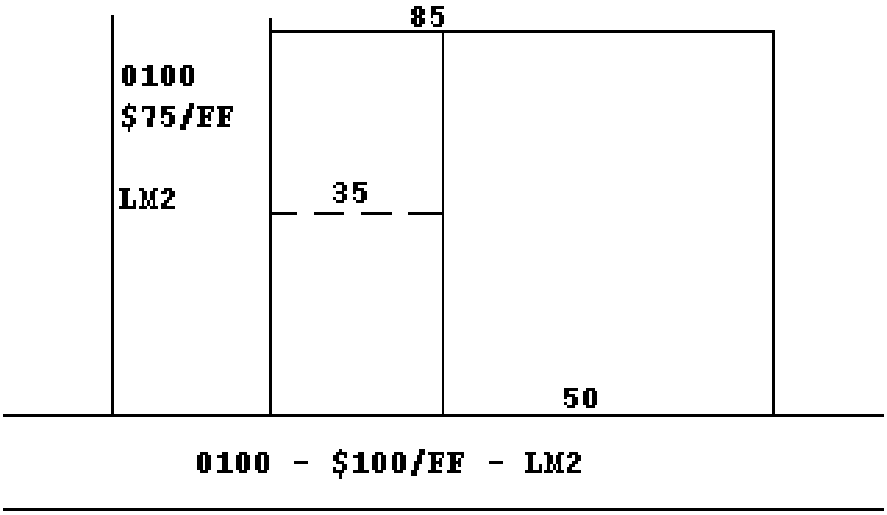
LAND MODEL 01 - 03

EXAMPLE 20
IRREGULAR LOT
See Example #2 and Example #3 - Figure as 33% triangle and rectangle



LAND MODEL 01 - 03

EXAMPLE 21
TWO STREET FRONT LOT
RULE: Compute on high value street for full depth and the remainder on the low street



LAND MODEL 01

DEPTH		D.F.		DEPTH		D.F.
10-12		0.26		102-103		1.02
13-16		0.33		104-106		1.03
17-20		0.40		107-110		1.04
21-24		0.45		111-114		1.05
25-28		0.50		115-118		1.06
29-32		0.55		119-122		1.07
33-36		0.59		123-128		1.09
37-40		0.63		129-134		1.11
41-40		0.67		135-140		1.12
45-48		0.70		141-146		1.14
49-52		0.72		147-152		1.15
53-55		0.75		153-158		1.16
56-59		0.78		159-164		1.17
60-63		0.81		165-169		1.18
64-67		0.83		170-175		1.19
68-71		0.85		176-181		1.20
72-75		0.87		182-187		1.20

76-79		**0.89**		**188-193**		**1.21**
80-83		**0.91**		**194-199**		**1.22**
84-87		**0.93**		**200-UP**		**1.22**
88-91		**0.95**				
92-95		**0.97**				
96-98		**0.98**				
99-101		**1.00**				

LAND MODEL 02

DEPTH FACTOR TABLE
150 FEET STANDARD DEPTH

DEPTH		**D.F.**		**DEPTH**		**D.F.**
10-12		**0.18**		**168-172**		**1.04**
13-17		**0.25**		**173-177**		**1.05**
18-22		**0.29**		**178-182**		**1.05**
23-27		**0.36**		**183-187**		**1.06**
28-32		**0.41**		**188-192**		**1.07**
33-37		**0.46**		**193-197**		**1.07**
38-42		**0.51**		**198-205**		**1.07**
43-47		**0.55**		**206-215**		**1.08**
48-52		**0.59**		**216-225**		**1.09**
53-57		**0.62**		**226-235**		**1.10**
58-62		**0.65**		**236-245**		**1.10**
63-67		**0.69**		**246-255**		**1.11**
68-72		**0.72**		**256-265**		**1.12**
73-77		**0.74**		**266-275**		**1.12**
78-82		**0.77**		**276-285**		**1.13**
83-87		**0.79**		**286-295**		**1.13**
88-92		**0.81**		**296-310**		**1.14**
93-97		**0.83**		**311-330**		**1.15**

98-102		0.85		331-350		1.16
103-107		0.87		351-370		1.16
108-112		0.89		371-390		1.17
113-117		0.91		391-410		1.17
118-122		0.93		411-430		1.18
123-127		0.94		431-450		1.18
128-132		0.96		451-470		1.18
133-137		0.97		471-490		1.19
138-142		0.98		491-510		1.19
143-147		0.99		511-530		1.20
148-152		1.00		531-550		1.20
153-157		1.01		551-570		1.21
158-162		1.03		571-590		1.21
163-167		1.03		597-UP		1.22

LAND MODEL 03

DEPTH FACTOR TABLE
200 FEET STANDARD DEPTH

DEPTH		D.F.		DEPTH		D.F.		DEPTH		D.F.
10-12		0.14		143-147		0.89		278-282		1.07
13-17		0.19		148-152		0.90		283-287		1.08
18-22		0.25		153-157		0.92		288-291		1.08
23-27		0.30		158-162		0.93		293-297		1.08
28-32		0.34		163-167		0.94		298-305		1.08
33-37		0.37		168-172		0.95		306-315		1.09
38-42		0.41		173-177		0.96		316-325		1.09
43-47		0.45		178-182		0.97		326-335		1.10
48-52		0.49		183-187		0.97		336-345		1.10
53-57		0.52		188-192		0.98		346-355		1.11
58-62		0.55		193-197		0.99		356-365		1.11
63-67		0.58		198-202		1.00		366-375		1.12
68-72		0.60		203-207		1.01		376-385		1.12
73-77		0.63		208-212		1.02		386-395		1.13
78-82		0.65		213-217		1.02		369-410		1.13
83-87		0.68		218-222		1.02		411-430		1.14
88-92		0.70		223-227		1.03		431-450		1.14
93-97		0.72		228-232		1.03		451-470		1.15

98-102		**0.74**		**233-237**		**1.04**		**471-490**		**1.16**
103-107		**0.76**		**238-242**		**1.04**		**491-510**		**1.16**
108-112		**0.78**		**243-247**		**1.05**		**511-530**		**1.16**
113-117		**0.80**		**248-252**		**1.05**		**531-550**		**1.16**
118-122		**0.82**		**253-257**		**1.06**		**551-570**		**1.17**
123-127		**0.83**		**258-262**		**1.06**		**571-590**		**1.17**
128-132		**0.85**		**263-267**		**1.06**		**591-UP**		**1.17**
133-137		**0.86**		**268-272**		**1.07**				
138-142		**0.88**		**273-277**		**1.07**				

LAND MODEL 04

THE BASE PRICE METHOD FOR RURAL ACREAGE

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, Base Price Areas were established throughout the County. Within each base price area other location factors may be applied to a given parcel. The concept of neighborhood homogeneity may tend to affect 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 bases 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 are typically priced by the lot. Tracts priced by the acre are typically priced using the base price method in conjunction with following size factor chart:

LAND MODEL 04
SIZE ADJUSTMENTS WITH FORMULAS FOR RURAL ACREAGE

Acreage Range		Size Factor Calculation
.001 - .259 Acres		***Acres x Base x 400%***
.259 - .999 Acres		***Acres -.250 x Base x 210% + 1.00***
Formula		***((Acres - .250) x 210%) + 1.00***
		Acres
.9999 - 1.000 Acres		***Acres x Base x 260%***
1.001 - 10.000 Acres		***((Acres - 1.000) x Base x 100%) + 260%***
Formula		***((Acres - 1.000) x 100%) + 2.60***
		Acres
10.001 - 19.999 Acres		***((Acres – 10) x Base x 90%) + 11.60***
Formula		***((Acres – 10) x 90%) + 11.60***
		Acres
20.000 - 25.000 Ac		***Acres x Base x 100%***

25.001 - 100.000 Ac		***Acres - 25 x Base x 97% +25/Acres***
Formula		***((Acres – 25) x 97%) + 25.00***
		Acres
100.001 - 300.000 Ac		***((Acres – 100) x Base x 85%) +***
		[(25 x Base x 100%) + (75 x Base x 97%)
Formula		***((Acres – 100) x 85%) + 97.75***
		Acres
300.001 - Plus Ac		***Acres - 300 x Base x 75%+ [(25 x Base x 100%) +***
		(75 x Base x 97%) + (200 x Base x 85%)]
Formula		***((Acres – 300) x 60%) + 267.7***
		Acres

Land Model 04
RURAL ACREAGE

ACRES	PERCENT		ACRES	PERCENT
0.01	400.00%		15.00	107.30%
0.10	400.00%		20.00	100.00%
0.20	400.00%		25.00	100.00%
0.30	368.30%		30.00	99.50%
0.40	328.80%		40.00	98.90%
0.50	305.00%		50.00	98.50%
0.60	289.20%		75.00	98.00%
0.70	277.90%		100.00	97.80%
0.80	269.40%		150.00	93.50%
0.90	262.80%		200.00	91.40%
1.00	260.00%		250.00	90.10%
2.00	180.00%		300.00	89.30%
3.00	153.30%		350.00	87.20%
4.00	140.00%		400.00	85.70%
5.00	132.00%		450.00	84.50%
6.00	126.70%		500.00	83.60%
7.00	122.90%		600.00	82.10%
8.00	120.00%		700.00	81.10%
9.00	117.80%		800.00	80.30%
10.00	116.00%		1000.00	79.30%

Land Model 04
RURAL ACREAGE

The market tends to recognize parcels containing 10 acres or less as residential home-sites. Tracts of this size do not to tend to vary in price unless they have inadequate road frontage. Parcels containing ten acres or less are considered to have adequate frontage if 30% of the total acreage is in 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 percent when applied to the following chart produces a plus or minus factor to be applied to each parcel.

C. **Road Frontage:**

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
0.01 -	0.99		-5%	-8%		41.00 -	42.99		2%	3%
1.00 -	1.5		-5%	-8%		43.00 -	44.99		2%	4%
1.51 -	1.99		-5%	-7%		45.00 -	46.99		2%	4%
2.00 -	2.50		-5%	-7%		47.00 -	48.99		3%	4%
2.51 -	2.99		-5%	-6%		49.00 -	50.99		3%	4%
3.00 -	3.99		-4%	-6%		51.00 -	52.99		3%	5%
4.00 -	4.99		-4%	-5%		53.00 -	54.99		3%	5%
5.00 -	5.99		-4%	-5%		55.00 -	56.99		4%	5%
6.00 -	6.99		-4%	-4%		57.00 -	58.99		4%	5%
7.00 -	7.99		-3%	-3%		59.00 -	60.99		4%	5%
8.00 -	8.99		-3%	-2%		61.00 -	62.99		4%	6%
9.00 -	9.99		-3%	-1%		63.00 -	64.99		5%	6%
10.00 -	10.99		-2%	0%		65.00 -	66.99		5%	6%
11.00 -	12.99		-2%	1%		67.00 -	68.99		5%	6%
13.00 -	17.99		-2%	1%		69.00 -	70.99		5%	7%
18.00 -	22.99		-1%	1%		71.00 -	71.99		6%	7%

23.00 -	25.99		-1%	1%		72.00 -	72.99		6%	7%
26.00 -	28.99		-1%	2%		73.00 -	73.99		6%	7%
29.00 -	30.99		0	2%		74.00 -	74.99		6%	7%
31.00 -	32.99		1%	2%		75.00 -	75.99		7%	8%
33.00 -	34.99		1%	2%		76.00 -	76.99		7%	8%
35.00 -	36.99		1%	3%		77.00 -	77.99		7%	9%
37.00 -	38.99		1%	3%		78.00 -	78.99		8%	9%
39.00 -	40.99		2%	3%		79.00 -	79.99		8%	10%
						80.00 -	100.00		8%	10%

Land Model 04
RURAL ACREAGE

D. **ACCESS:**

Paved Asphalt, tar and gravel or concrete surfaced streets.

Dirt Dirt streets maintained by the government.

Gravel Dirt streets under government maintenance that have been improved with the addition of loose gravel.

Privately Dirt Street (RT) These streets are privately maintained, usually by a group of property owners or the developer.

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.

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.

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	0	**Rural Paved Road**	Considered normal with no adjustment required (no W/S)
SP	0	**Suburban Paved Road**	Considered normal with no adjustment required (no W/S)
UP	0	**Urban Paved Road**	Considered normal with no adjustment required (no W/S)
HWY	25	**Federal Interstate or Designated Highway**	Interstate - State Maintained
RD	-5	**Rural Dirt Road**	State Maintained
SD	-5	**Suburban Dirt**	State Maintained

		Road	
UD	-5	**Urban Dirt Road**	State Maintained
RG	-8	**Rural Gravel Road**	State Maintained
RTD	-5	**Rural Trail Dirt Road**	Private Trail Road - Not state maintained (3 or more property owners share road)
RTG	-5	**Private Trail Gravel Road**	Private Trail Gravel - Not state maintained (3 or more property owners share road)
RTP	0	**Private Paved Road**	Private Trail Paved - Not state maintained (3 or more property owners share road)
GW	0	**Rural Gravel Road**	State Maintained with Water
PD	CHART	**Private Drive or Easement**	No Public Access - See following chart
PDG	CHART	**Private Drive or Easement Gravel**	No Public Access - See following chart
PDP	CHART	**Private Drive or Easement Paved**	No Public Access - See following chart
PS	15	**Paved with Public Water and Sewer**	See following chart.
PW	5	**Paved with Public Water and Sewer**	Paved with Public Water - See following chart
NX	CHART	**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 following chart

Land Model 04
TYPE OF ACCESS ADJUTMENT CHART

NO LEGAL ACCESS (NX)				NO PUBLIC ACCESS (PD)				NO PUBLIC ACCESS GRAVEL (PDG)				NO PUBLIC ACCESS PAVED (PDP)		
AC FROM	AC THRU	FACTOR		AC FROM	AC THRU	FACTOR		AC FROM	AC THRU	FACTOR		AC FROM	AC THRU	FACTOR
0.00	1.50	-50		0.00	1.50	-25		0.00	1.50	-25		0.00	1.50	-15
1.50	3.00	-47		1.50	3.00	-23		1.50	3.00	-23		1.50	3.00	-15
3.00	4.00	-44		3.00	4.00	-22		3.00	4.00	-22		3.00	4.00	-15
4.00	5.00	-42		4.00	5.00	-20		4.00	5.00	-20		4.00	5.00	-15
5.00	6.00	-40		5.00	6.00	-18		5.00	6.00	-18		5.00	6.00	-14
6.00	7.00	-38		6.00	7.00	-18		6.00	7.00	-18		6.00	7.00	-14
7.00	8.00	-37		7.00	8.00	-16		7.00	8.00	-16		7.00	8.00	-14
8.00	9.00	-36		8.00	9.00	-16		8.00	9.00	-16		8.00	9.00	-14
9.00	10.00	-35		9.00	10.00	-14		9.00	10.00	-14		9.00	10.00	-12
10.00	15.00	-33		10.00	15.00	-14		10.00	15.00	-14		10.00	15.00	-12
15.00	30.00	-32		15.00	30.00	-12		15.00	30.00	-12		15.00	30.00	-12
30.00	50.00	-30		30.00	50.00	-12		30.00	50.00	-12		30.00	50.00	-12
50.00	70.00	-28		50.00	70.00	-10		50.00	70.00	-10		50.00	70.00	-10
70.00	100.00	-26		70.00	100.00	-10		70.00	100.00	-10		70.00	100.00	-10
100.00	150.00	-25		100.00	150.00	-10		100.00	150.00	-10		100.00	150.00	-10
150.00	UP	-25		150.00	UP	-10		150.00	UP	-10		150.00	UP	-8

*Note: This chart is automated in the computer software and applied when Land Model 04 code is used.

Land Model 04

E. **TOPOGRAPHY**:

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:
Many tracts of land in the County have problems with suitability for septic systems (PERK). The majority of Cherokee 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 adjustment 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 has limited or 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.

Land Model 04

Systems that can be approved by the local Health Department:

SYSTEM		AVERAGE COST - 3 BEDROOM		SOIL DEPTH REQUIREMENT
Conventional Gravity System		$4,000.00		36 inches of suitable soil
Low Pressure System		$6,000.00		24 inches of suitable soil
Drip System		$28,000.00		18 inches of suitable soil
Pre-treatment Drip System		$40,000.00		As little as 12 inches of suitable soil

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

SYSTEM		AVERAGE COST - 3 BEDROOM		SOIL DEPTH REQUIREMENT
Pre-treatment Surface Drip System		$45,000.00		As little as 6 inches of suitable soil
(Requires 2 acres or more)				

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		$2,000.00
Drip System Required		$24,000.00
Pre-treatment Drip System Required		$36,000.00
Pre-treatment Surface Drip System Required		$41,000.00

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.

	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		620		1.160	4	1.00				-20		-20 NCSS	RP	10000.00	11600.00	10.00	AC		R	116000	0	☐

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)		(Not to exceed $24,000 per 10 ac tested)

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 acres with 1 approved site and 9 acres 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.

Land Model 04

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

	CODE	ZONING	FRONT	DEPTH	DE/FA	M	CO/FA	RF	AC	LC	TO	OT	AD NOTE	RT	U.PRICE	ADJ.U.PRICE	UNITS	TY
1	0120		620		1.160	4	1.00	0	0					RP	10000.00	11600.00	10.00	AC

Example 2 - All acreage unsuitable: All 5 acres of a 5 acre parcel has 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:

	CODE	ZONING	FRONT	DEPTH	DE/FA	M	CO/FA	RF	AC	LC	TO	OT	AD NOTE	RT	U.PRICE	ADJ.U.PRICE	UNITS	TY
1	0120		310		1.320	4	0.70	0	-10		-10	-10		RD	10000.00	9200.00	5.000	AC

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
1	0120		310		1.320	4	0.32	0	-10		-48	-10	-38 PERK	RD	10000.00	4200.00	5.000	AC

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 acre 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:

	CODE	ZONING	FRONT	DEPTH	DE/FA	M	CO/FA	RF	AC	LC	TO	OT	AD NOTE	RT	U.PRICE	ADJ.U.PRICE	UNITS	TY
1	0120		310		1.073	4	0.89	-1	0		-10			RP	10000.00	9500.00	15.00	AC

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
1	0120		310		1.073	4	0.75	-1	0		-24		-15 PERK	RP	10000.00	8000.00	15.00	AC

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:

	CODE	ZONING	FRONT	DEPTH	DE/FA	M	CO/FA	RF	AC	LC	TO	OT	AD NOTE	RT	U.PRICE	ADJ.U.PRICE	UNITS	TY
1	0120		1310		0.914	4	0.93	-6	0		-1			RP	10000.00	8500.00	200.0	AC

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
1	0120		1310		0.914	4	0.81	-6	0		-13		-03 PERK	RP	10000.00	7400.00	200.0	AC

Land Model 04
RURAL ACREAGE

FLOOD PLAIN ADJUSTMENTS:
Cherokee County currently has limited restrictions on property located within the flood plain areas. However, adjustment will be allocated based on each market neighborhood.
Below is an example how to adjust within the TOPO field for amount of flood plain located within the flood plain by parcel.

The flood plain areas are to be priced as follows:

1. **If the market indicates the tract of land with flood plain sales for the same price as tracts without flood plain then there is no adjustment warranted. Make note in the land note section the amount of acreage within the flood plain.**
2. Add up total land within the flood plain and divide by the total acreage for the parcel. If Flood plain is in the back of sides of the property, round down. If the flood plain goes through the middle of front round up.
3. If total property is located within the Floodplain and cannot be built on then make a 9612 land use code at indicated base, typically $500 to $1,000 per acres.

- **Floodway/River 10 acres**
- **100 Year Flood Zone – 5 acres**
- **500 Year Flood Zone Priced with the non-flood plain land and adjusted in the Topo Factor as appropriate for the parcel.**

Example 2: 100 acres with 10 acres in the Floodway/River, 5 acres in the 100 year flood zone and 1 acre in the 500 year flood zone:

	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
1	0120		100		0.978	4	0.87	-8	0		-5		5 AC FLD	RP	3500.00	2975.00	90.00	AC	
2	9500				1.000	0	1.00						IN RIVER	PD	500.00	500.00	10.00	AC	

Note: Other adjustments may be made to the 9500 & 9612 lines using the CO/FA field; such as access, location, etc., if in the opinion of the appraiser they are warranted.

Wetlands Definitions

Generally, wetlands are lands where saturation with water is the dominant factor determining the nature of soil development and the types of plant and animal communities living in the soil and on its surface (Cowardin, December 1979). Wetlands vary widely because of regional and local differences in soils, topography, climate, hydrology, water chemistry, vegetation, and other factors, including human disturbance. Indeed, wetlands are found from the tundra to the tropics and on every continent except Antarctica.
For regulatory purposes under the Clean Water Act, the term wetlands means "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas."
[Taken from the EPA Regulations listed at 40 CFR 230.3(t)]

F. **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.

G. **Right of Ways:**

Land falling within a state road right-of-way or surface assessment is to be coded 9400. These right- of-ways add no value to the property and, therefore, receive a zero unit price.

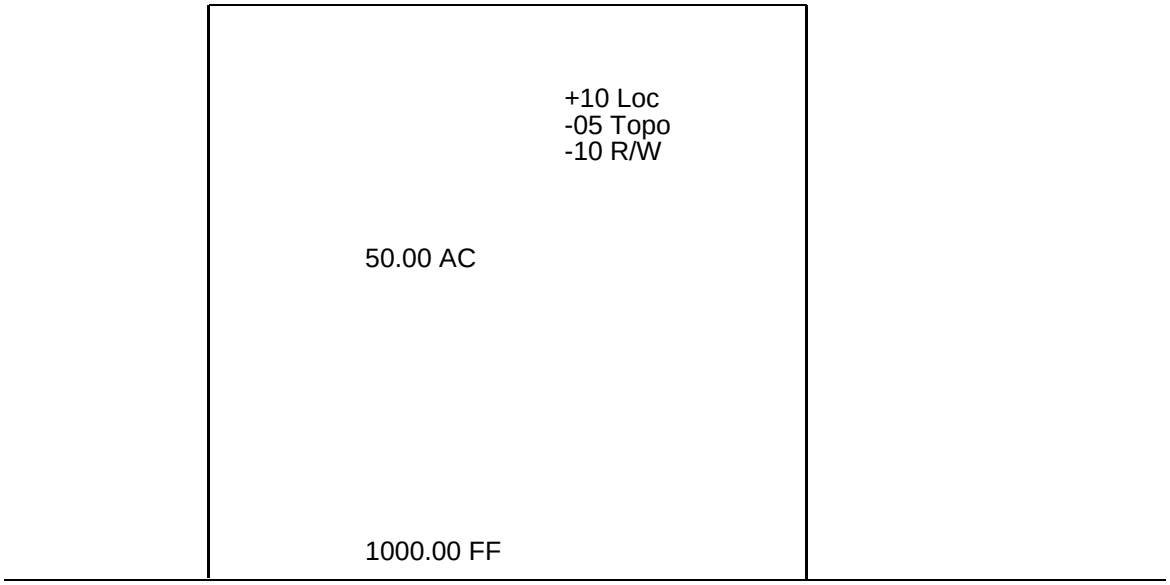
Surface easements governing power and petroleum right-of ways may have varying effects on each parcel. The extent of their liability is based mainly on their location within the parcel. Therefore, these easements are priced according to the base price and conditioned back at the discretion of the appraiser.

Land Model 04
LAND LINE CODES USED IN VALUING LAND MODEL 04

CODE:	Land models will work with any use code.
ZONING:	Land models will work with any zoning code.
FRONTAGE:	Enter the total number of feet of road frontage is required unless the road type is NX or PD.
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, 06 or 08.
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 factor 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 in 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.

Typical Land Model 04



0120 $ 3,500/AC LM 04 PS

	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
1	0120		1000		0.985	4	1.09	-1	15	10	-5	-10	R/W ESM	PS	3500.00	3745.00	50.00	AC	

Typical Land Model 04

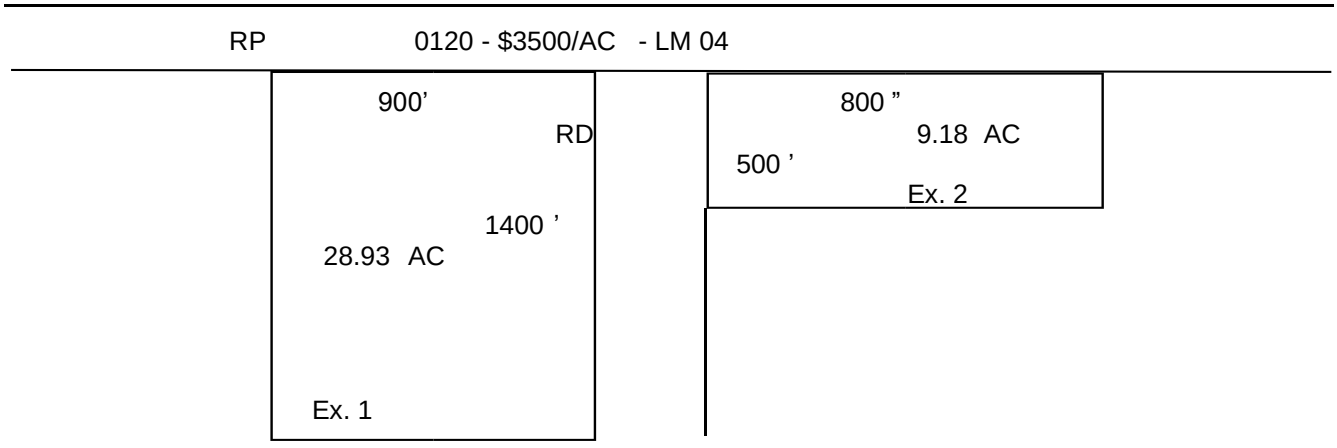
Calculation of access factor when frontage is partially dirt:
Enter road type as paved and enter access adjustment in the other adjustment field.

Example 1

Add 5% for additional access

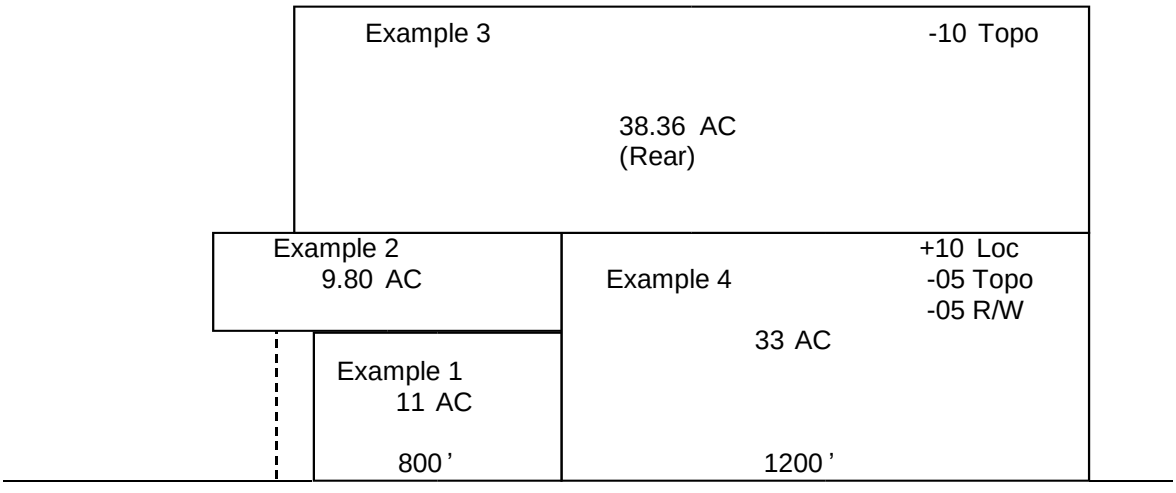
Example 2

Add 5% for additional access



	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
1	0120		900		0.996	4	1.06	1	0			5	ACC	RP	3500.00	3710.00	28.93	AC	
2	0120		800		1.174	4	1.07	2	0			5	ACC	RP	3500.00	4410.00	9.180	AC	

Typical Land Model 04
OTHER EXAMPLES:



	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
1	0120		800		1.136	4	1.02	2	0					RP	20000.00	23200.00	11.00	AC	EX 1
2	0120				1.174	4	0.86		-14					PD	20000.00	20200.00	9.80	AC	EX 2
3	0120				0.990	4	0.70		-30					NX	20000.00	13800.00	38.30	AC	EX 3
4	0120		1200		0.993	4	1.01	1	0					RP	20000.00	20000.00	33.00	AC	EX 4

LAND USE CODES: RESIDENTIAL

CODE		DESCRIPTION
0100		Single Family Residential
0101		Single Family Residential Creek
0102		Single Family Residential Exceptional
0103		Single Family Residential Gated Community
0104		Single Family Residential Gated Lake Front
0105		Single Family Residential Pond
0106		Single Family Residential Mini Farm
0108		Single Family Residential Camps
0107		Single Family Residential Water / Mountain View
0111		Single Family Residential Common Area
0113		Single Family Residential River
0120		Single Family Residential Rural Acreage
0121		Single Family Residential Mountain View
0122		Single Family Residential Lake Frontage
0123		Single Family Residential Golf Course Frontage
0124		Single Family Residential Water Access
0125		Single Family Residential Water Falls

0126		Single Family Residential Shoals
0131		Single Family Residential Mountain View Extreme
0132		Single Family Residential Reservoir
0135		Single Family Residential Water View
0137		Single Family Residential Water Cove
0141		Single Family Residential Water Frontage Deep
0142		Single Family Residential Forestry Service
0145		Single Family Cherokee Reservation

LAND USE CODES: PATIO HOMES

CODE		DESCRIPTION
0150		Patio Homes
0151		Patio Homes Common Area
0153		Patio Homes River or Creek
0154		Patio Homes Mountain View
0160		Patio Homes Rural Acreage
0161		Patio Homes Mountain View Extreme
0162		Patio Homes Water Frontage
0163		Patio Homes Golf Course Frontage
0164		Patio Homes Water Access
0165		Patio Homes Water Falls
0166		Patio Homes Shoals
0167		Patio Home Cove
0168		Patio Home Deep Water
0169		Patio Home Water View

LAND USE CODES: MODULAR HOMES

CODE		DESCRIPTION
0200		Mobile Home Subdivision
0201		Mobile Home Rural Acreage
0210		Mobile Home Park
0211		Mobile Home Water View
0213		Mobile Home River / Creek
0214		Mobile Home Mountain View
0215		Mobile Home Water Frontage
0216		Mobile Home Water Shoals
0220		Recreational Vehicle Park
0221		Mobile Home Mini Farm
0237		Mobile Home Cove Lot
0242		Mobile Home Forestry Service
0245		Mobile Home Cherokee Reservation

LAND USE CODES: CONDOMINIUMS

CODE		Condominium
0300		Condominium Common Area
0311		Condominium Common Area
0313		Condominium River or Creek
0317		Condominium Water View
0320		Condominium Rural Acreage
0321		Condominium Mountain View Extreme
0322		Condominium Water Frontage
0323		Condominium Golf Course Frontage
0324		Condominium Water Access
0325		Condominium Water Falls
0326		Condominium Shoals
0330		Condominium Cove
0331		Condominium Water Front Deep

LAND USE CODES: TOWN HOMES

CODE		DESCRIPTION

0309		Town House Single Family Residential
0371		Town House Common Area
0373		Town House River Or Creek
0381		Town House Mountain View Extreme
0382		Town House Water Frontage
0383		Town House Golf Course Frontage
0384		Town House Water Access
0385		Town House Water Falls
0386		Town House Shoals
0387		Town House Water View
0388		Town House Water Access

LAND USE CODES: OFFICE

CODE		DESCRIPTION
0400		Office
0418		Office > 4 Story
0419		Medical Office
0420		Medical Condominium
0421		Medical Condominium Common
0424		Office Condominium
0425		Office Common Area
0431		Day Care Centers
04EX		Office Excess land

LAND USE CODES: MULTI FAMILY

CODE		DESCRIPTION
0500		Multi Family
0501		Multi Family Common Area
0503		Multi Family River / Creek
0510		Multi Family Rural Acreage

0511		Multi Family Mountain View
0512		Multi Family Water
0513		Multi Family Golf Course Frontage
0514		Multi Family Water Access
0515		Multi Family Water Falls
0516		Multi Family Shoals
0560		Multi Family Garden
0561		Multi Family Town House
0562		Multi Family Duplex / Triplex

LAND USE CODES: INDUSTRIAL

CODE		DESCRIPTION
0600		Industrial
0601		Fertilizer Plants
0628		Mini – Warehouse
0630		Laboratory / Research
0640		Industrial Park
0641		Light Manufacturing
0642		Heavy Manufacturing
0643		Lumber Yards
0644		Packing Plants
0645		Wineries
0646		Breweries, Bottlers & Canneries
0647		Warehouse Condominium
0648		Warehousing
0649		Steel Frame Warehouse
0651		Cold Storage / Freezer
0652		Truck Terminal
0653		Service Garage

0654		Flex Warehouse
0656		Hog Farms
0658		Poultry Farms / Turkey Farms
0681		Industrial Common Area
0682		Data Center
0699		State Assessed
06EX		Industrial Excess Land

LAND USE CODES: COMMERCIAL

CODE		DESCRIPTION
0700		Commercial
0701		Commercial Water Frontage
0702		Cell Phone Towers
0703		Bill Board Site
0704		Solar Array
0709		Mobile Home Sales / Service
0710		Convenience / Fast Food Store
0711		Convenience Stores
0712		Car Wash
0713		Department Store
0714		Supermarket
0715		Shopping Center (Mall)
0716		Shopping Center (Strip)
0717		Pharmacy
0721		Restaurants
0722		Fast Foods
0723		Banks

0725		Commercial Service (Laundries, TV, Radio, Computer Repair)
0726		Service Station
0727		Auto Sales & Service
0728		Parking
0731		Commercial Condominium Common Area
0732		Theaters
0733		Lounges, Night Clubs, Bars
0734		Bowling Alleys, Skating Rinks, Arenas
0735		Commercial Condominium
0736		Business Park
0737		Hotels, Motels - > 3 Floors
0738		Furniture Stores
0739		Motels, Hotels - < 3 Floors
0740		Resort
0770		Vineyard / Wineries
0771		Microbrewery
0780		Marina Land
0781		Commercial Common Area
0782		Banquet Hall / Wedding Venues
07EX		Commercial Excess land

LAND USE CODES: INSTITUTIONAL / SPECIAL PURPOSE

CODE		DESCRIPTION
7000		Intuitional
7002		Habitat for Humanity
7100		Churches
7200		Schools, Colleges, Private
7300		Hospitals, Private
7400		Homes For The Aged
7403		Low Income Housing
7500		Orphanages
7600		Funeral (Mortuaries, Cemeteries, Crematorium, Mausoleums)
7700		Clubs, Lodges, Union Halls
7710		Yacht Clubs
7720		Retreats
7721		Land Conservation, Private
7730		Camps
7800		Country Clubs
7801		Par "3" Gold Courses

7802		Miniature Golf Courses
7803		Public Golf Courses – Regulation
7804		Semi-Private Golf Courses
7900		Airports

LAND USE CODES: GOVERNMENT OWNED

CODE		DESCRIPTION
8000		Marinas
8100		Military
8200		Recreation Area
8300		Schools (Public)
8400		Colleges (Public)
8500		Hospitals (Public)
8600		Other County Property
8601		Water Plants
8602		Fire Departments
8603		Recycling
8604		Disposal
8605		Jail
8700		Other State
8702		Land Conservation (State Owned)
8703		State Correctional

8704		Tennessee Valley Authority
8800		Other Federal
8801		USDA Forest Service
8900		Other Municipal
8901		Municipal Education
8902		Municipal Airport
8903		Municipal Housing Authority
8998		Cherokee Eastern Band
8999		Cherokee Tribal Reservation

LAND USE CODES: MISCELLANEOUS

CODE		DESCRIPTION
9000		Leasehold Interest
9010		No Land Interest
9100		Utility (Gas, Electric, Telephone, Telegraph, Railroad)
9101		Utility / Private
9200		Mining
9300		Petroleum And Gas
9400		Road Right of Way
9401		Rail Road Right of Way
9500		Submerged Land, Rivers, And Lakes
9501		Island
9510		Retention Pond
9600		Wasteland, Gullies, Rock Outcrop
9601		No Perk Lots
9602		Well Site

9603		Environmental Hazard
9604		Septic Drainage
9611		Wetland
9612		Flood Plain
9633		Commercial Landfill
9699		Unsuitable For Septic Tank
9700		Mineral Rights
9710		Less Mineral Rights (Mineral Rights Taxed Elsewhere)
9800		Owner Unknown
9900		New Parcel
9901		Correction
9902		Acreage Correction
9903		Parcel Number Change
9904		Combined Parcel
9905		Split Parcel
9906		Reactivate Parcel
9907		Parcel Number Reverse
9910		Deleted Parcel (Void)

COMMON OPEN SPACE PROCEDURES:

IF OWNERSHIP:
Continues in the Builder / Developer name:

- Taxable at Market Value, however, adjust for:

- ***Access to utilities (Water / Sewer)***
- ***Shape***
- ***Topography (Steep Mountain / Flood Plain)***
- ***Mountain Lake Access / Mountain Lake View / Mountain View***
- ***Access***
- ***Right of Ways (Power / Gas & Other Utilities)***

- Review Plat to determine total area of Common Open Space (COS) VS. Buildable Area remaining:
- (Price using 2 land lines – (1) @ 10% of value, (1) @ full market value)

- If appraiser feels the land will be transferred into Home Owners association: Taxable however adjust back to 10% good

- All improvement will be priced at full market value

IF OWNERSHIP:
Transfers to Home Owner Association:

- Ask Exempt / Exclusion Appraiser to review for current status
- Once qualify for exclusion – (Land model 0 @ 0 dollars/acre) (Land use code 0111)
- All improvements will be placed at a Residual Value (RV) outbuildings and extra features at .01

CHEROKEE COUNTY BASE MARKET VALUE LAND PRICE RANGES PER TOWNSHIPS

The following is a list of base land unit price ranges by townships, highest and best use, and unit type. These base land prices will be adjusted for size, location, topography, utilities or other factors described in this manual to meet Market Value as of January 1 of the revaluation year. Therefore the actual land unit price use to appraise an individual parcel will vary depending on these adjustments but will be derived using a base land unit price within the range published in this list. In appraising the Rural Land, the timber value is not included in determining Market Value for each individual tract of land.

If a particular land use code does not exist in an individual neighborhood but is added after the SOV is adopted then the value arrived at must be consistent with other similar neighborhoods. Likewise, if a new neighborhood is created after the SOV is adopted then the values arrived at must be consistent with other similar neighborhoods.

CHEROKEE COUNTY RESIDENTIAL LAND VALUE SCHEDULE BY TOWNSHIP

Township	Name/ Description	Estimated Parcel Count	Base SFR Acreage Price Low	Base SFR 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
11	BEAR PAW	1038	$3,000.00	$10,000.00	$4,000.00	$200,000.00	$500.00	$2,000.00
22	BEAVER DAM	1594	$1,200.00	$6,000.00	$2,000.00	$100,000.00	$100.00	$2,000.00
33	HOTHOUSE	3243	$1,500.00	$10,000.00	$3,000.00	$200,000.00	$100.00	$2,000.00
44	MURPHY	11366	$2,000.00	$10,000.00	$2,000.00	$200,000.00	$500.00	$2,000.00
55	NOTLA	6049	$1,500.00	$10,000.00	$3,000.00	$200,000.00	$100.00	$2,000.00
66	SHOAL CREEK	4090	$2,000.00	$7,000.00	$2,000.00	$25,000.00	$100.00	$2,000.00
77	VALLEYTOWN	6274	$2,000.00	$5,000.00	$2,000.00	$100,000.00	$50.00	$2,000.00
		33654						

CHEROKEE COUNTY NON-RESIDENTIAL LAND VALUE SCHEDULE BY COUNTY WIDE

	Base Acreage Price Low	Base Acreage Price High	Base Square Foot Price Low	Base Square Foot Price High	Base SFR Front Foot Price Low	Base SFR Front Foot Price High	Lease Per SqFt Low	Lease Per SqFt High
Commercial/ Office	$15,000	$500,000	$1	$30	$500	$2,000	$2	$50
Industrial	$5,000	$75,000	$1	$15	$50	$1,000	$0.50	$20
Multifamily	$5,000	$50,000	$1	$10	$1	$500	N/A	N/A

A- Income – Market CAP Rates range from a low of 5% to a High of 20%
B- Lease Rates for Industrial Building vary depending on location, office space, age and condition.
C- Lease Rates for Multi-Family vary depending on Location, Quality, Bedroom Count, and Season.
D- Lease Rates for Condominiums vary depending on Location, Quality, Bedroom Count, and Season.

1. Base Rates Single Family Residential Acreage Land:
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, 2020.

2. Base Rates Single Family Residential Lots:
Lots will be adjusted for Market Neighborhoods based on location, topography, and other market factors to arrive at Market Value as of January 1, 2020.

CHEROKEE COUNTY 2020 APPRAISAL MANUAL

DATA COLLECTION PROCEDURES IN THE FIELD

PREFACE

The application of standardized method 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. It is no longer required in North Carolina to physically inspect each property when conducting a county wide revaluation project. However, Cherokee County is physically inspecting each property prior to the 2020 revaluation and will continue to physically visit each property throughout the non-revaluation years as well as, all sales, when structures are first built and will be re-inspected when changes are made to the property such as; additions, deletion, remodeling, up fit, or changes in use. During the revaluation process certain properties or neighborhoods may require physical inspections to achieve the desired results. Cherokee County uses modern technology and information, such as; building permits and taxpayer listing, to further insure that our data stays current and accurate. Once the Notice of Assessed Value is sent to the property owner, the owner may request an onsite inspection.

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 is key to a successful revaluation. Cherokee County employs a variety of methods to collect and maintain the accuracy of property data. Examples include field canvassing, building permit and sales verification visits.

Field Canvassing:

Cherokee County Real Property Appraisers and data collector staff are tasked with physically visiting every parcel in the county.

Each year a township with the neighborhoods will be added into the Workflow folder. Each neighborhood in the workflow will contain the parcels 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 visited each property, introducing 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. A star should be placed where the A/C units are located on the sketch.

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.

A 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. Internet Review (information used from internet)
12. Data Sources (Data collected using secondary sources: MLS & LoopNet, etc.)

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. Data processors 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.

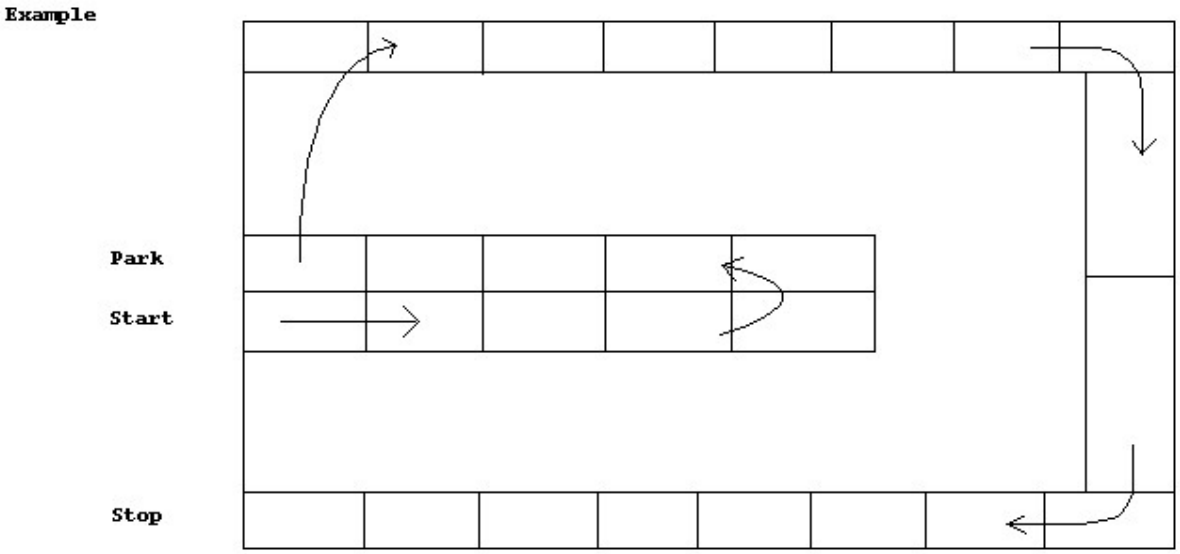
Sales Verification:

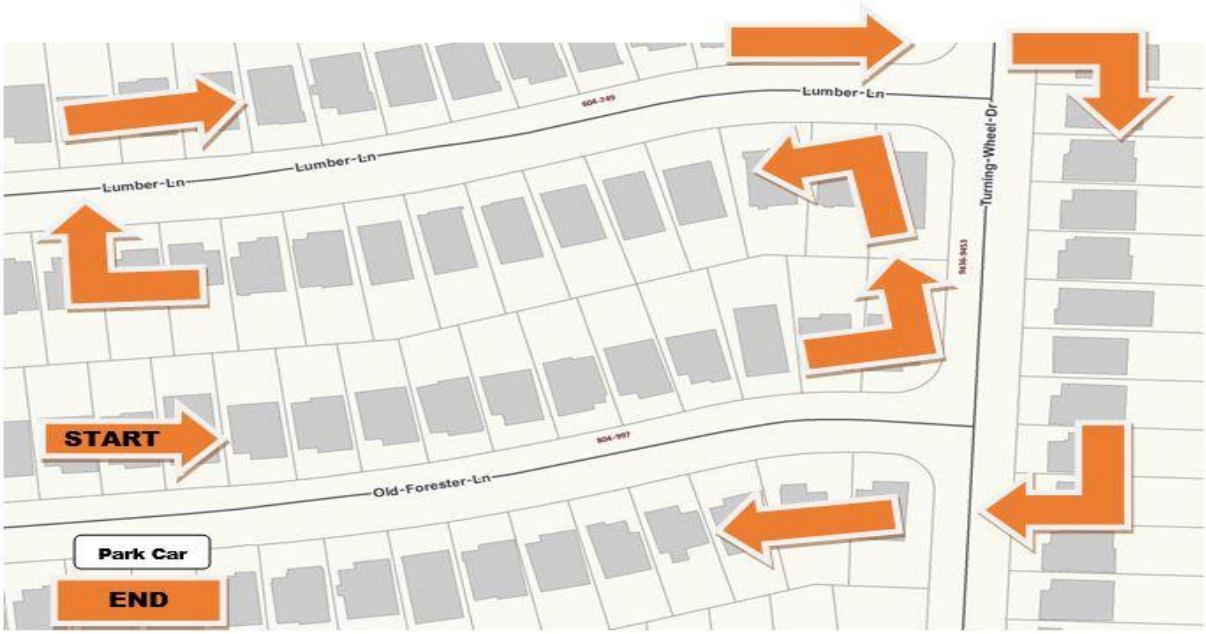
The appraisal staff utilizes data provided by the county register of deeds to track all deeds transfers. Changes in ownership, sales prices and terms of the sales are analyzed to qualify or disqualify sales to properly build a sales file for the CAMA system. Properties are visited and field checked to 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.

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.

In order to work at maximum efficiency, plan your route ahead of time. Check your map and arrange cards in the order you will want to walk; ideally stopping and starting at the same point.





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

COLLECTION OR VERIFICATION OF CONSTRUCTION DATA, cont.
Identify yourself and your purpose, remembering at all times to be polite and respectful, your identification card should be displayed on your shirt above the waist and the identifying signs should be on each side of your car. One approach is as follows:

"Good morning. My name is John Doe and I am with the Cherokee County Assessor's office; verifying data for the County Tax Reassessment. I need to ask you a few questions and walk around the 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, heat pump 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.
   - (round down if measurements are 1" to 5" inches and round up if greater than 6" inches)

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. The main improvement must always have a BAS area describing the Improvement Type used.

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.

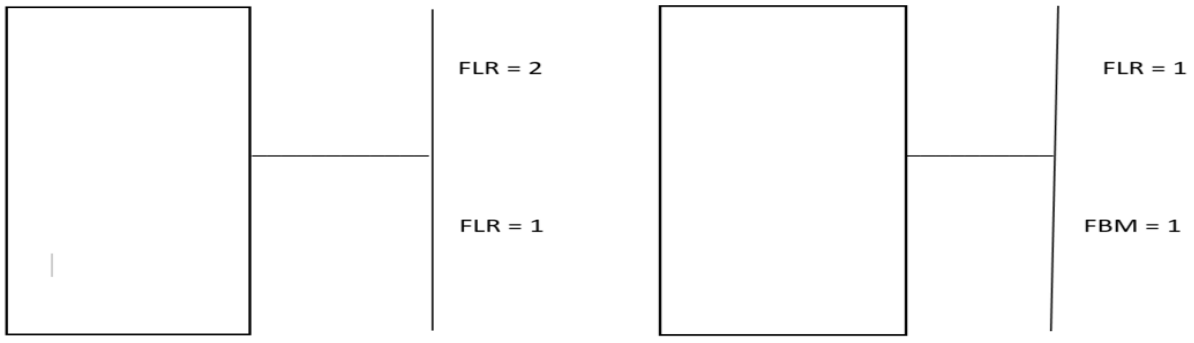
Orient the drawing so that the front of the structure is towards the bottom of the card. All labeling should be oriented in this same direction.

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.

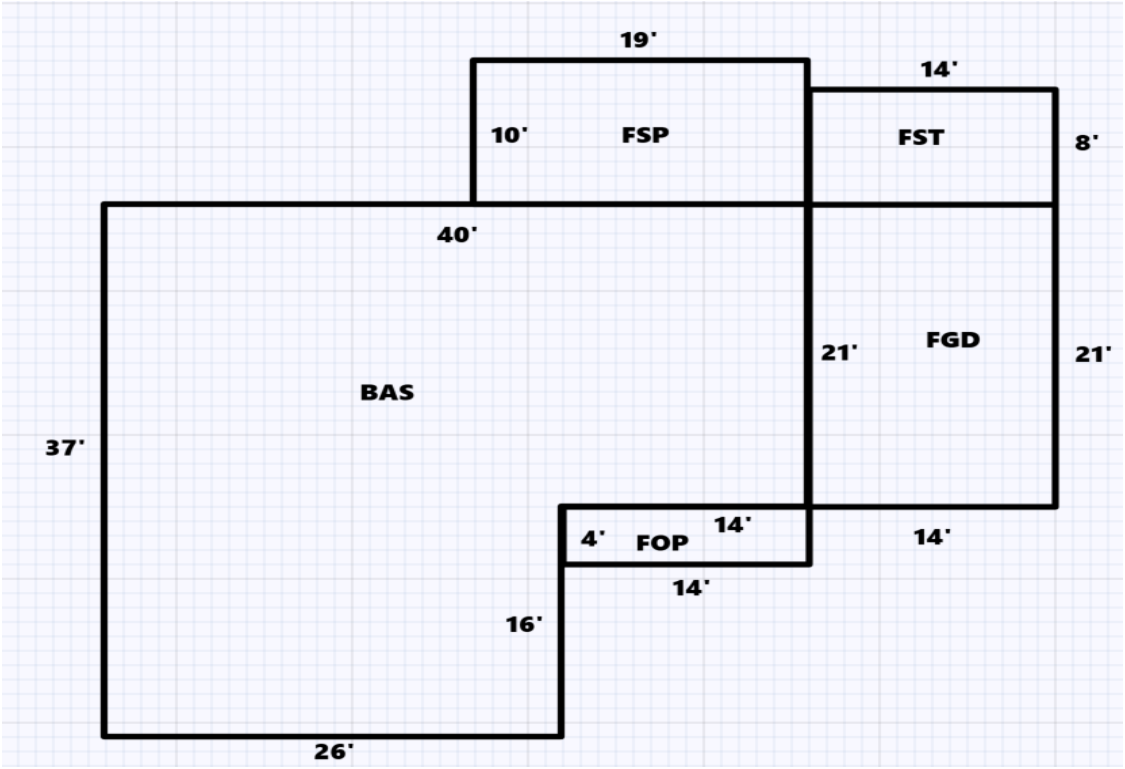
Familiarity with auxiliary area abbreviations is essential along with an understanding of the visual indications of these areas. For example: an enclosed porch which may have windows different from the base, a lower foundation than the base, or different roof cover.

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

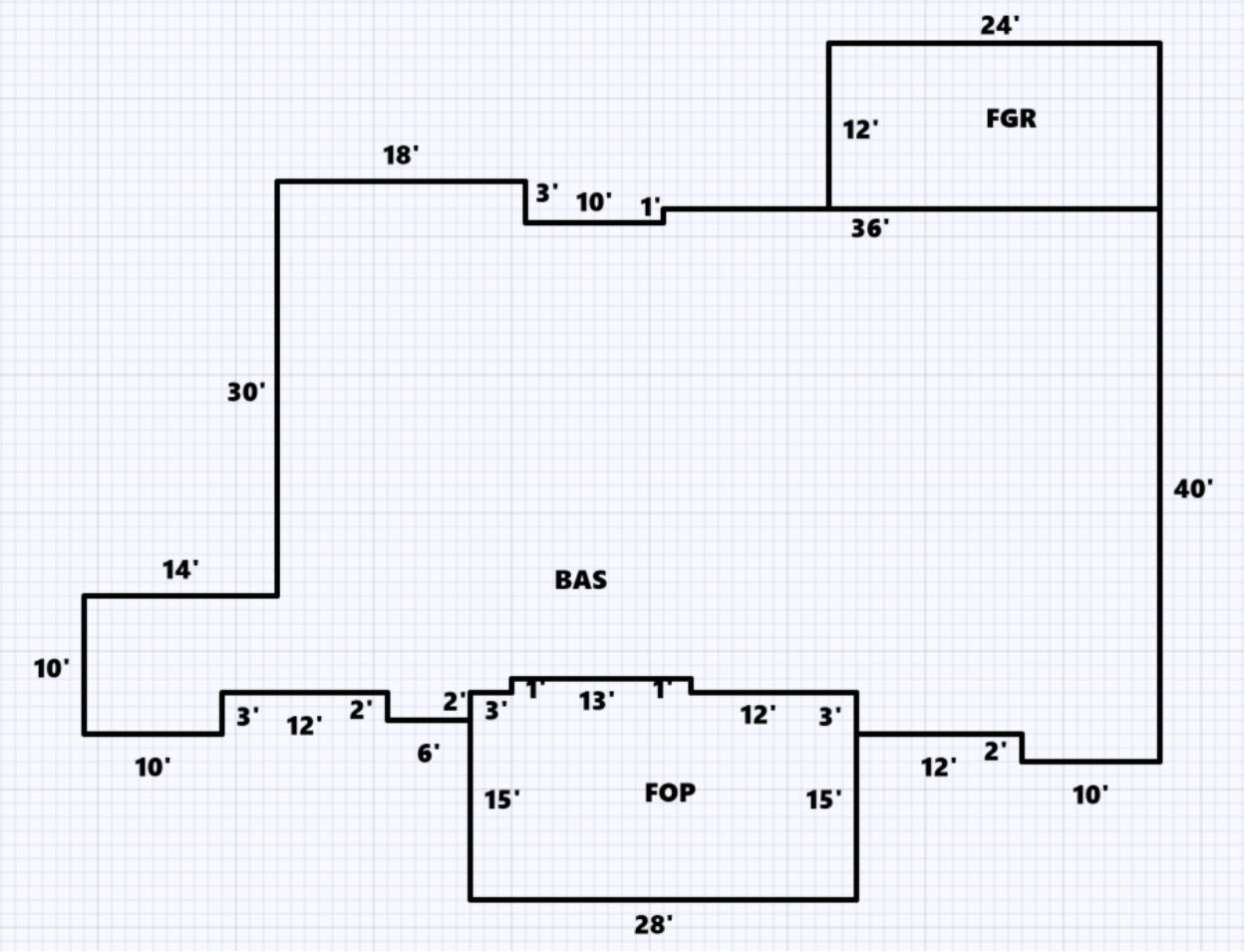
West	14 + 40 = 54
East	26 + 14 + 14 = 54

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).



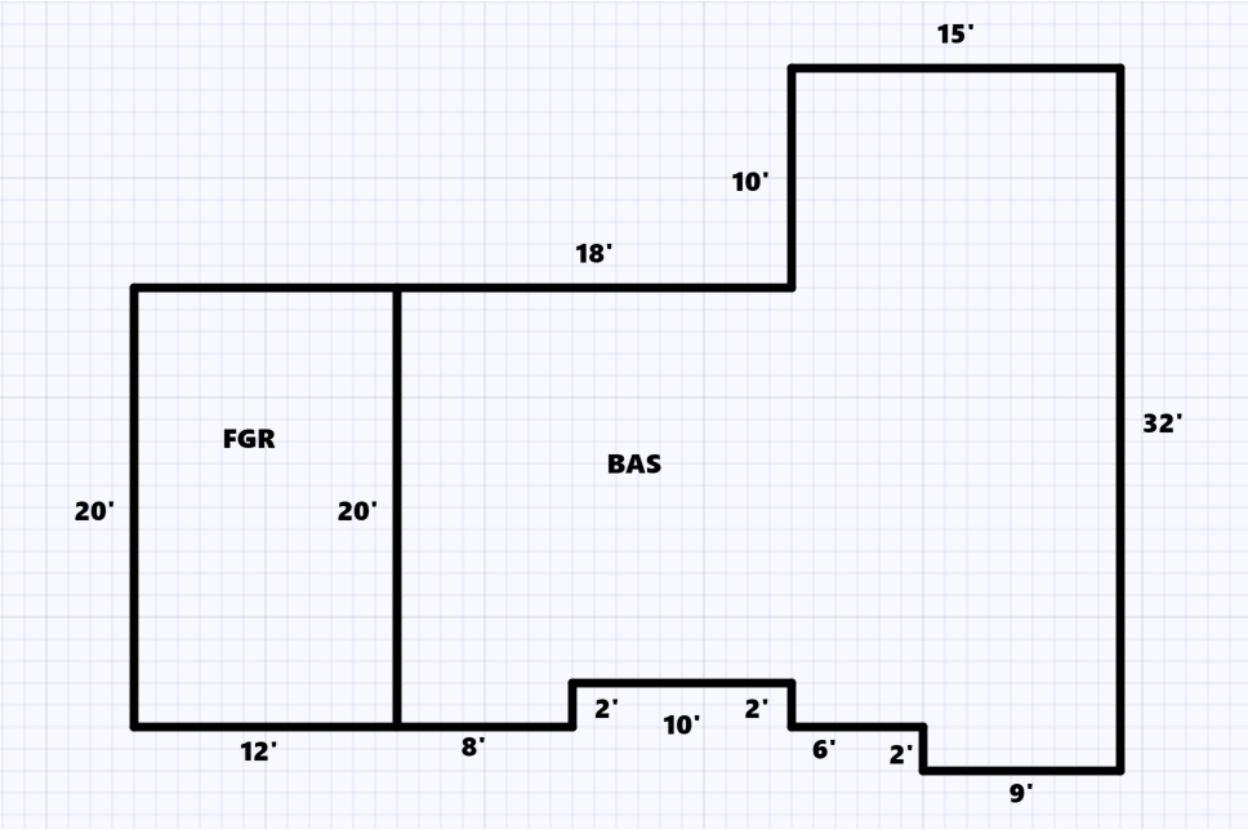
BE SURE TO GET ALL SMALL MEASUREMENTS LEFT TO RIGHT

West 36+ 10 + 18 + 14 = 78

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

South North

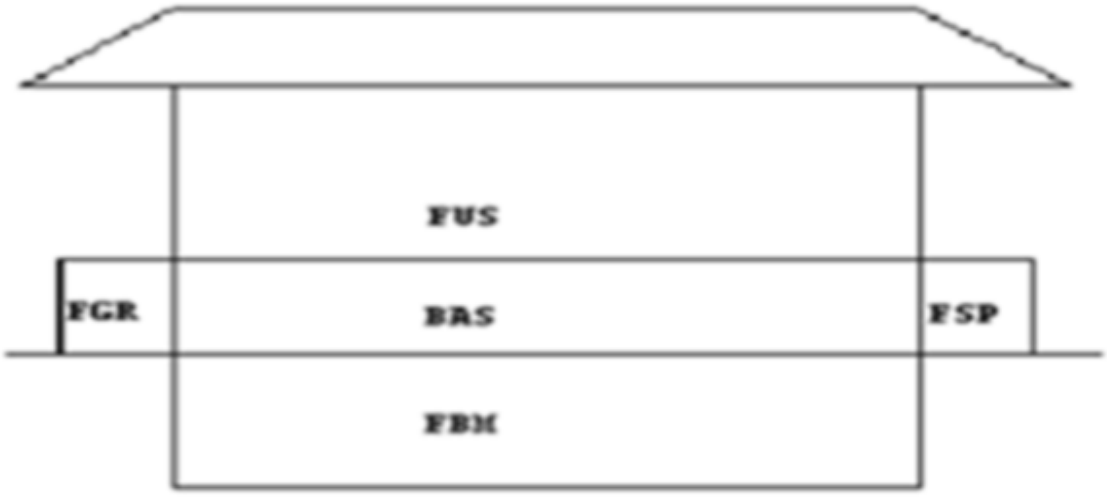
1	3
30	3
10	2
2	1
1	40
3	49
2	
49	

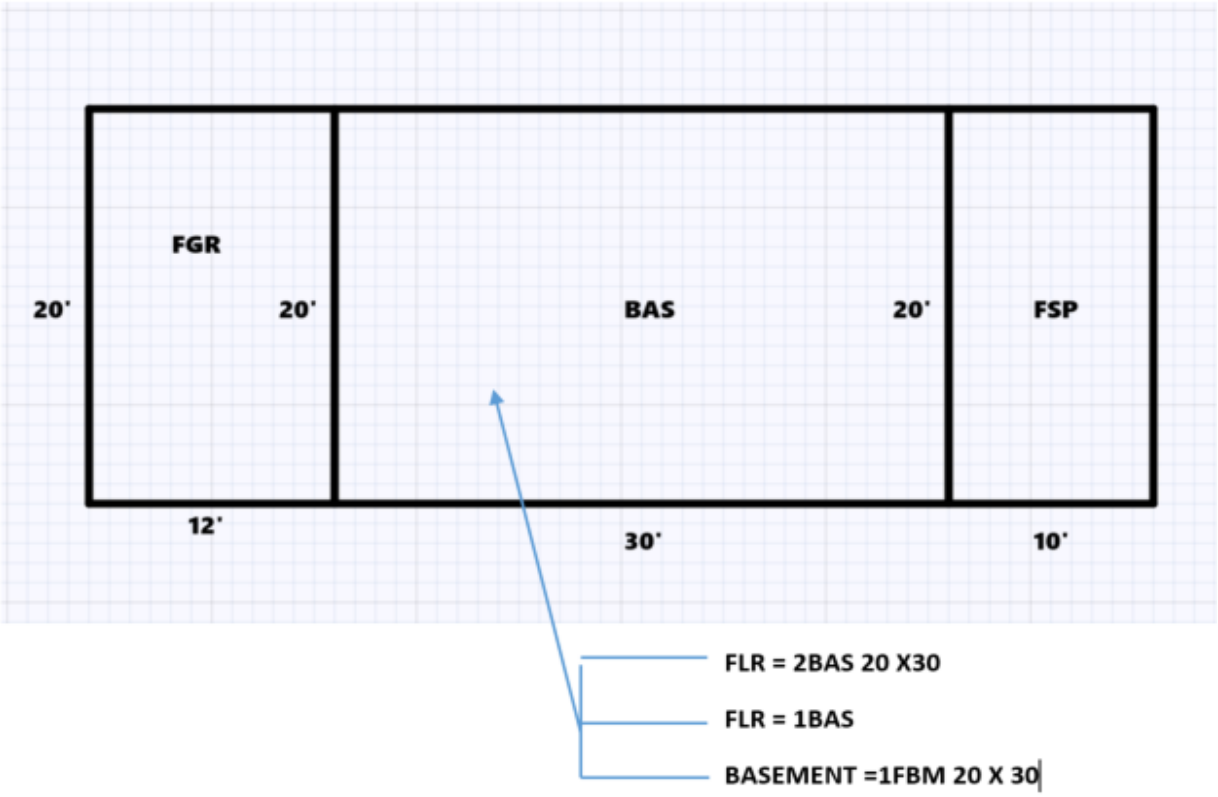


West 15 + 18 + 12 = 45

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

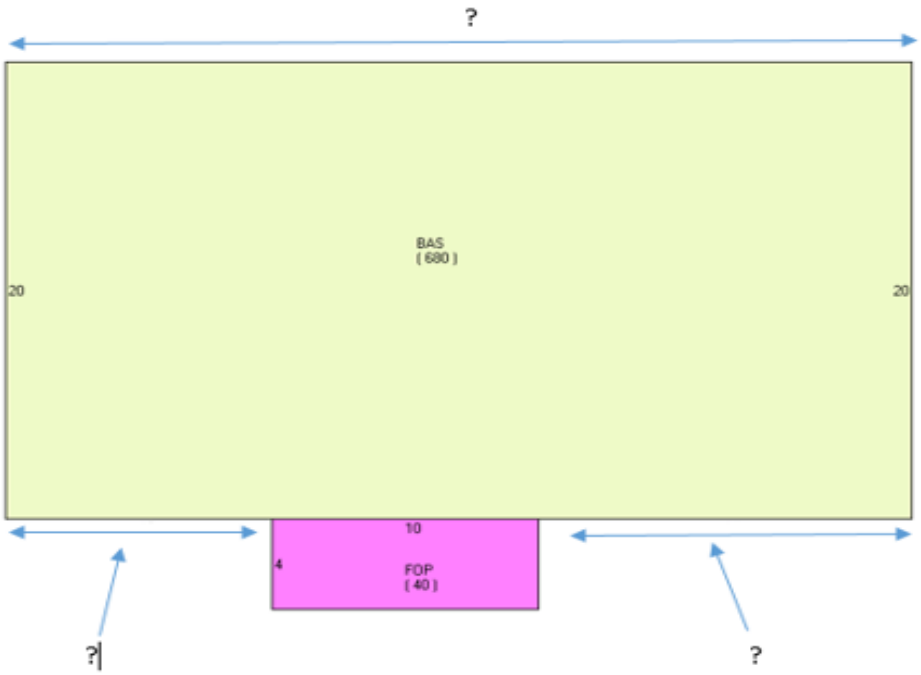
South	North
10	2
20	32
2	34
2	
34	



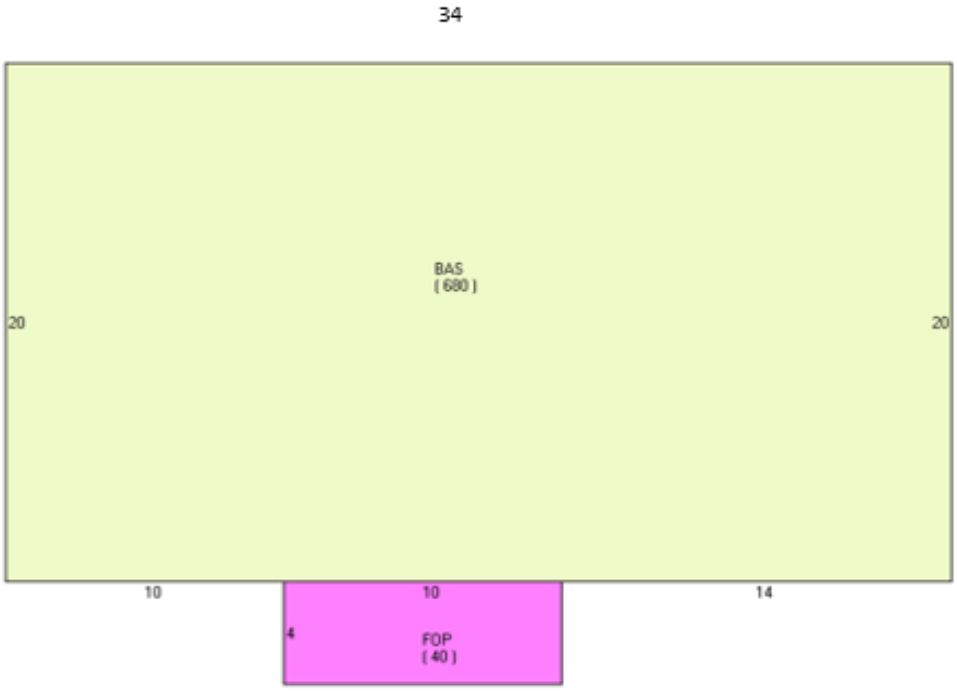


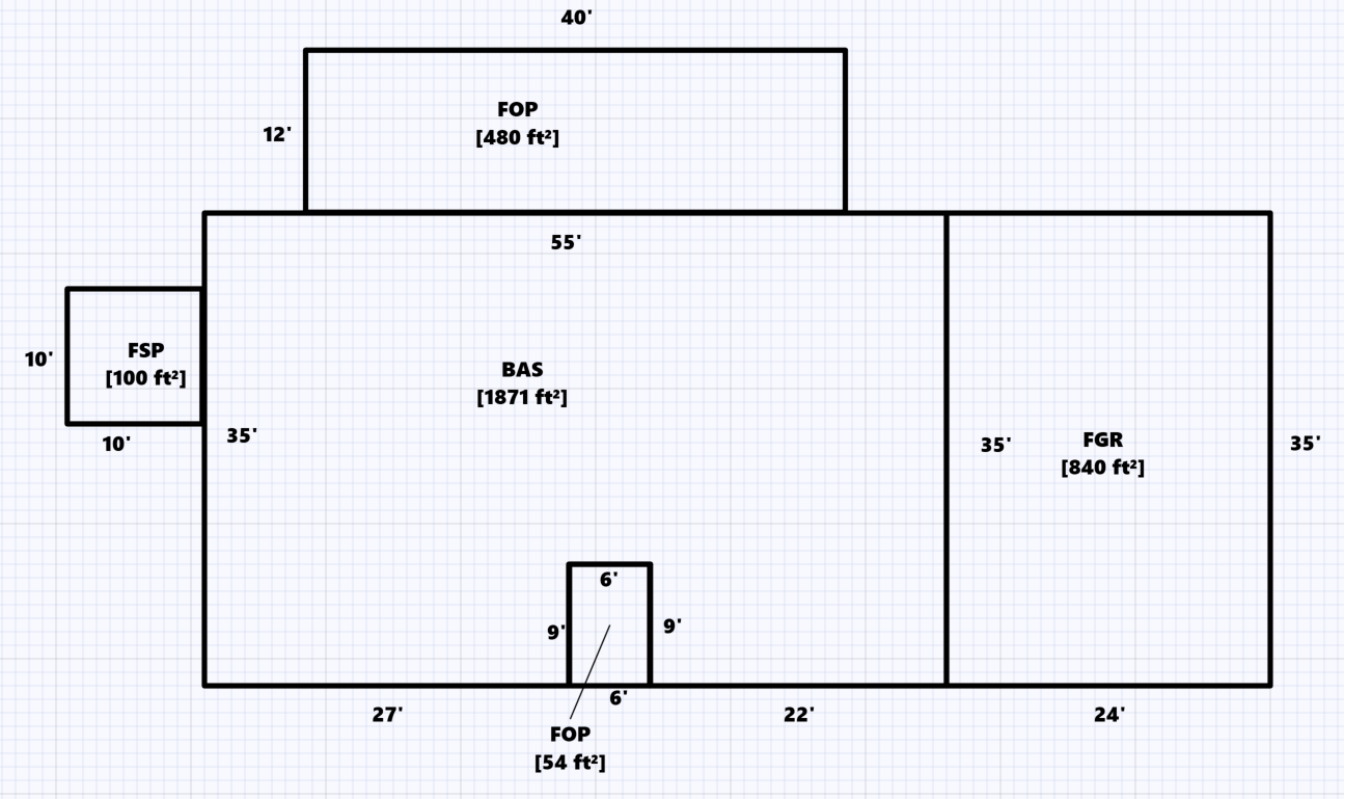
Be sure to label each side of the property, placing these dimensions to the inside which show ACTUAL length. Whereas those measurements used to determine the position of auxiliary areas along the perimeter of the base should be placed on the outside of the sketch if they are not included within an auxiliary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

INCORRECT LISTING



CORRECT LISTING

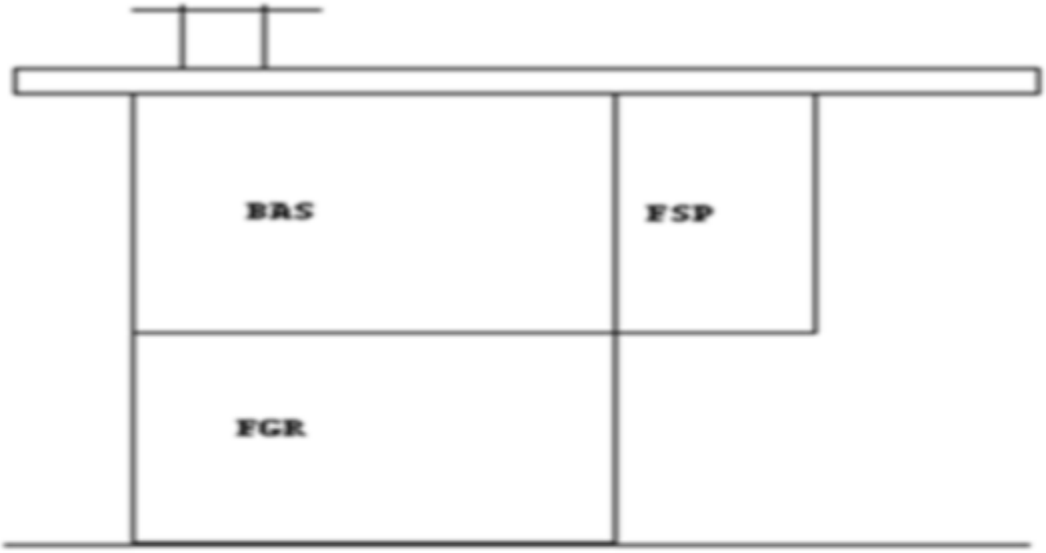


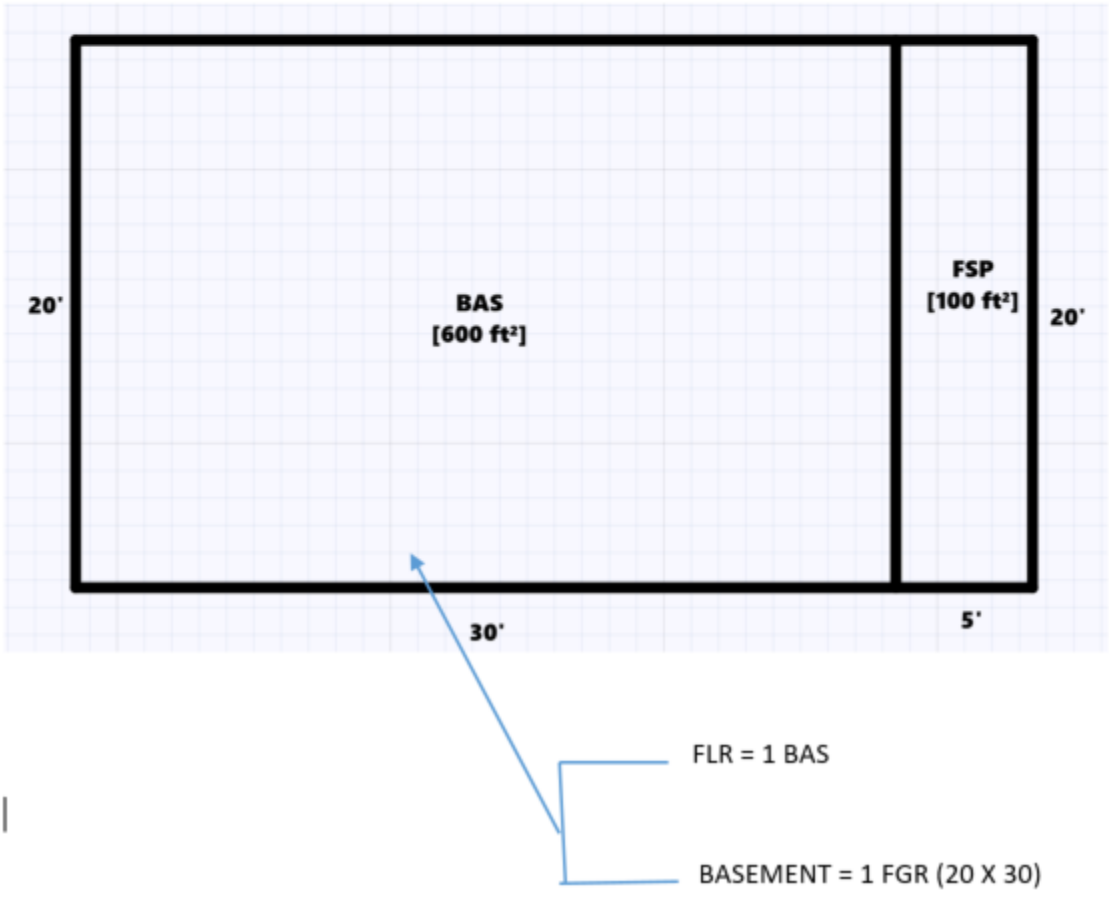


It is critical to the proper coding of structures to supply adequate measurements of the perimeter and auxiliary areas in order to determine the correct location of the auxiliary areas with respect to the base.

BUILDINGS OVER ONE STORY

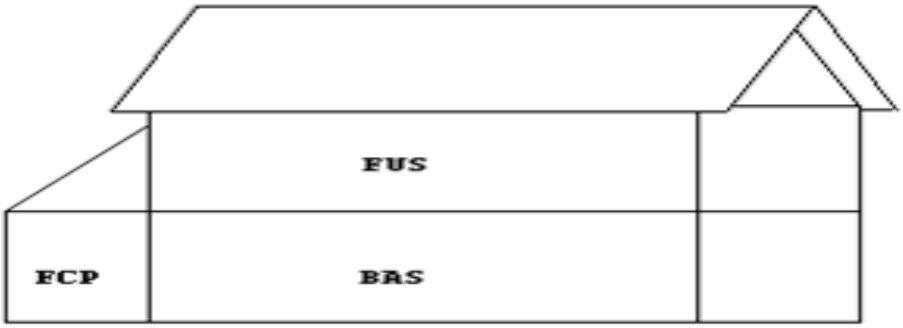
GARAGE APARTMENT **DIAGRAM AS FOLLOWS**

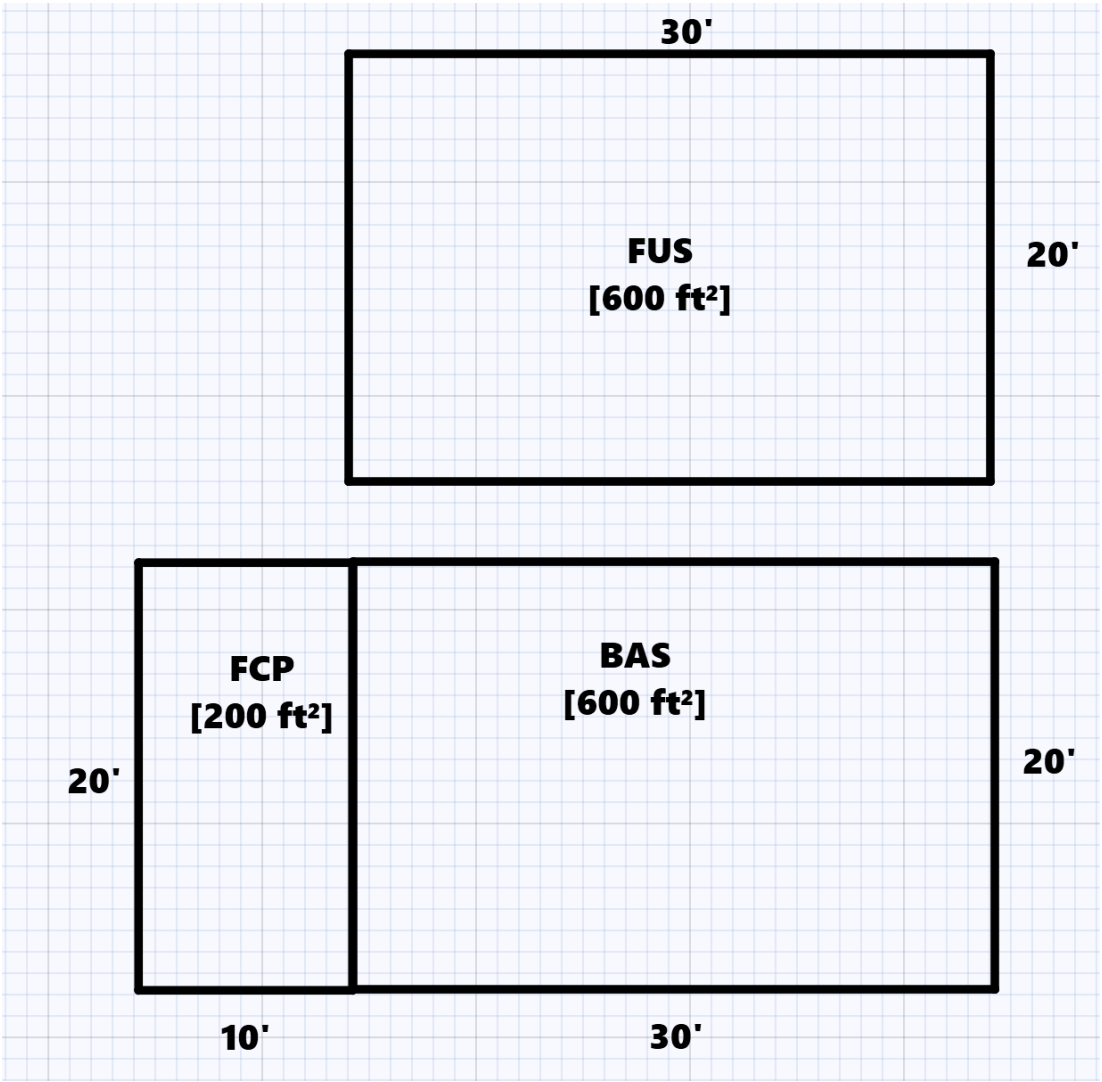




TWO STORY RESIDENCE

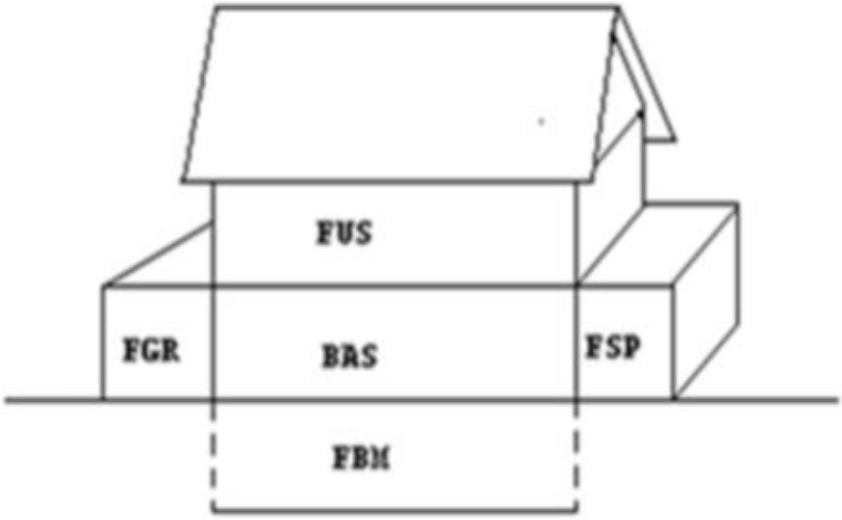
DIAGRAM AS FOLLOWS

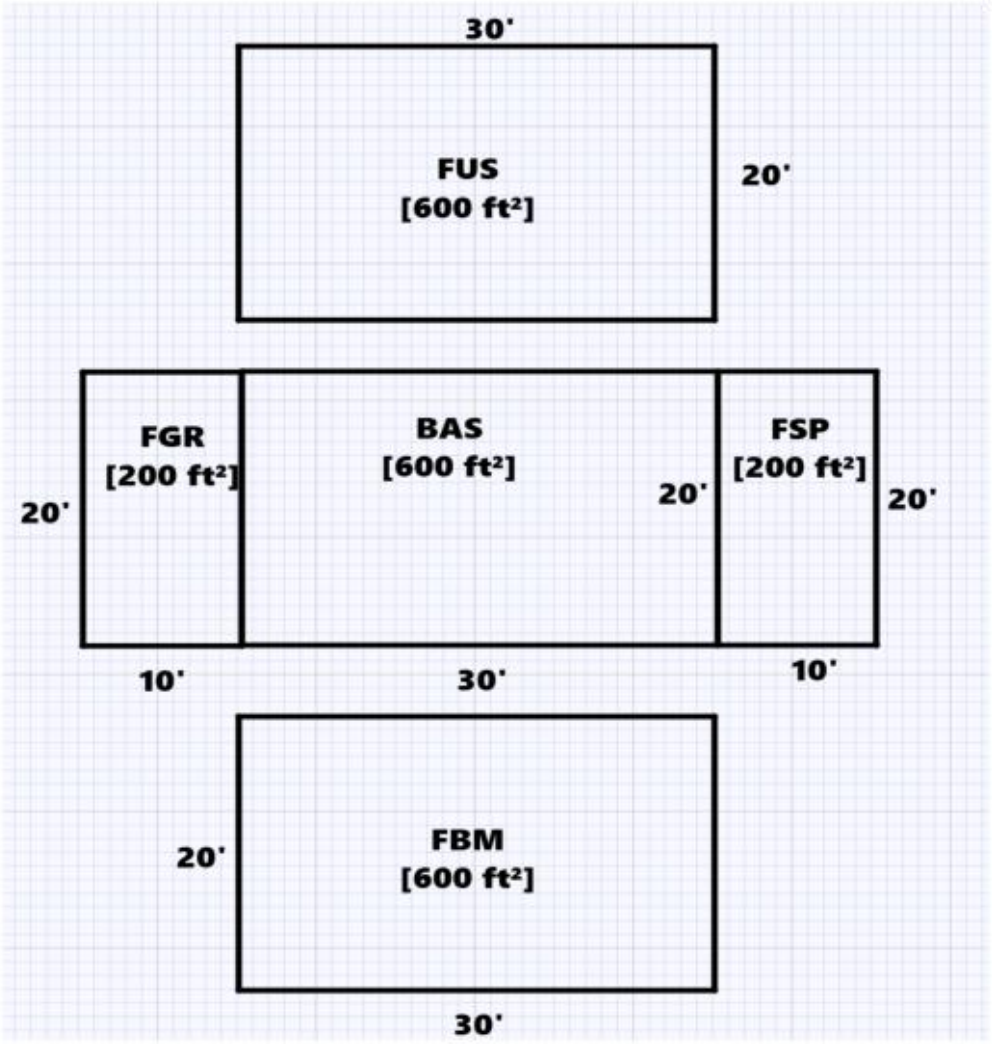


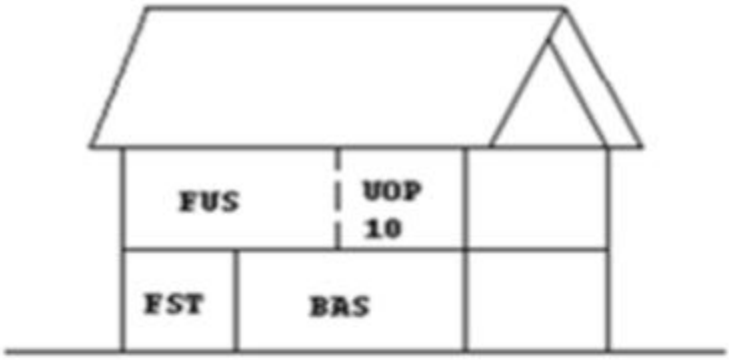


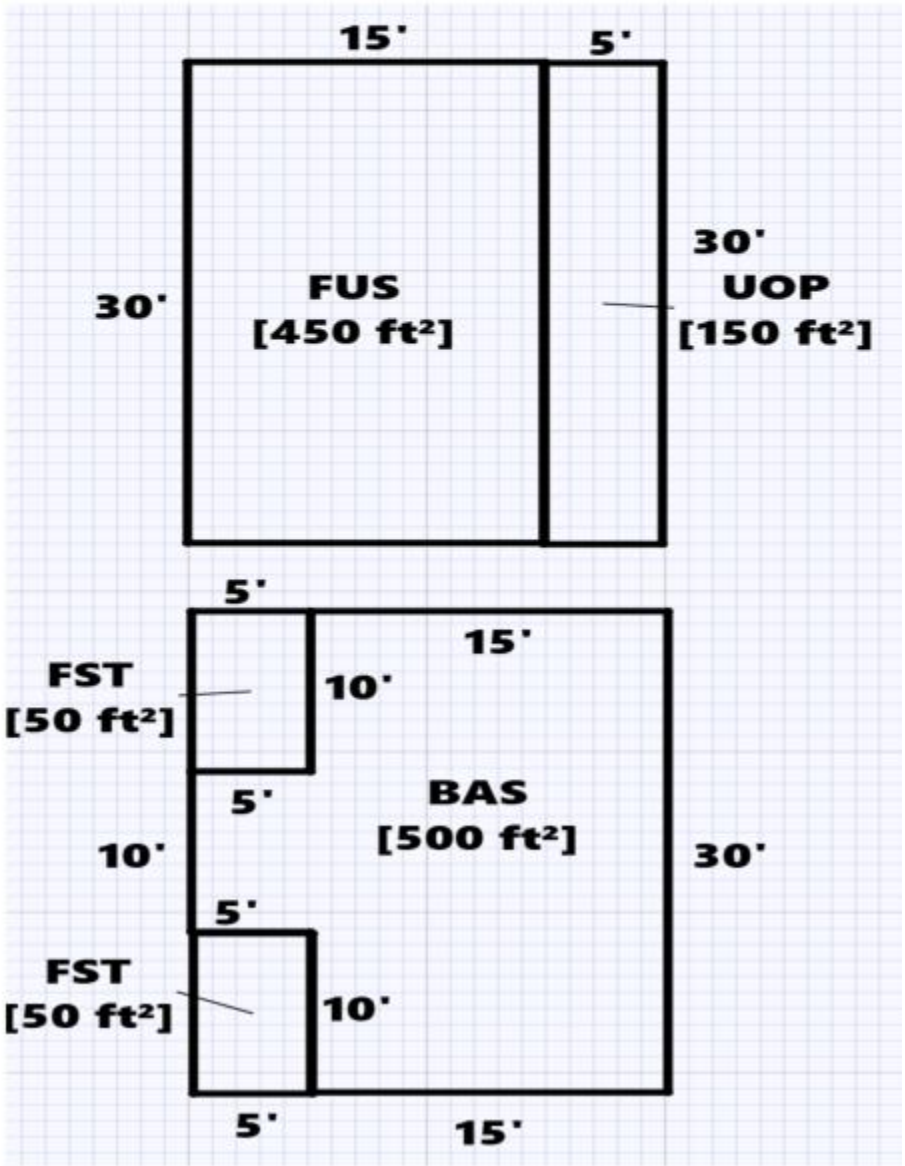
Draw 1st level plan and denote upper story dimensions as shown.

2 STORY WITH BASEMENT





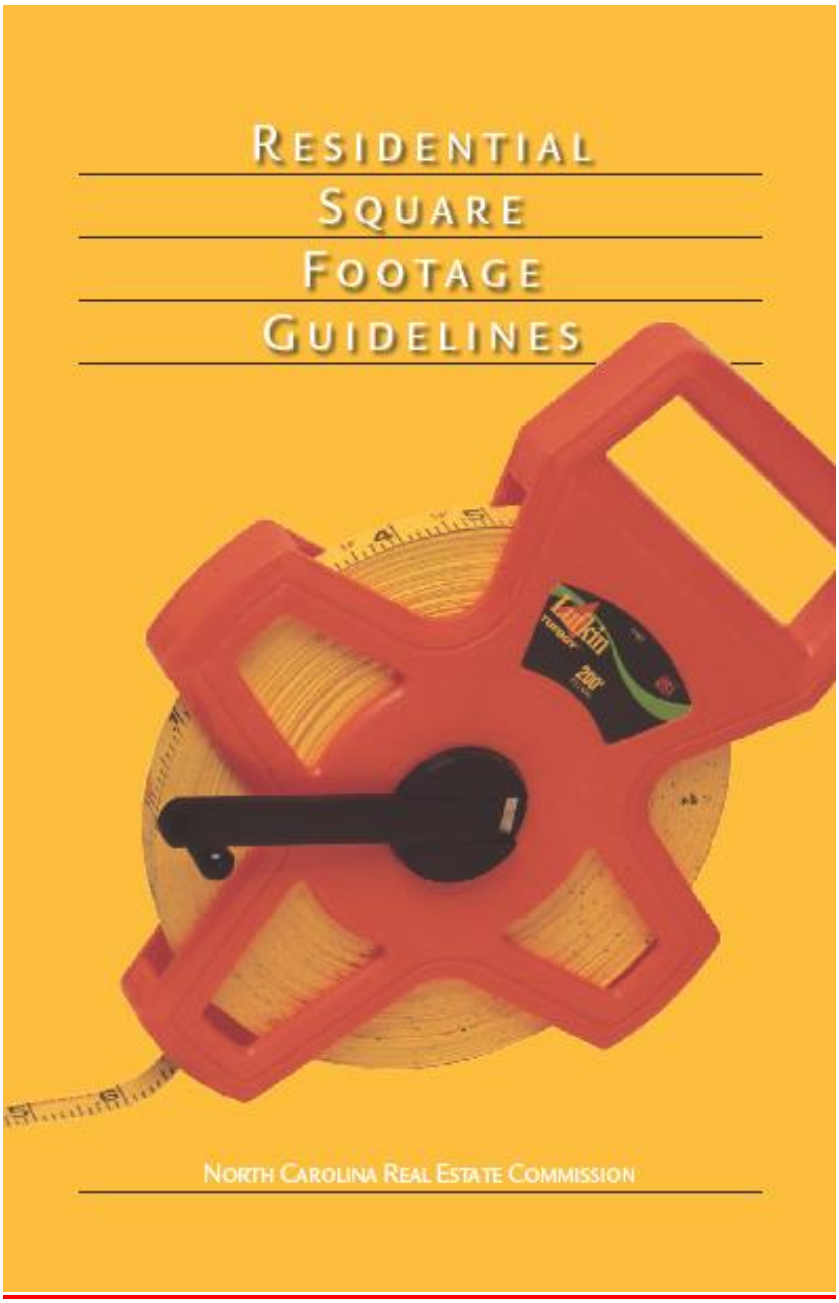

FUS
UOP
10
FST
BAS


15'
5'
30'
FUS
[450 ft²]
30'
UOP
[150 ft²]
5'
15'
FST
[50 ft²]
10'
5'
BAS
[500 ft²]
10'
30'
5'
FST
[50 ft²]
10'
5'
15'

CHEROKEE COUNTY 2020 APPRAISAL MANUAL

FOR BETTER GUIDENCE REFER TO THE RESIDENTIAL SQUARE FOOTAGE GUIDELINES

******THESE ARE GUIDELINES USED WITH THE EXCEPTION THAT WE ROUND TO NEARSEST FOOT******



CHEROKEE COUNTY 2020 APPRAISAL MANUAL

INSTRUMENT COMPLETION

INTRODUCTION

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 groupings 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 Data Collectors 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 Data Collectors:

SELECTION OF SAMPLE PARCELS

The project director should select a cross section of parcels in the county, preferably ones which are recently sold, and select approximately 20 to 30 which cover the spectrum of housing types in the county. He 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 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 Collector a group of about five parcels from the previously selected sample parcels to field interview. A half-day should be sufficient for this activity. Upon returning, the project director should review each Data Collector's work with the individual explaining any errors. A general class with the Data Collectors 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 makes 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

APPRAISED DATE

Appraised Date
[ ]

The appraisal date is a required field. If it is filled in to indicate the day the property was actually appraised.

VISITED DATE

Visited Date
[ ]

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

REVIEW DATE

Review Date
[ ]

The review date is recorded when the property has been reviewed by a supervisor or when a 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
2 Tenant	5 Estimated	8 Secretary
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.

BUILDING NAME

[ ]

This is a free form field to be used for the BUILDING NAME or Identification. This is an optional field.

Card Notes:

Four lines of notes are available. Only particularly relevant data relating to the parcel is to be entered here. Entry is freeform 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.

PROPERTY ADDRESS

House #: 003861 **Unit #:** HOUNSLOW

Direction: **Street Name:** LN

Type: **Suffix:** **Municipality:**

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 so 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. "SR" should be used for rural state roads and "NC" for main North Carolina highways. 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.

Unit #: **House #:** **Direction:**

Suffix: **Street Name:**

Type: **Municipality:**

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

SALES DATA

SALES DATA

OFF. RECORD						
DEED BOOK	**DEED PAGE**	**DEED DATE**	**DEED TYPE**	**Qualified**	**Improved**	**SALES PRICE**
01489	0166	1995	WD	Q	V	7000

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.

There are NO OPTIONAL FIELDS, all fields must be marked.

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

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

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

DEED TYPE – IN [ ] (Not required). If there is no type financing, enter the instrument types found in Chapter 2.

QUALIFIED

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

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 and subsequently ranked in the proper order by the System.

LAND LINE DATA

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE	DEPTH	DEPTH / SIZE	LNDMOD	COND FACT	OTHER ADJUSTMENTS AND NOTES RF AC LC TOT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	LAND NOTES
SFR	0100	RV	100	150	1.0000	0	1.2500	SZE	PS	20000.0000 0	1.000	LT	1.250	25000.000	25000	

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.

LOCAL ZONING
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.

DE/FA (Depth or Size Factor)
The factor for depth or size is calculated from computerized depth or size tables. If no depth or size factor is used the system defaults to 1.00 for this factor.

LAND MODEL
The land model table must be 0-8. Depth must be 10' or greater and land type to be "FF" if you use depth table 1-3. Land Models 4-8 work only when the land unit type is “AC”. The field must not be left blank, if depth table is not used, zero fill.

CONDITION FACTOR
This factor 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/size 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.

OTHER ADJUSTMENTS AND NOTES
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 4, 6, or 8 is used a plus or minus percent is written in for RF (road frontage), AC (access), LC (location), TO (topography), SH (shape) and RT (type road). Additional notes may be added in the Additional Notes Field.

LAND UNIT PRICE
Required unless the county specification sheet indicates otherwise. However, when using land model codes 5, 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 such as the total number of acres, square footage, front feet, lots or units. 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 calculation of the 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).

LAND NOTES
Used for additional information pertaining to the Land Line.

OTHER BUILDINGS/EXTRA FEATURES (OB/XF)

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		

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 $140,000 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. 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.

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:

Bank 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 may place an appropriate code in this field and the computer will automatically fill in the description, size adjustment table and depreciation. See chapter 11 of this manual for OBXF codes.

GRADE You may 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 percent condition of the extra feature when it was picked up on the form. When the total of the annual depreciation is multiplied by the original percent condition it yields the net percent good which is multiplied times the replacement cost to give the depreciated replacement cost.

YR.BLT: Year Built, Actual, Effective. For Actual year built, enter the year the item was initially recorded. Effective year built indicates the year from which depreciation will be based.

%DEP OVR A depreciation rate entered here will override the standard rate used for the OBXF Code.

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 using the pricing schedules you may place a value on the OB/XF by entering the desired price in the OB/XF OVR VALUE field.

TR1 Use this field to define how this value will be counted on the TR1 Report.

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.

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APPR #	DATE VISITED	SOURCE								NN	BUILDING NAME OR PHYSICAL ADDRESS OR OTHER	USE	MODEL	CARD #
			1	OWNER	5	ESTIMATED	9	REFUSED INFO						
			2	TENANT	6	CONTRACTOR	10	AREAL REVIEW						
			3	AGENT	7	MANAGER	11	INTERNET REVIEW						
			4	INSPECTION	8	OFFICE ASSIST	12	DATA SOURCES						

STRUCTURAL DATA

FOUNDATION

01		EARTH
02		PIERS
03		CONT FOOTING
04		SPREAD FOOTING (C)
05		SPECIAL FOOTING (C)
06		HILLSIDE, MOD.
07		HILLSIDE, STEEP
08		PIERS>6FT
09		PIERS>6FT W/CON

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		CEMENT/WOOD FIBER
08		MASONITE
09		WOOD ON SHTG
10		VINYL/ALUM SIDING
11		CONCRETE BLOCK
12		STUCCO ON BLOCK
13		STUCCO ON WOOD
14		ARCHITECTUR VNYL
15		BOARD&BAT 12"WOOD
16		LOG
17		CEDAR/REDWOOD/D-LOG
18		SIDING MAXIMUM
19		UTILITY BRICK (12")/STONE VENEER
20		FACE BLOCK/COM. BRICK
21		FACE BRICK
22		STONE/MARBLE
23		CORR METAL HEAVY
24		PREFAB METAL
25		REINFORCED CONCRETE
26		PRECAST PANEL
27		PREFINISHED METAL
28		GLASS/THERMAL

ROOF STRUCTURE--SFR

01		FLAT
02		SHED
03		GABLE
04		HIP
05		GAMBREL/MANSARD
06		VAULTED/CATHEDRIAL
14		IRREGULAR / TREY

ROOF STRUCTURE--COMM

07		WOOD TRUSS
08		IRREGULAR WOOD TRUSS
09		BAR JOIST
10		STEEL FRAME OR TRUSS (C)
11		BOWSTRING TRUSS (C)
12		REINFORCED CONCRETE (C)
13		PRESTRESSED CONCRETE (C)

ROOFING COVER

01		CORR/SHEET METAL
02		ROLLED COMPOSITION
03		COMPOSITION SHINGLE
04		BLT UP TAR & GRAVEL
05		RUBBERIZED
06		ASBTS-FIBER SHG/CORR
07		CLAY CONC TILE
08		WOOD SHINGLE/SHAKE
09		COPPER/ENAMEL
10		310# / WOOD SHINGLE
11		SLATE (RESIDENTIAL)
12		METAL, MODULAR
13		METAL STANDING SEAM
14		TILE SYNTHETIC DESIGN
15		STAINLESS SHINGLE
16		CEMENT FIBER

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

INTERIOR FLOOR COVER

01		NONE
02		PLYWD, LINM
03		CONC, FINISHED
04		CONC, TAPERED
05		ASPHALT TILE
06		VINYL / ASBESTOS
07		VINYL TILE/RUBBER
08		SHEET VINYL*
09		SOFTWOOD (PINE)/LAM WD/CORK
10		TERRAZZO MONOLITHI
11		CERAMIC TILE
12		HARDWOOD/HEART PINE
13		PARQUET
14		CARPET*
15		HARD TILE
16		TERRAZZO STRIP
17		PRECAST CONC
18		SLATE
19		MARBLE
20		ENGINEER FLOOR

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
08		RADIANT ELECTRIC
09		RADIANT WATER

HEATING TYPE CONTINUED

07		HEATPUMP*
08		CENTRAL BOILER
09		MINI SPLIT/HP W UNIT
10		HP LP SYS GEOTHRL
11		DUEL HEAT SYS
12		WOOD STOVE

AIR CONDITION TYPE

01		NONE
02		WALL UNIT
03		CENTRAL
04		PACKAGE ROOF
05		CHILLED WATER
06		MIINI-SPLIT

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

COMMERCIAL PLUMBING

RESTROOMS		
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		RANCH W/BASEMENT
06		A FRAME
07		SPLIT LEVEL
08		SPLIT FOYER
09		LOG/CHALETS

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 W/STONE

DESIGN FACTOR

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

MARKET FACTOR

01		FACTOR 1
02		FACTOR 2
03		FACTOR 3
04		FACTOR 4
05		FACTOR 5
06		FACTOR 6
07		FACTOR 7

QUALITY ADJUSTMENT

01		MINIMUM
02		BELOW AVERAGE
03		AVERAGE
04		ABOVE AVERAGE
05		GOOD
06		CUSTOM/VERY GOOD
07		EXCELLENT

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

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

DEPRECIATION

ACTUAL YEAR BUILT

EFFECTIVE YEAR BUILT

ECONOMIC OBSOLESCENCE

FUNCTIONAL OBSOLESCENCE

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

PERCENT CONDITION

FOUNDATION

FOUNDATION	
1	EARTH
2	PIERS
3	CONT FOOTING*
4	SPREAD FOOTING
5	SPECIAL FOOTING
6	HILLSIDE, MOD.
7	HILLSIDE, STEEP
8	PIERS>6FT
9	PIERS>6FT W/CON
10	HILLSIDE BASEMENT

Foundation codes 1-3 are generally for residential type construction, while 4 & 5 describe commercial construction. Generally wall height and type roof determine the thickness of the foundation.

SUB FLOOR SYSTEM

FLOOR SYSTEM	
1	NONE
2	SLAB ON GRADE
3	SLAB ABV GRADE
4	PLYWOOD*
5	WOOD
6	PLATFORM HGT
7	STRUCT SLAB

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 or other buildings with special slab requirements.

EXTERIOR WALLS

EXTERIOR WALL	
1	SIDING, MINIMUM
2	CORR METAL LIGHT
3	COMP OR WALL BD
4	SIDING, NO SHTG
5	ASBSTS SHINGLE
6	BRD&BAT/PLYWD
7	CEMENT FIBER SDG
8	MASONITE
9	WOOD ON SHTG
10	ALUMINUM / VINYL*
11	CONC. BLOCK
12	STUCCO ON BLOCK
13	STUCCO ON WOOD
14	ARCHITECTUR VNYL
15	BRD&BAT 12"
16	WD SHINGLE /LOG
17	CEDAR/REDWOOD/D-LOG
18	SIDING, MAXIMUM
19	BRICK, UTILITY/STONR VNR
20	BRICK, COMMON
21	BRICK, FACE
22	STONE/MARBLE
23	CORR. METAL, HVY
24	PREFAB METAL
25	REINFORCED CONC.
26	PRECAST PANEL
27	PREFIN METAL
28	GLSS/THERMOPANE

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. When only one exterior wall type is marked it must be assigned to columns 33-34 and columns 35 - 36 must be zero filled. Codes 01 - 22 are generally residential while all codes are used for commercial.

ROOF STRUCTURE AND ROOF COVER

ROOF STRUCTURE--SFR	
1	FLAT
2	SHED
3	GABLE*
4	HIP
5	GAMBRELL / MAN
6	VAULT/CATHEDRIAL
14	IRREGULAR/TREY

ROOF STRUCTURE---- COMM	
7	WOOD TRUSS
8	IRREGULAR WOOD TRUSS
9	BAR JOIST
10	STL FRM, TRUSS
11	BOWSTRING TRS
12	REINFORC CONC
13	PRE-STRESS CONC

ROOFING COVER	
1	METAL, COR/SHEET
2	ROLL COMP
3	ASP/COMP SHINGLE*
4	BLT-UP TAR & GRVL
5	RUBBERIZED
6	ASBTS-FIBER/CORR
7	CLAY CONC TILE
8	CEDAR SHAKE
9	COPPER/ENAMEL
10	310# / WD SHINGLE
11	SLATE
12	METAL,MODULAR
13	METAL,STANDING SEAM
14	TILE, SYNTH DESIGN
15	STAINLESS SHINGLE
16	CEMENT FIBER

One roof structure must be picked which best corresponds to the observed roof structure. Residential codes are 1 to 6 and 8 while commercial 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 badly damaged by fire or wind, additional depreciation should be applied. Single digit entries should be marked as 01, 02, etc.

INTERIOR WALL CONSTRUCTION

INTERIOR WALL	
1	MASONRY / MIN.
2	WALLBRD
3	PLASTER
4	PLYWOOD PANEL
5	DRYWALL*
6	CUSTOM INTERIOR
7	WOOD/ T& G
8	LOG

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. If only one field is marked it must be shown in column 41 and column 42 must be zero filled.

INTERIOR FLOORING

INTERIOR FLOOR COVER	
1	NONE
2	PLYWD, LINM
3	CONC, FINISHED
4	CONC, TAPERED
5	ASPHALT TILE
6	VINYL / ASBESTOS
7	VINYL TILE/RUBBER
8	SHEET VINYL*
9	SOFTWOOD (PINE)/ LAM WD/CORK
10	TERRAZZO MONOLITHI
11	CERAMIC TILE
12	HARDWOOD/ HEART PINE
13	PARQUET
14	CARPET*
15	HARD TILE
16	TERRAZZO STRIP
17	PRECAST CONC
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. Otherwise, the second field, column 45-46 must be zero filled. When carpet is over hardwood check code 05 in sub-floors 14 (carpet) in floor covering. If carpet is over plywood check code 04 in sub-floor and 14 in floor cover.

HEATING FUEL, HEATING TYPE AND AIR CONDITIONING TYPE

HEATING FUEL	
1	NONE
2	OIL / WD / COAL
3	GAS
4	ELECTRIC*
5	SOLAR

HEATING TYPE	
1	NONE
2	BASEBOARD
3	AIR, NO DUCTS
4	AIR, DUCTED
5	RADIANT, CEILING
6	HOT WATER
7	STEAM
8	RADIANT, ELEC
9	RADIANT, WATER
10	HEATPUMP*
11	CENTRAL BOILER
12	MINI SPLIT/ HP WUNIT
13	HP LP SYS GEOTHRL
14	DUEL HEAT SYS

AIR CONDITION TYPE	
1	NONE
2	WALL UNIT
3	CENTRAL*
4	PACKAGE ROOF
5	CHILLED WATER
6	MINI-SPLIT

These three elements are to be marked to indicate the method and fuels used to heat or cool a structure. Only one element may be marked under each category but one must be marked. 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	LOWER LEVEL OR BASEMENT
BEDROOM	51	52	53
BATHS	54	55	56
1/2 BATHS	57	58	59

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 PLUMBING

COMMERCIAL PLUMBING				
RESTROOM	51	52	53	
TOTAL FIXT.	54	55	56	57

Enter the total number of restrooms per building. Enter the total number of fixtures per building.

STYLE OF DWELLING

STYLE	
1	1.0 STORY
2	1.5 STORY
3	2.0 STORY
4	2.5 > STORIES
5	RANCH W/ BASEMENT
6	A FRAME
7	SPLIT LEVEL
8	SPLIT FOYER
9	LOG/CHALETS

Enter the appropriate code for the number of stories for single family properties.

FIREPLACES

FIREPLACE (PRICE x QI	
1	NONE
2	PREFAB
3	1 STY SINGLE/ FLUE
4	2 STY SNG / 1DBL
5	2 OR MORE
6	MASSIVE/STONE
7	2 OR MORE MAS
8	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. Fireplaces in apartments or commercials are placed in extra features.

SHAPE/DESIGN FACTOR

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

MARKET FACTOR		
01		FACTOR 1
02		FACTOR 2
03		FACTOR 3
04		FACTOR 4
05		FACTOR 5
06		FACTOR 6
07		FACTOR 7

Cherokee County uses this 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 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 area and 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. .

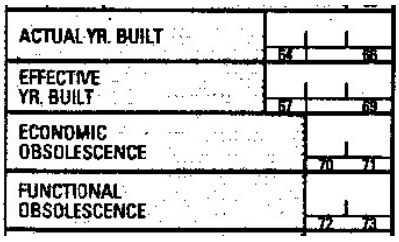
The market factor will be used to modify each market neighborhood individually to help appraise value to reflect market conditions for the neighborhood being appraised.

UALITY ADJUSTMENT

QUALITY ADJUSTMENT	
1	MINIMUM
2	BELOW AVG.
3	AVERAGE*
4	ABOVE AVG.
5	GOOD
6	VERY GOOD
7	EXCELLENT

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



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

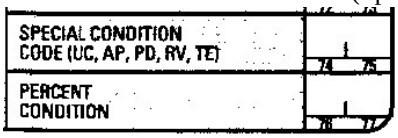
Actual Year Built: MUST be entered and must reflect the original year of construction that it is completed.

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)



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.

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* RV = Residual Value *
AP = Abnormal Physical Depreciation
*UC, RV, TE and PD will over ride Normal Depreciation

PERCENT CONDITION must be used if one of the above codes (UC, PD, AP, TE, RV) is used. PERCENT CONDITION is that percent 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 percent condition:

CONDO AND COMMERCIAL

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

COMMERCIAL HEAT AND AIR CONDITIONING

COMMERCIAL HEAT & AIR CONDITIONING			
1		NONE	
2		HEATING & AC PACKAGED	
3		HEATING & AC SPLIT UNITS	

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

FLOOR NUMBER

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. FLOOR NO.		

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

NO. OF UNITS			

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

LAND TYPE

NO. OF UNITS			

Enter one of the following codes:

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

OWNERSHIP % (Co-ops & Condominiums)

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

STRUCTURAL FRAME

	STRUCTURAL FRAME
1	NONE
2	WOOD FRAME*
3	PREFABRICATED
4	MASONRY
5	RNFRD CONC
6	STEEL
7	FIREPROOF STEEL
8	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
1	SUS CEIL INS
2	SUS WALL INS
3	SUS CL/WL INS *
4	SUS NO INS
5	NOT SUS CEIL
6	NOT SUS WALL
7	NOT SUS CL/WL
8	NOT SUS NO IN
9	NO CEIL- ROOF INSULATED
10	NO CEIL- WALLS INSULATED
11	NO CEIL- ROOF/WALL INSUL
12	NO CEIL-NO INSULLATION

Mark one of the entries which best describes the ceiling insulation quality. First find the applicable category of ceiling (Suspended Ceiling, Not Suspended, or 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)

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 floors above the base floor as it usually contains a greater percentage of open area than the remainder of the floors. This field cannot be zero filled.

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.

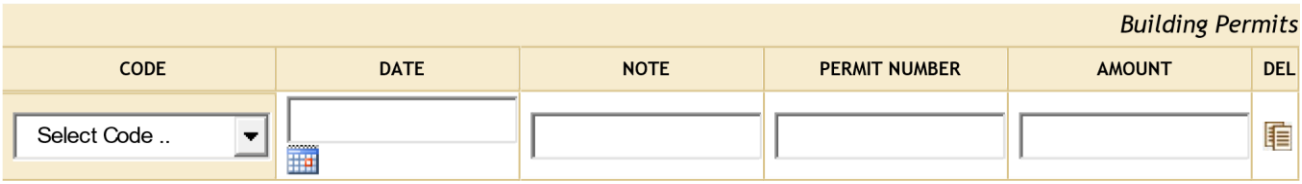
NONSTANDARD WALL HEIGHT

The height of the first floor wall 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 feet
Model 07	N/A

Permit Data



Codes:

C-Commercial
N-NewConstruction
R-Remodel
O-Other

BUILDING SKETCH CODING

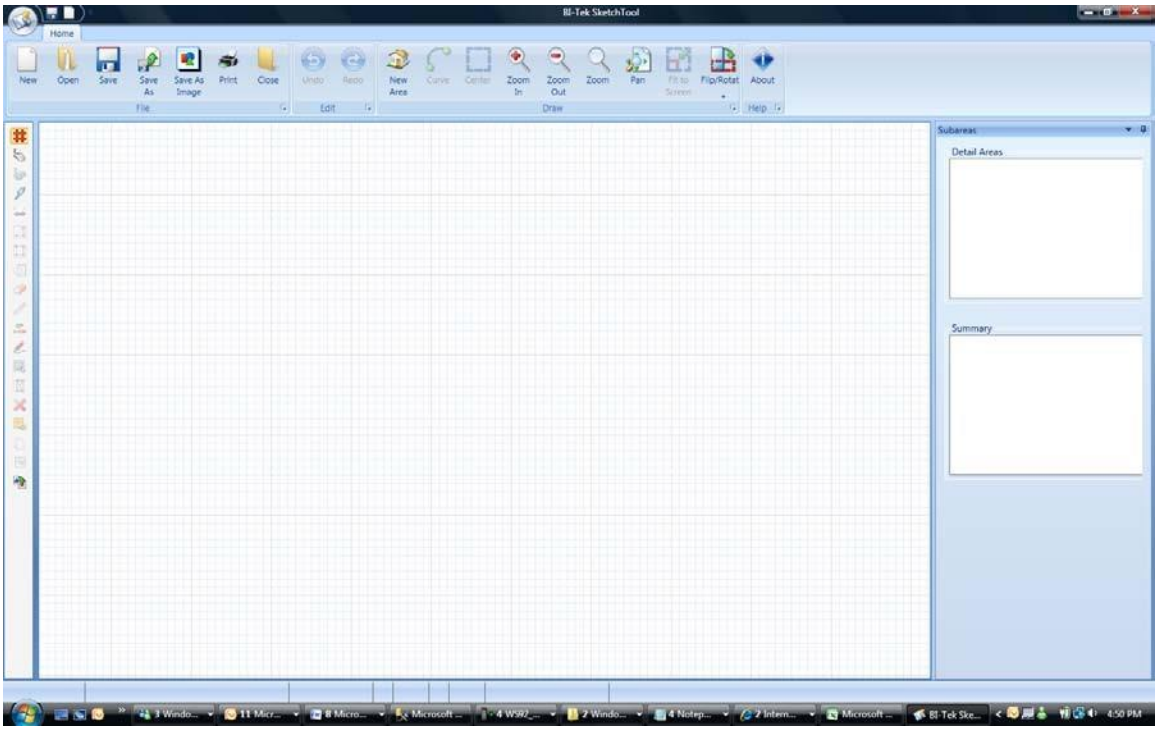
Getting Started

Guide Updated: 3/25/08 – This is for example illustration only. Refer to the B-Tek User Manual for more detailed instructions.

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 is 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 performed 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 close features are enabled and the currently open area can be closed automatically using one of the methods below:

- **Automatic 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.

- **Automatic 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 directions that result 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 place 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 counter-clockwise 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 filename 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 filp 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 display and the traverse, in the Pasco format, can be entered to generate a drawing.

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

LOCATION CODES:

Townships

11	Bear Paw
22	Beaverdam
33	Hothouse
44	Murphy
55	Notla
66	Shoal Creek
77	Valleytown

City Code:

01 Murphy
02 Andrews

Volunteer Fire Departments

Belview:
Brasstown:
Culberson:
Grape Creek:
Hanging Dog:
Hiwassee Dam:
Martins Creek:
Murphy Rural:
Peachtree:
Ranger:
Tipton Creek:
Unaka:
Valleytown:
Violet:
Wolf Creek/Hot House:

TAX EXEMPT CODES

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

Code1 (Religious Exemption)
Churches and Parsonages
Assemblies, Retreats, etc.
Promotional Offices & Headquarters

Code 2 (County Exemption)
Governmental
Educational

Code 3 (State Exemption)
Governmental
Educational

Code 4 (Federal Exemption)
Governmental

Code5 (Concord City)
Governmental
Educational
Airport Authority
Housing Authority

Code 6 (Educational Owned by Government)
Schools

Code7 (Charitable)
YMCA

Code 8 (Public Service)

Code 9 (Assessed in Another County)

A	Volunteer Fire Department
B	Cemetery
C	Common Area (Homeowners)
D	Low Income Housing
E	Scientific / Literary
F	Orphanages
G	Home for the Aged, Sick or Infirm
H	Hospital
I	Educational Religious
J	First Assembly
K	American Legion, Lodges
L	Educational, Non-Government
M	Homes for Disabled
N	City Cemeteries
O	Locust City
P	Pollution Abatement
Q	Town of Stanfield
R	Kannapolis City
S	Subdivision
T	Mt Pleasant
U	Unknown
V	Disabled American Veterans
W	Retirement Center / Medical Care Bonds
X	Other Exempt
Y	Town of Harrisburg

Homestead Exclusion Codes

EA – Homestead Exclusion
EM – Homestead Exclusion Mobile Home
EX – Homestead Exclusion Partial Ownership
EV – Disabled Veteran Exclusion
ECB – Homestead Circuit Breaker

Misc. Exclusion Codes

EBD - Builders Inventory Deferment
EPC – Pollution Control

NEW NOTICE CODES - The codes listed below should be entered in the Card Header 00 in the field labeled NN (New Notice).

Change of Value Codes

01 - New Building
02 - Building Completed Tax Year
03 - Remodeling or Addition to Improvements
04 - Building Air Conditioned
05 - Building Demolished
06 - Combining real estate Parcels
07 - Correction of Acreage
08 - Division of Real Estate
09 - Change in Zoning or Use
10 - Land Value Adjustment
11 - Correction in Assessment
12 – Campsite Addition
13 - Exempt to Taxable Status
14 - Right of Way Acquisition
15 - Part of Improvements demolished
16 - Building Removed
17 - Building Moved onto Site
18 - Building Partially Completed
19 - Value Reduced Temporarily (Damaged by Vandalism, etc.)
20 - Discovered Property
21 - Public Utilities Available
22 - Agriculture Use Valuation
23 - Forest Use Valuation
24 - Horticulture Use Valuation
25 – Property Reviewed, Value Change
26 - Change of Ownership
27 – Property Reviewed, No Change
28 - Mobile Home Site Added
29 – Change of Road Type
30 – Billboard/Cell Tower Site Added
31 – Exemption / PUV Removed
32 – Neighborhood Reviewed, Value Change
33 – Neighborhood Reviewed
34 - Taxable to Exempt Status
35 - Site Improvements Added
36 - Mobile Home Listed as Real
37 - Mobile Home Listed as Personal
38 - Swimming Pool
39 - Billboard/Cell Tower Site Correction
40 – RV Site Added
41 – Solar Array Site Added
42 - Outbuilding and Extra Features
50 - County-Wide Revaluation
51 - Revaluation – Building Partially Complete

Appeal Reviews Codes

80 - Informal Review, Revised Notice
81 - Informal Review, No Change in Value
82 - Board of Equalization Adjustment in Value

Work in Process Codes

88 Under appeal – Board of E & R
89 Under Construction - Listing Form
90 Supreme Court Appeal
91 Court of Appeals
92 Property Tax Commission Appeal
93 Assessment Agreement Pending
94 Under Appeal - Informal
95 Splits/Combinations - Odd Years
96 Splits/Combinations - Even Years
97 Under Construction - Odd Years
98 Under Appeal - Board of E & R
99 Under Construction - Even Years

TYPE INSTRUMENT

BA	-	Boundary Agreement	GW	-	General Warranty Deed
CO	-	Corrective Deed/Deed of Correction	NW	-	Non-Warranty
CD	-	Consolidation Deed	QC	-	Quit Claim
CM	-	Commissioner's Deed	RW	-	Right of Way Deed
CU	-	Condominium Unit	SH	-	Sheriff's Deed
CV	-	Special Proceeding/Civil	ST	-	Substitute Trustee Deed
ED	-	Executors Deed	SV	-	Survey
EF	-	Will Book – Estate File	SW	-	Special Warranty Deed
GU	-	Guardian Deed	TR	-	Trustee's Deed

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%

NEW CONSTRUCTION/SPLIT PROCEDURES

Beginning a new year's work:

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

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

3. Any parcels pulled from last years work should be flagged with 97 or 99 new notice code.

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

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

6. Run list of special condition codes; PD, TE, and RV

Ending a year's work:

1. Run list of all 95 or 96 and 97 or 99 notice codes.
   A. If any exist complete and change the notice code to the appropriate code.

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 Over/Under Report

   A. OBXF
   B. Land

CALCULATION OF SYSTEM VALUES

PREFACE

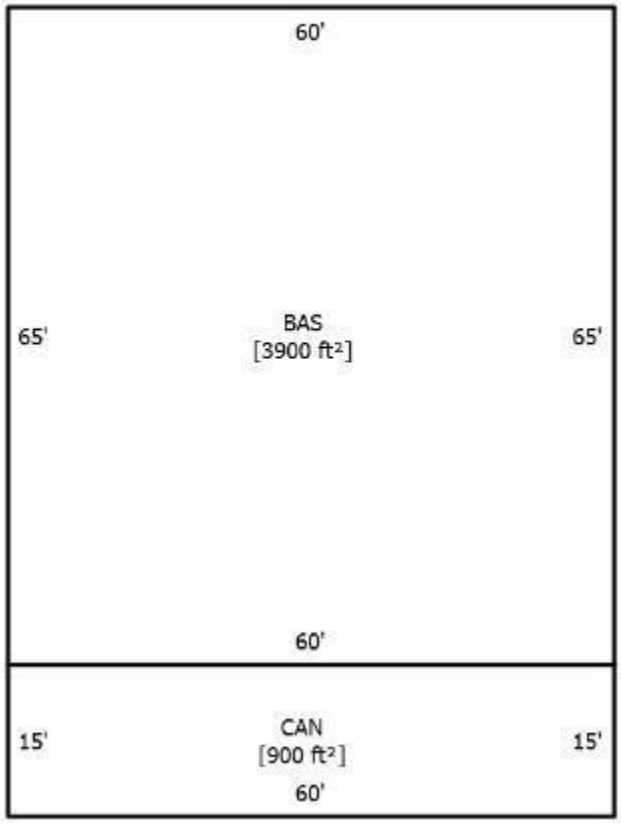
Simple compilation of data is only one part of the system's function. Secondly is determination of values associated with the varied structural components of each improvement type. The following chapter details how the system makes its calculations in the derivation of property values.

CALCULATION OF INDEX 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 in order to show all the various indices. However, the procedure is identical for single family residences unless otherwise indicated.

The following graph and structural element data will be used for the purpose of example:

EXAMPLE



BUILDING SKETCH

STEP 1. **AREA CALCULATIONS**

SUBAREA			
TYPE	**GS AREA**	**%**	**EFFECTIVE AREA**
BAS	3,900	100	3,900
CAN	900	025	225
FIREPLACE			
SUBAREA TOTALS	4,800		4,125

Fireplace 0

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 Chapter 11 of this manual) to arrive at the effective area of the building.

BAS 3900 SQ. FT. X 100%	= 3,900
CAN 900 SQ. FT. X 25%	= 225
TOTAL EFFECTIVE AREA	4,125

STEP 2. DETERMINE QUALITY INDEX (Points)

The determination of the quality index is a 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 county wide 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 - 4 Spread Footing	6.00
Sub Floor System - 2 Slab on Grade-Residential/Commercial	6.00
Exterior Walls - 11 Concrete Block	22.00
Exterior Walls - 21 Face Brick	0.00
Roofing Structure - 9 Rigid Frame w/Bar Joist	10.00
Roofing Cover - 4 Built Up Tar and Gravel/Rubber	4.00
Interior Wall Construction - 5 Drywall/Sheetrock	8.00
Interior Floor Cover - 7 Cork or Vinyl Tile	7.00
Interior Floor Cover - 14 Carpet	0.00
Heating Fuel - 04 Electric	1.00
Heating Type - 10 Heat Pump	6.00
Air Conditioning Type - 03 Central	6.00
Commercial Heat & Air - 2 Packaged Units	0.00
Structural Frame - 04 Masonry	12.00
Ceiling & Insulation - 03 Suspended - Ceiling and Wall Insulated	7.00
Average Rooms Per Floor - 1 Average Rooms Per Floor	0.00
Floor Number - 1 Floor	0.00
Unit Count - 001 Units	0.00
Plumbing Fixtures 8.00	6.000
TOTAL POINT VALUE	101.000

SAMPLE PARCEL DATA

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

FOUNDATION - Spread (4)		6	points
SUB FLOOR SYSTEM - Slab on Grade (2)		6	points
EXTERIOR WALLS - Concrete Block (11)	20>		points
Face Brick (21)	25>	22	

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

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 – Vinyl Tile (7)	7>	7	points
Carpet (14)	7>		

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 sum of the Quality x Market x Size ADJUSTMENT to obtain the QUALITY INDEX.

STRUCTURAL FRAME - Masonry (04)	12	points
CEILING AND INSULATION - Suspended Ceiling and Wall Insulated (03)	7	points
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

From the preceding figures we have obtained the following:

FOUNDATION	6	points
SUB FLOOR SYSTEM	6	points

EXTERIOR WALL CONSTRUCTION	22	points
ROOFING STRUCTURE	10	points
ROOFING COVER	4	points
INTERIOR WALL CONSTRUCTION	8	points
INTERIOR FLOORING	7	points
HEAT FUEL	1	point
HEAT TYPE	6	points
AIR CONDITIONING TYPE	6	points
STRUCTURAL FRAME	12	points
CEILING AND INSULATING	7	points
COMMERCIAL PLUMBING	6	points
TOTAL POINTS	**101**	**points**

BUILDING ADJUSTMENTS			
Market/Design	2	Rectangle	1.0000
Quality	3	Average	1.0000
Size	Size	Size	1.0600
TOTAL ADJUSTMENT FACTOR			1.060
TOTAL QUALITY INDEX			107

The QUALITY INDEX is the Market/Design x height factor x the quality factor x size factor x the total points. This property has no height factor therefore, 1.00 (design) x 1.00 (quality) x 1.06% (size) = 1.01 x 1.06 = 1.0706 or 1.07.

STEP 3. **DETERMINE EFFECTIVE BASE RATE**

A. The base rate for a particular model is given. In this instance, it is $64.00 per square foot.

B. Multiply the base rate times the quality index:

$64.00 x 1.07 = $68.48
$68.48 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;

$68.48 x 4,125 EFF AREA = $282,480

STEP 5. **DETERMINE DEPRECIATION AND PERCENT CONDITION OF THE SUBJECT**

A. Depending on the improvement type one of two methods is used. In chapter 11 are the appropriate table 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 9 years and is depreciated 13%.

C. To determine the percent condition, subtract the amount of depreciation from 1.0. In the sample parcel, the percent condition equals 1.0 - .13 = 87%.

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.

$282,480 x .87 = $245,758 Rounded to $245,760

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

B. In the sample, this is as follows:

$245,760	Depreciated Building Value
$22,240	Total Depreciated OB/XF Value
$300,000	Land value
$568,000	Total value

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 an improvement. 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 aging period separately and summing the depreciation. Using an exterior wall type 17, (CB Stucco), we calculate the total depreciation as follows:

FIRST 2 YEARS = 4.00	2 X 1.00
NEXT 22 YEARS = 22.00	22 X 1.00

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 over ridden.

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 40 YEAR LIFE EXPECTANCY AS USED IN THE EXAMPLE ABOVE.

40 YEAR LIFE EXPECTANCY - DEPRECIATION SCHEDULE #6

EFFECTIVE AGE		AMOUNT OF DEPRECIATION		PERCENT GOOD	*	EFFECTIVE AGE		AMOUNT OF DEPRECIATION		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		70		30%
16		27		73%		36		70		30%
17		29		71%		37		70		30%
18		31		69%		38		70		30%
19		33		67%		39		70		30%
20		35		65%		40		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%.

CHEROKEE COUNTY 2020 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 PASCO Appraisal System. This capability enables mass property appraisers to apply techniques which heretofore proved 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 s.f., 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 vacancy 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 their monthly rent per unit. The total square feet of a unit included into 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 types used with Model 07 - Generally your commercial, retail outlets will rent from $3.00 to $28.00 per square foot depending on the location, age and use of the retail outlet.

Improvement types used with Model 04 are office buildings and vary from a minimum of $4.50 to $20.00 per square foot per year. Generally high rise office buildings demand a higher rent per square foot, due to the annual expenses running close to $25.00 per square foot per year.

Improvement types used with Model 06 are typically industrial, manufacturing, distribution or storage facilities. The market rent for buildings of this nature run from $1.00 to $15.00 per square foot for typical good warehouse construction; however, the range can vary from $1.00 for mostly storage up to $18.00 for a warehouse that has more than 50% office space in a good location.

These rates will be developed further throughout the revaluation project and established for the County.

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, grounds 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 1/2% 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:	.0550	x	.80	=	.0440
Equity Investment:	.1500	x	.20	=	.0300
Indicated Discount Rate					.0740

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 rate 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 instabilities in the market place.

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 millages are added to the discount rate to arrive at the discount rate applicable to the subject property.

BUILT-UP METHOD OF FINDING DISCOUNT RATE

For example:

Safe Rate	4.5%
Risk	2.0%
Illiquidity	1.5%
Management	0.5%
Ad Valorem Taxes	1.5%
Total Discount Rate	10.0%

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 cumulate to 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 cumulate 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:

$$1/SN = i/ (1+i) n1$$

Where

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 the capitalization technique 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		$15,000
Less annual income allocated to building (Building value divided by PW of 1 per Annum @ 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. William 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	$200
Gross Income Multiplier (GIM) (Sale/Income)	750
Subject parcel gross monthly income	$225
Estimated Value (GIM x Income)	$168,750

ANNUAL GROSS INCOME MULTIPLIER APPLICATION

Typical comparable sale price	$150,000
Typical comparable gross annual income	$2,400
Gross Income Multiplier (GIM)	62.5
Subject parcel gross annual income	$2,700
Estimated Value	$168,750

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 inside access roads, density, facilities and general appearance as follows:

CLASS 1	Narrow, unpaved roads High density (Older Park) No recreation hall or other facilities Generally unattractive appearance
CLASS 2	Narrow, unpaved roads or broken pavement High density (Older Park) No curbing, no street lights Many mobile homes without skirts Little effort to maintain attractive appearance
CLASS 3	Average location and design Streets paved and in at least fair condition Medium density (10-15 sites per acre) Lawns trimmed, average general appearance Good location and design
CLASS 4	Above average location and design Streets wide enough for cars to pass Density around 8 sites per acre Attractive entrance and good general appearance (lawns and bushes kept up)
CLASS 5	Excellent location and design Attractive entrance May have recreation hall facilities or other amenities Manicured lawns and trees Maximum density of 8 sites per acre

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 income value per space as follows:

INCOME VALUATION OF A MOBILE HOME PARK

Gross Monthly rent	Gross Annual Rent
$30/space x 12	$360.00 / space
Less:	
Vacancy rate as a % of gross @ 10%	36.00
Operating Expenses as a % of gross @ 55%	$198.00
Net Operating Revenue	$126.00 / space
Capitalized at the Discount Rate (11%)	$1145.00 / space

APPRAISAL OF CEMETERIES FOR TAX PURPOSES

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 within that tract.

Cemeteries are generally divided into four categories:

1. Developed acreage
2. Undeveloped acreage (future gravesites)
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.

Definitions:

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. The acreage would generally remain the same because as soon as lots are sold they prepare the undeveloped acreage. The cost to prepare the land increases the market value of the developed acreage, generally between $8,000 to $20,000 per acre.

UNDEVELOPED ACREAGE - That land in its natural state and appraised comparable to surrounding land with the same zoning. When making your annual adjustments for deeded lots, adjust this acreage down and the deeded acreage up. By doing this you are assuming that developed acreage will remain the same simply because they have to keep developed acreage available for immediate use.

WASTE LAND ACREAGE - That land 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.

The owner of the cemetery should verify the number of grave sites planned for the cemetery. Take the total graves and divide by the total usable acreage to determine the average graves per acre. If the information is not available, use approximately 1,000 graves per acre. Put this in the note lines of the appraisal card. Each year you can make your adjustments when the owner sends the number of graves sold and recorded. Example: Sold 625 graves reduces the number of undeveloped acreage by .625 acres or .63 acres and increases the deeded acres by .625 or .63 acres.

Private cemeteries are income producing with a profit. To establish market value the appraiser must consider those factors which are involved in purchasing this type of property:

(Developed) 1. How many grave sites are available for sale?
2. How many grave sites sell per year (absorption rate)?
(Undeveloped) 3. How much usable land is available that has not been surveyed and landscaped.

Once these facts have been obtained the appraiser can estimate market value and the assessor can determine how much of the cemetery is exempt. Typical ratios would be 900 to 1,000 sites per acre with 2 to 5 acres surveyed and landscaped for sale. The developed acreage should be appraised higher per acre due to the cost of surveying, landscaping and permits. The absorption rate can be determined by the age of the development divided into the number of deeded lots. Cemeteries with more graves per acre are worth more; therefore an added value per gravesite is accounted for in the extra feature column. The grave sites that are undeveloped would not have the same value as the prepared and available, therefore the value is reduced based upon the absorption rate. The deeded grave sites are exempt; therefore for every 1,000 graves deeded, one acre of land is exempt. When the owners of the cemetery report the deeded lots each year, the assessed value is adjusted. Make sure the total acreage stays the same only adjusted by use.

NOTES
1 [GRACELAND CEMETERY]
2 [1000 GRAVES PER ACRE] – 30,000 GRAVES
3 [30AC TOTAL ACRES]
4 [DEV IN 1970]

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
1	7600				1.000	0	1.00						DEVELOF	RP	12000.00	12000.00	2.000	AC
2	7600				1.000	0	1.00						UNDEV	RP	3000.00	3000.00	20.000	AC
3	7600				1.000	0	1.00						RD-WAST	RP	100.00	100.00	2.000	AC
4	7600				1.000	0	1.00						EXEMPT	RP	1.00	1.00	6.000	AC

OTHER BUILDING AND EXTRA FEATURES

	CODE	QUAL	DESC	COUNT	LENGTH	WIDTH	UNITS	UNIT PRICE	CO/FA	AYB	EYB	% DEP OVR	SCH	%NET GOOD	APPR VALUE	OVR VALUE	TR1	NOTES
1	59		CEMETEF				4000.00	25.00	1.00(	1970	1970		S0	100	100000	0	R	UNDEVLOPED
2	59		CEMETEF				20000.00	25.00	0.01(	1970	1970		S0	100	5000	0	R	DEVELOPED LC
3	59		CEMETEF				6000.00	25.00	0.00(	1970	1970		S0	100	150000	0	R	
4	64		CRYPT				100.00	500.00	0.00(	1970	1970		S0	100	50000		R	UNDEVELOPED
5	71		NICHE				200.00	150.00	0.00(	1970	1970		S0	100	30000		R	
6	64		CRYPT				50.00	500.00	0.01(	1970	1970		S0	100	250		R	EXEMPT

Assessment of Low-Income (Section 42) Housing Property

§ 105-277.16. 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.

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
Yardage Markers	pts.
Every 50yrds	2
Every 100yrds	1
Other	0

Width	pts.
Wide	2
Average	1
Narrow	0

Grass	pts.
Bent	4
Zoysia/Bermuda/Rye	3
Other	1

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 Rating System – continued

Greens *20 point max*

Construction	pts.
USGA	10
Modified	6
Push-Up	4

Grass	pts.
Blue/Fes./Ber.	3
Rye	2
Other	1

Size	pts.
Large	4
Average	2
Small	1

Topo/Tiers	pts.
Tiered w/undulation	3
Undulating	2
Flat	1

General *4 point max*

Cart Paths	pts.
Concrete	2
Asphalt	1

Bridges/Tunnel	2

Practice Facilities *10point max*

Driving Range	pts.
Superior	4
Average	3
Inferior	2

Putt Green	pts.
Superior	4
Average	3
Inferior	2

Sand/Chipping Area	pts.
Average	2
Inferior	1
None	0

Turf Care *25 point max*

Landscaping	pts.
Excellent	4
Superior	3
Average	2
Inferior	0

Irrigation	pts.
Greens*	total 1 partial
Fairways*	total 1 partial
Rough*	total 1 partial
Tees*	total 1 partial

**points can be awarded to each for total of 8*

Type	pts.
Auto Computer	8
Automatic	4
Manual	2

Rows	pts.
3+	5
1 or 2	1 or 3

Golf Course Total Sheet

Use this sheet to accumulate the total points from the rating system above.

Tees	Points
Number	
Size	
Grass	
Total	0

Fairways	Points
Length/Width	
Yardage Markers	
Grass	
Total	0

Hazards	Points
Bunkers	
Water/Wetlands	
Trees/Shrubs	
Total	0

Rough	Points
Width	
Topo/Berms	
Cuts	
Grass	
Total	0

Greens	Points
Construction	
Grass	
Size	
Topo/Tiers	
Total	0

General	Points
Cart Paths	
Bridges/Tunnels	
Total	0

Practice Facilities	Points
Driving Range	
Putting Green	
Sand Traps/Chipping Area	
Total	0

Turf Care	Points
Landscaping	
Irrigation	
Type	
Rows	
Total	0

Total Points 0

Quality	Point Range
AA	90-100
A	80-89
B	70-79
C	55-69
D	40-54
E	0-40

See Chapter 11 – Golf Courses for the appropriate pricing schedule based on the total points for each golf course.

CHEROKEE COUNTY 2020 APPRAISAL MANUAL

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 helps you better describe 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 "MEAN", MEDIAN, "MEASURES OF CENTRAL TENDENCY", and "PRICE RELATED DIFFERENTAL".

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 un-weighted 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 is 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 is the one normally used 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	=	20

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: $\sqrt{\frac{(X-u)^2}{N}}$ SD = OR SD $\sqrt{\quad}$ = $\Sigma(X-u)^2$

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.

COEFFICIENT OF DISPERSION: (Taken from IAAO Standard on Ratio Studies)

The most generally useful measure of variability or uniformity is the COD. The COD measures the average percentage deviation of the ratios from the median ratio and is calculated by the following steps:

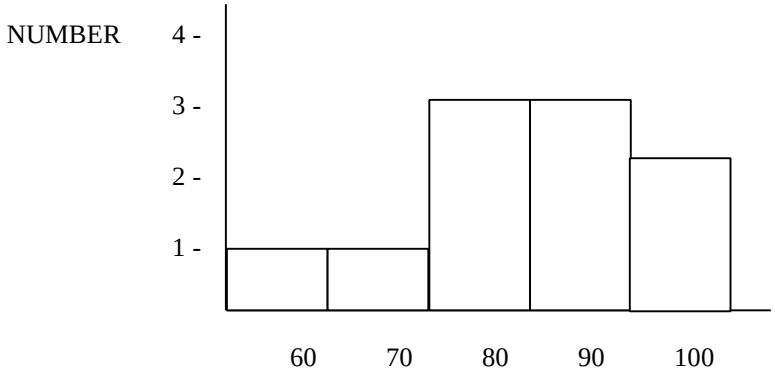
1. subtract the median from each ratio
2. take the absolute value of the calculated differences
3. sum the absolute differences
4. divide by the number of ratios to obtain *the average absolute deviation*
5. divide by the median
6. multiply by 100

The COD has the desirable feature that its interpretation does *not* depend on the assumption that the ratios are normally distributed. In general, more than half the ratios fall within one COD of the median. The COD should not be calculated about the mean ratio.

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:

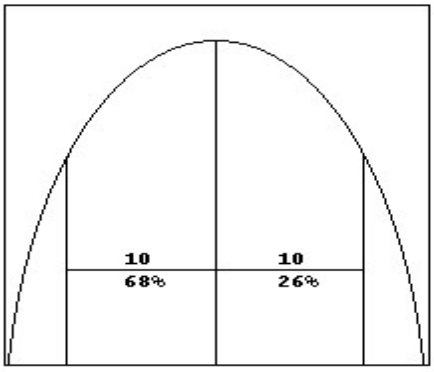
SALES RATIO CLASS INTERVAL	NUMBER OF OCCURENCES
91 - 100	2
81 - 90	3
71 - 80	3
61 - 70	1
51 - 60	1
	10



SALES RATIOS

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:

$$\frac{\text{AVERAGE DEVIATION ABOUT THE MEAN}}{\text{MEAN}} \times 100$$ = Coefficient of dispersion of the average deviation

$$\frac{\text{STANDARD DEVIATION}}{\text{MEAN}} \times 100$$ = Coefficient of dispersion of the standard deviation

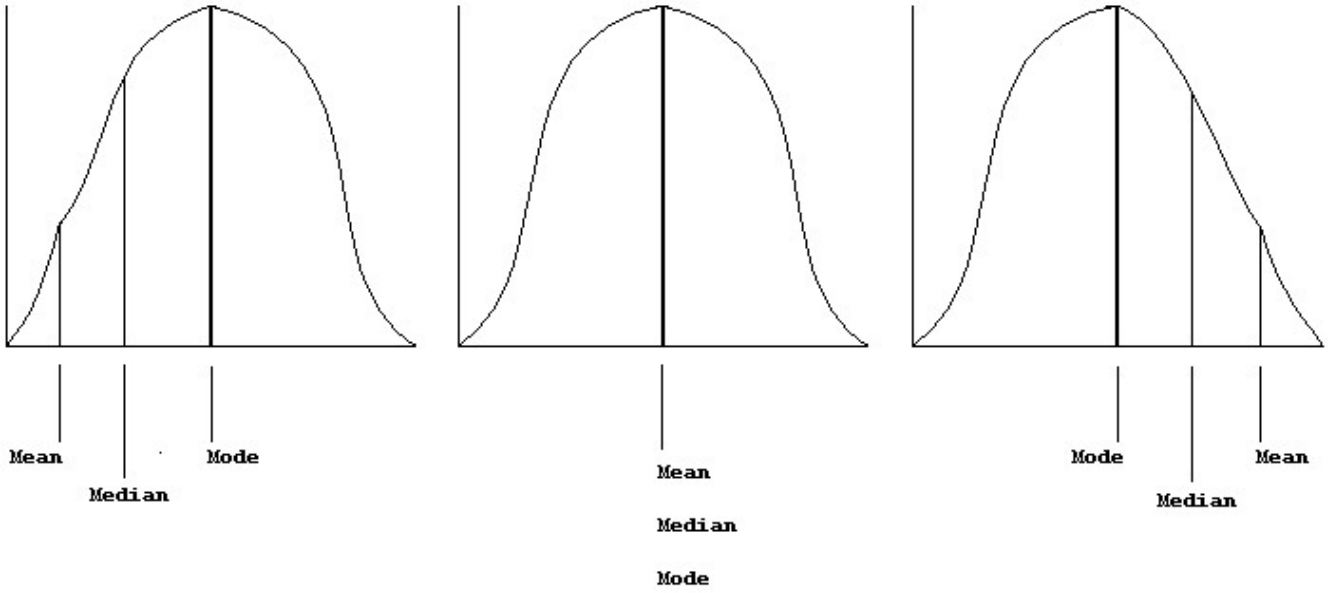
$$\frac{\text{STANDARD DEVIATION ABOUT THE MEDIAN}}{} \times 100$$ = Coefficient of dispersion of the median deviation

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 whom 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

$$SK_2 = \frac{(Q3 - \text{MEDIAN}) - (\text{MEDIAN} - Q1)}{(Q3 - Q1)}$$

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		13.20%
6-10		22		28.80%
11-15		17		22.40%
16-20		10		13.20%
21-25		7		9.20%
26-30		10		13.20%
		76		100.00%

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 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 non parametric. 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 statistic 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 = (Nk - 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.

CHEROKEE COUNTY 2020 APPRAISAL MANUAL

COUNTY SPECIFICATIONS

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
Other Building Schedules
Extra Feature Schedules
Overview of the Appeals Process

PARCEL NUMBER CONVENTIONS

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.

CHEROKEE COUNTY PARCEL NUMBER CONVENTIONS
INTERNAL REPRESENTATION

CC		LIMITATIONS
01 - 04	**Sheet**	**Digit; 4409-4599, 5500-5587**
05 – 06	**Block**	**Digit; 00-99**
07 – 10	**Parcel**	**Digit; 0000-9999**
11 - 14	**Divided Interest**	**Alpha / Digit; 0000-9999**

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 will be priced either through the actual cost found in the area or through the use of Marshall Swift pricing service adjusted to the revaluation appraisal date.

CHEROKEE COUNTY 2020 APPRAISAL MANUAL

MODEL 01: SINGLE FAMILY RESIDENTIAL - STRUCTURAL ELEMENT DATA

	FOUNDATION	PTS
01	EARTH	0
02	PIERS	2
03	CONT FOOTING*	5
04	SPREAD FOOTING	6
05	SPECIAL FOOTING	12
06	HILLSIDE, MOD.	8
07	HILLSIDE, STEEP	12
08	PIERS>6FT	6
09	PIERS>6FT W/CON	8
	FLOOR SYSTEM	
01	NONE	0
02	SLAB ON GRADE	4
03	SLAB ABV GRADE	12
04	PLYWOOD*	8
05	WOOD	10
06	PLATFORM HGT	12
07	STRUCT SLAB	14
	EXTERIOR WALL	
01	SIDING, MINIMUM	6
02	CORR METAL LIGHT	10
03	COMP OR WALL BD	18
04	SIDING, NO SHTG	16
05	ASBSTS SHINGLE	8
06	BRD&BAT/PLYWD	16
07	CEMENT FIBER SDG	22
08	MASONITE	16
09	WOOD ON SHTG	18
10	ALUMINUM / VINYL*	18
11	CONC. BLOCK	13
12	STUCCO ON BLOCK	18
13	STUCCO ON WD/SYNTHETIC	20
14	ARCHITECTURE VINYL	20
15	BRD&BAT 12"/WOOD	20
16	WD SHINGLE /LOG	30
17	CEDAR/REDWOOD/D-LOG	25
18	SIDING, MAXIMUM	20
19	BRICK, UTLTY/STN VENEER	26
20	BRICK, COMMON	32
21	BRICK, FACE	34
22	STONE/MARBLE	40
23	CORR. METAL, HVY	22
24	PREFAB METAL	15
25	REINFORCED CONC.	40
26	PRECAST PANEL	50
27	PREFIN METAL	50
28	GLSS/THERMOPANE	40
	ROOF STRUCTURE--SFR	
01	FLAT	3
02	SHED	5
03	GABLE*	7
04	HIP	8
05	GAMBRELL / MAN	10
06	VAULT/CATHEDRIAL	14
14	IRREGULAR/TREY	12

	ROOFING COVER	PTS
01	METAL, COR/SHEET	9
02	ROLL COMP	7
03	ASP/COMP SHINGLE*	8
04	BLT-UP TAR & GRVL	8
05	RUBBERIZED	18
06	ASBTS-FIBER/CORR	12
07	CLAY CONC TILE	17
08	CEDAR SHAKE	10
09	COPPER/ENAMEL	20
10	310# / WD SHINGLE	8
11	SLATE	17
12	METAL,MODULAR	14
13	METAL,STANDING SEAM	16
14	TILE, SYNTH DESIGN	15
15	STAINLESS SHINGLE	20
16	CEMENT FIBER	17
	INTERIOR WALL	
01	MASONRY / MIN.	6
02	WALLBRD	9
03	PLASTER	20
04	PLYWOOD PANEL	16
05	DRYWALL*	22
06	CUSTOM INTERIOR	32
07	WOOD/ T& G	30
08	LOG	32
	INTERIOR FLOOR COVER	
01	NONE	0
02	PLYWD, LINM	3
03	CONC, FINISHED	2
04	CONC, TAPERED	3
05	ASPHALT TILE	2
06	VINYL / ASBESTOS	2
07	VINYL TILE/RUBBER	4
08	SHEET VINYL*	4
09	SOFTWOOD (PINE)/ LAM WD/CORK	7
10	TERRAZZO MONOLITHI	12
11	CERAMIC TILE	12
12	HARDWOOD/ HEART PINE	10
13	PARQUET	11
14	CARPET*	4
15	HARD TILE	15
16	TERRAZZO STRIP	14
17	PRECAST CONC	2
18	SLATE	15
19	MARBLE	30
20	ENGINEER FLOOR	7
	QUALITY ADJUSTMENT	
01	MINIMUM	0.75
02	BELOW AVG.	0.90
03	AVERAGE*	1.00
04	ABOVE AVG.	1.10
05	GOOD	1.25
06	VERY GOOD	1.50
07	EXCELLENT	1.75

	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 DUCTS	2
04	AIR, DUCTED	4
05	RADIANT, CEILING	1
06	HOT WATER	3
07	STEAM	3
08	RADIANT, ELEC	1
09	RADIANT, WATER	3
10	HEATPUMP*	4
11	CENTRAL BOILER	3
12	MINI SPLIT/ HP WUNIT	3
13	HP LP SYS GEOTHRL	4
14	DUEL HEAT SYS	5
15	WOOD STOVE	2
	AIR CONDITION TYPE	
01	NONE	0
02	WALL UNIT	2
03	CENTRAL*	5
04	PACKAGE ROOF	8
05	CHILLED WATER	10
06	MINI-SPLIT	4
	FIREPLACE (PRICE x QLTY)	
01	NONE	0
02	PREFAB	2400
03	1 STY SINGLE/ FLUE	3900
04	2 STY SNG / 1DBL	5000
05	2 OR MORE	6500
06	MASSIVE/STONE	12900
07	2 OR MORE MAS	15000
08	PREFAB W/STONE	4500
	DESIGN FACTOR	
01	SQUARE	0.93
02	RECTANGULAR*	1.00
03	SLIGHTLY IRR.	1.05
04	MOD. IRREG.	1.10
05	IRREGULAR	1.15
06	VERY IRREG	1.20
07	EXTREMELY IRR	1.25
	MARKET FACTOR	
01	MARKET FACTOR	0.80
02	MARKET FACTOR	0.90
03	MARKET FACTOR*	1.00
04	MARKET FACTOR	1.05
05	MARKET FACTOR	1.10
06	MARKET FACTOR	1.15
07	MARKET FACTOR	1.20

STYLES

01	1.0 STORY*		04	2.5 > STORIES		07	SPLIT LEVEL	
02	1.5 STORY		05	RANCH W/ BASEMENT		08	SPLIT FOYER	
03	2.0 STORY		06	A FRAME		09	LOG/CHALETS	

* Indicates the standard used for a 100 point structure.

MODEL 01: SINGLE FAMILY RESIDENTIAL

BEDROOMS	BATHS	0.5 BATHS	PTS		BEDROOMS	BATHS	0.5 BATHS	PTS
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

If Bathroom count exceeds chart figure, carry the highest point.

SIZE FACTOR CHART

Square footage comes from BAS, FUS, LLF, and SFB.

SQ. FT.		SIZE FACTOR		SQ. FT.		SIZE FACTOR
0 - 600		1.23		1250 - 1300		1.06
601 - 620		1.22		1301 - 1350		1.05
621 - 640		1.21		1351 - 1450		1.04
641 - 660		1.2		1451 - 1550		1.03
661 - 680		1.19		1551 - 1650		1.02
681 - 700		1.18		1651 - 1750		1.01
701 - 740		1.17		*1751 - 1850		1.00
741 - 780		1.16		1851 - 1950		0.99
781 - 820		1.15		1951 - 2050		0.98
821 - 860		1.14		2051 - 2150		0.97
861 - 900		1.13		2151 - 2250		0.96
901 - 950		1.12		2251 - 2350		0.95
951 - 1000		0.94		2351 - 2450		0.94
1001 - 1050		1.1		2451 - 2600		0.93
1051 - 1100		1.09		2601 - 2800		0.92
1101 - 1150		1.09		2801 - 3100		0.91
1151 - 1200		1.08		3101 - Up		0.90
1201 - 1250		1.07				

*** Indicates the standard used for a 100 point structure.**

MODEL 01: USE CODE MODEL 01E - SINGLE FAMILY EXCEPTIONAL

EXCEPTIONAL HOME BATHROOMS

NO. OF BATHS	POINTS	NO. OF BATHS	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

EXCEPTIONAL HOME FIREPLACE CHART

CODE	DESCRIPTION	PRICE
01	NONE	0
02	PREFAB	3,000
03	1 STY SINGLE	5,000
04	2 STY SNG / 1 DBL	6,200
05	2 OR MORE	10,000
06	MASSIVE	9,400
07	2 OR MORE MASSIVE	18,600

* Times the Quality Adjustment.

SIZE FACTOR CHART – USE CODE 01E

Square footage is calculated from the BAS, FUS, 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	1.20	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	1.10	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	0.90
		14500 - UP	0.89

*** Indicates the standard used for a 100 point structure.**

CHEROKEE COUNTY 2020 APPRAISAL MANUAL

MODEL 02: MANUFACTURED HOME CONSTRUCTION STRUCTURAL ELEMENT DATA

	FOUNDATION	PTS
01	EARTH	0
02	PIERS*	2
03	CONT FOOTING	5
04	SPREAD FOOTING	6
05	SPECIAL FOOTING	12
06	HILLSIDE, MOD.	8
07	HILLSIDE, STEEP	14
08	PIERS>6FT	6
09	PIERS>6FT W/CON	8
	FLOOR SYSTEM	
01	NONE	0
02	SLAB ON GRADE	4
03	SLAB ABV GRADE	12
04	PLYWOOD*	9
05	WOOD	10
06	PLATFORM HGT	12
07	STRUCT SLAB	14
	EXTERIOR WALL	
01	SIDING, MINIMUM	6
02	CORR METAL LIGHT	9
03	COMP OR WALL BD	15
04	SIDING, NO SHTG	16
05	ASBSTS SHINGLE	8
06	BRD&BAT/PLYWD	18
07	CEMENT FIBER SDG	22
08	MASONITE	18
09	WOOD ON SHTG	18
10	ALUMINUM / VINYL*	18
11	CONC. BLOCK	13
12	STUCCO ON BLOCK	18
13	STUCCO ON WD/SYNTHETIC	16
14	ARCHITECTURE VINYL	20
15	BRD&BAT 12"/WOOD	20
16	WD SHINGLE /LOG	30
17	CEDAR/REDWOOD/D-LOG	25
18	SIDING, MAXIMUM	41
19	BRICK, UTLTY/STN VENEER	26
20	BRICK, COMMON	32
21	BRICK, FACE	34
22	STONE/MARBLE	40
23	CORR. METAL, HVY	22
24	PREFAB METAL	15
25	REINFORCED CONC.	40
26	PRECAST PANEL	44
27	PREFIN METAL	20
28	GLSS/THERMOPANE	30
	ROOF STRUCTURE--SFR	
01	FLAT	4
02	SHED	6
03	GABLE*	8
04	HIP	9
05	GAMBRELL / MAN	10
06	VAULT/CATHEDRIAL	14
14	IRREGULAR/TREY	10

	ROOFING COVER	PTS
01	METAL, COR/SHEET	2
02	ROLL COMP	2
03	ASP/COMP SHINGLE*	5
04	BLT-UP TAR & GRVL	5
05	RUBBERIZED	16
06	ASBTS-FIBER/CORR	6
07	CLAY CONC TILE	23
08	CEDAR SHAKE	10
09	COPPER/ENAMEL	33
10	310# / WD SHINGLE	8
11	SLATE	23
12	METAL,MODULAR	8
13	METAL,STANDING SEAM	17
14	TILE, SYNTH DESIGN	15
15	STAINLESS SHINGLE	20
16	CEMENT FIBER	17
	INTERIOR WALL	
01	MASONRY / MIN.	8
02	WALLBRD	12
03	PLASTER	28
04	PLYWOOD PANEL	24
05	DRYWALL*	28
06	CUSTOM INTERIOR	35
07	WOOD/ T& G	30
08	LOG	40
	INTERIOR FLOOR COVER	
01	NONE	0
02	PLYWD, LINM	2
03	CONC, FINISHED	3
04	CONC, TAPERED	5
05	ASPHALT TILE	3
06	VINYL / ASBESTOS	5
07	VINYL TILE/RUBBER	8
08	SHEET VINYL*	8
09	SOFTWOOD (PINE)/ LAM WD/CORK	13
10	TERRAZZO MONOLITHI	19
11	CERAMIC TILE	24
12	HARDWOOD/ HEART PINE	19
13	PARQUET	18
14	CARPET*	8
15	HARD TILE	24
16	TERRAZZO STRIP	11
17	PRECAST CONC	3
18	SLATE	30
19	MARBLE	59
20	ENGINEER FLOOR	8
	QUALITY ADJUSTMENT	
01	MINIMUM	0.75
02	BELOW AVG.	0.88
03	AVERAGE*	1.00
04	ABOVE AVG.	1.14
05	GOOD	1.28
06	VERY GOOD	1.47
07	EXCELLENT	1.65

	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	4
03	AIR, NO DUCTS	3
04	AIR, DUCTED	5
05	RADIANT, CEILING	3
06	HOT WATER	6
07	STEAM	6
08	RADIANT, ELEC	4
09	RADIANT, WATER	8
10	HEATPUMP*	5
11	CENTRAL BOILER	3
12	MINI SPLIT/ HP WUNIT	3
13	HP LP SYS GEOTHRL	9
14	DUEL HEAT SYS	5
15	WOOD STOVE	2
	AIR CONDITION TYPE	
01	NONE	0
02	WALL UNIT	3
03	CENTRAL*	5
04	PACKAGE ROOF	5
05	CHILLED WATER	4
06	MINI-SPLIT	4
	FIREPLACE (PRICE x QLTY)	
01	NONE	0
02	PREFAB	2400
03	1 STY SINGLE/ FLUE	3900
04	2 STY SNG / 1DBL	5000
05	2 OR MORE	6500
06	MASSIVE/STONE	12900
07	2 OR MORE MAS	15000
08	PREFAB W/STONE	4500
	DESIGN FACTOR	
1	SQUARE	0.93
2	RECTANGULAR*	1.00
3	SLIGHTLY IRR.	1.05
4	MOD. IRREG.	1.10
5	IRREGULAR	1.15
6	VERY IRREG	1.20
7	EXTREMELY IRR	1.25
	MARKET FACTOR	
01	MARKET FACTOR	0.80
02	MARKET FACTOR	0.90
03	MARKET FACTOR*	1.00
04	MARKET FACTOR	1.05
05	MARKET FACTOR	1.10
06	MARKET FACTOR	1.15
07	MARKET FACTOR	1.20

	STYLES					
01	1.0 STORY*		04	2.5 > STORIES	07	SPLIT LEVEL
02	1.5 STORY		05	RANCH W/ BASEMENT	08	SPLIT FOYER
03	2.0 STORY		06	A FRAME	09	LOG/CHALETS

* Indicates the standard used for a 100 point structure.

MODEL 02: MANUFACTURED HOME CONSTRUCTION

SIZE FACTOR CHART - USE CODE 2 (Multi-Sectional)

HEATED SQ. FT.		SIZE FACTOR		HEATED SQ. FT		SIZE FACTOR
0-600		130%		941-960		107%
601-610		129%		961-980		106%
611-620		128%		981-1000		105%
621-630		127%		1001-1020		104%
631-640		126%		1021-1040		103%
641-650		125%		1041-1080		102%
651-660		124%		1081-1120		101%
661-670		123%		*1121-1160		100%
671-680		122%		1161-1200		99%
681-690		121%		1201-1240		98%
691-700		120%		1241-1280		97%
701-720		119%		1281-1320		96%
721-740		118%		1321-1360		95%
741-760		117%		1361-1400		94%
761-780		116%		1401-1440		93%
781-800		115%		1441-1480		92%
801-820		114%		1481-1520		91%
821-840		113%		1521-1560		90%
841-860		112%		1561-1600		89%
861-880		111%		1601-1650		88%
881-900		110%		1651-1700		87%
901-920		109%		1701-1800		86%
921-940		108%		1801-UP		85%

* Indicates the standard used for a 100 point structure.

SIZE FACTOR CHART - USE CODE 03 (SINGLE WIDE)

HEATED SQ. FT.		SIZE FACTOR		HEATED SQ. FT		SIZE FACTOR
0 - 200		130%		626 - 650		99%
201 - 225		126%		651 - 675		98%
226 - 250		124%		676 - 700		97%
251 - 275		122%		701 - 725		96%
276 - 300		120%		726 - 750		95%
301 - 325		118%		751 - 800		94%
326 - 350		116%		801 - 850		93%
351 - 375		114%		851 - 900		92%
376 - 400		112%		901 - 950		91%
401 - 425		110%		951 - 1000		90%
426 - 450		108%		1001 - 1050		89%
451 - 475		106%		1051 - 1100		88%
476 - 500		104%		1101 - 1150		87%
501 - 550		102%		1151 - 1200		86%
551 - 600		101%		1201 - UP		85%
*601 - 625		100%				

* Indicates the standard used for a 100 point structure.

CHEROKEE COUNTY 2020 APPRAISAL MANUAL

MODEL 03: CONDOMINIUMS STRUCTURAL ELEMENT DATA

	FOUNDATION	PTS		ROOF STRUCTURE---- COMM	PTS		CEILING & INSULATION	PTS
01	EARTH	0	07	WOOD TRUSS*	8	01	SUS CEIL INS	4
02	PIERS	2	08	IRREGULAR WOOD TRUSS	12	02	SUS WALL INS	4
03	CONT FOOTING*	4	09	BAR JOIST	14	03	SUS CL/WL INS	5
04	SPREAD FOOTING	5	10	STL FRM, TRUSS	12	04	SUS NO INS	3
05	SPECIAL FOOTING	10	11	BOWSTRING TRS	10	05	NOT SUS CEIL	3
06	HILLSIDE, MOD.	8	12	REINFORC CONC	18	06	NOT SUS WALL	3
07	HILLSIDE, STEEP	12	13	PRE-STRESS CONC	20	07	NOT SUS CL/WL*	4
08	PIERS>6FT	6		**ROOFING COVER**		08	NOT SUS NO IN	2
09	PIERS>6FT W/CON	8	01	METAL, COR/SHEET	1	09	NO CEIL- ROOF INSUL	1
	FLOOR SYSTEM		02	ROLL COMP	1	10	NO CEIL- WALLS INSUL	1
01	NONE	0	03	ASP/COMP SHINGLE*	2	11	NO CEIL- RF/WALL INSUL	2
02	SLAB ON GRADE	8	04	BLT-UP TAR & GRVL	3	12	NO CEIL-NO INSUL	0
03	SLAB ABV GRADE	10	05	RUBBERIZED	4		**HEATING FUEL**	
04	PLYWOOD*	8	06	ASBTS-FIBER/CORR	3	01	NONE	0
05	WOOD	12	07	CLAY CONC TILE	9	02	OIL / WD / COAL	1
06	PLATFORM HGT	11	08	CEDAR SHAKE	4	03	GAS	2
07	STRUCT SLAB	15	09	COPPER/ENAMEL	13	04	ELECTRIC*	2
	EXTERIOR WALL		10	310# / WD SHINGLE	3	05	SOLAR	1
01	SIDING, MINIMUM	6	11	SLATE	9		**HEATING TYPE**	
02	CORR METAL LIGHT	6	12	METAL,MODULAR	4	01	NONE	0
03	COMP OR WALL BD	9	13	METAL,STANDING SEAM	7	02	BASEBOARD	3
04	SIDING, NO SHTG	14	14	TILE, SYNTH DESIGN	6	03	AIR, NO DUCTS	2
05	ASBSTS SHINGLE	8	15	STAINLESS SHINGLE	9	04	AIR, DUCTED	4
06	BRD&BAT/PLYWD	18	16	CEMENT FIBER	5	05	RADIANT, CEILING	2
07	CEMENT FIBER SDG	26		**INTERIOR WALL**		06	HOT WATER	5
08	MASONITE	22	01	MASONRY / MIN.	6	07	STEAM	5
09	WOOD ON SHTG	24	02	WALLBRD	9	08	RADIANT, ELEC	3
10	ALUMINUM / VINYL*	24	03	PLASTER	22	09	RADIANT, WATER	6
11	CONC. BLOCK	18	04	PLYWOOD PANEL	18	10	HEATPUMP*	4
12	STUCCO ON BLOCK	26	05	DRYWALL*	22	11	CENTRAL BOILER	3
13	STUCCO ON WD/SYNTHETIC	20	06	CUSTOM INTERIOR	30	12	MINI SPLIT/ HP WUNIT	3
14	ARCHITECTURE VINYL	27	07	WOOD/ T& G	24	13	HP LP SYS GEOTHRL	4
15	BRD&BAT 12"/WOOD	27	08	LOG	30	14	DUEL HEAT SYS	5
16	WD SHINGLE /LOG	30		**INTERIOR FLOOR COVER**		15	WOOD STOVE	2
17	CEDAR/REDWOOD/D-LOG	28	01	NONE	0		**AIR CONDITION TYPE**	
18	SIDING, MAXIMUM	32	02	PLYWD, LINM	2	01	NONE	0
19	BRICK, UTLTY/STN VENEER	28	03	CONC, FINISHED	1	02	WALL UNIT	2
20	BRICK, COMMON	29	04	CONC, TAPERED	2	03	CENTRAL*	5
21	BRICK, FACE	31	05	ASPHALT TILE	2	04	PACKAGE ROOF	5
22	STONE/MARBLE	43	06	VINYL / ASBESTOS	2	05	CHILLED WATER	4
23	CORR. METAL, HVY	22	07	VINYL TILE/RUBBER	5	06	MINI-SPLIT	4
24	PREFAB METAL	13	08	SHEET VINYL*	6		**DESIGN FACTOR**	
25	REINFORCED CONC.	35	09	SOFTWOOD (PINE)/ LAM WD/CORK	8	01	SQUARE	0.93
26	PRECAST PANEL	31	10	TERRAZZO MONOLITHI	15	02	RECTANGULAR*	1.00
27	PREFIN METAL	37	11	CERAMIC TILE	12	03	SLIGHTLY IRR.	1.05
28	GLSS/THERMOPANE	40	12	HARDWOOD/ HEART PINE	12	04	MOD. IRREG.	1.10
	STRUCTURAL FRAME		13	PARQUET	12	05	IRREGULAR	1.15
01	NONE	0	14	CARPET*	6	06	VERY IRREG	1.20
02	WOOD FRAME*	4	15	HARD TILE	15	07	EXTREMELY IRR	1.25
03	PREFABRICATED	1	16	TERRAZZO STRIP	14		**QUALITY ADJUSTMENT**	
04	MASONRY	4	17	PRECAST CONC	3	01	MINIMUM	0.75
05	RNFRD CONC	8	18	SLATE	19	02	BELOW AVG.	0.90
06	STEEL	5	19	MARBLE	37	03	AVERAGE*	1.00
07	FIREPROOF STEEL	10	20	ENGINEER FLOOR	7	04	ABOVE AVG.	1.10
08	SPECIAL	14				05	GOOD	1.25
	MARKET FACTOR					06	VERY GOOD	1.50
01	MARKET FACTOR	0.80	04	MARKET FACTOR	1.05	07	EXCELLENT	1.75
02	MARKET FACTOR	0.90	05	MARKET FACTOR	1.10			
03	MARKET FACTOR*	1.00	06	MARKET FACTOR	1.15			
			07	MARKET FACTOR	1.20			
	STYLES							
01	1.0 STORY*		04	2.5 > STORIES		07	SPLIT LEVEL	
02	1.5 STORY		05	RANCH W/ BASEMENT		08	SPLIT FOYER	
03	2.0 STORY		06	A FRAME		09	LOG/CHALETS	

* Indicates the standard used for a 100 point structure.

MODEL 03: CONDOMINIUMS

BEDROOMS	BATHS	0.5 BATHS	PTS		BEDROOMS	BATHS	0.5 BATHS	PTS
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	0	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	0	9		5	3	0	13
3	2	1	11		5	3	1	15
3	3	0	13		5	3	2	17

* If Bedroom / Bath count exceeds chart figure carry the highest points.

SIZE FACTOR CHART

Square footage comes from BAS, FUS, LLF, and SFB.

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				

* Indicates the standard used for a 100 point structure.

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MODEL 04: OFFICE CONSTRUCTION STRUCTURAL ELEMENT DATA

	FOUNDATION	PTS		ROOF STRUCTURE---- COMM	PTS		CEILING & INSULATION	PTS
01	EARTH	0	07	WOOD TRUSS*	07	01	SUS CEIL INS	4
02	PIERS	2	08	IRREGULAR WOOD TRUSS	17	02	SUS WALL INS	4
03	CONT FOOTING	4	09	BAR JOIST	9	03	SUS CL/WL INS *	5
04	SPREAD FOOTING*	5	10	STL FRM, TRUSS	10	04	SUS NO INS	3
05	SPECIAL FOOTING	12	11	BOWSTRING TRS	8	05	NOT SUS CEIL	3
06	HILLSIDE, MOD.	10	12	REINFORC CONC	10	06	NOT SUS WALL	3
07	HILLSIDE, STEEP	15	13	PRE-STRESS CONC	11	07	NOT SUS CL/WL	4
08	PIERS>6FT	6		**ROOFING COVER**		08	NOT SUS NO IN	2
09	PIERS>6FT W/CON	8	01	METAL, COR/SHEET	1	09	NO CEIL- ROOF INSUL	1
	FLOOR SYSTEM		02	ROLL COMP	1	10	NO CEIL- WALLS INSUL	1
01	NONE	0	03	ASP/COMP SHINGLE*	2	11	NO CEIL- RF/WALL INSUL	2
02	SLAB ON GRADE*	5	04	BLT-UP TAR & GRVL	3	12	NO CEIL-NO INSUL	0
03	SLAB ABV GRADE	11	05	RUBBERIZED	6		**HEATING FUEL**	
04	PLYWOOD	9	06	ASBTS-FIBER/CORR	3	01	NONE	0
05	WOOD	11	07	CLAY CONC TILE	9	02	OIL / WD / COAL	1
06	PLATFORM HGT	14	08	CEDAR SHAKE	5	03	GAS	2
07	STRUCT SLAB	16	09	COPPER/ENAMEL	14	04	ELECTRIC*	2
	EXTERIOR WALL		10	310# / WD SHINGLE	3	05	SOLAR	1
01	SIDING, MINIMUM	3	11	SLATE	12		**HEATING TYPE**	
02	CORR METAL LIGHT	5	12	METAL,MODULAR	5	01	NONE	0
03	COMP OR WALL BD	10	13	METAL,STANDING SEAM	8	02	BASEBOARD	4
04	SIDING, NO SHTG	14	14	TILE, SYNTH DESIGN	10	03	AIR, NO DUCTS	3
05	ASBSTS SHINGLE	10	15	STAINLESS SHINGLE	12	04	AIR, DUCTED	5
06	BRD&BAT/PLYWD	14	16	CEMENT FIBER	9	05	RADIANT, CEILING	3
07	CEMENT FIBER SDG	19		**INTERIOR WALL**		06	HOT WATER	8
08	MASONITE	16	01	MASONRY / MIN.	8	07	STEAM	6
09	WOOD ON SHTG	18	02	WALLBRD	11	08	RADIANT, ELEC	4
10	ALUMINUM / VINYL	17	03	PLASTER	22	09	RADIANT, WATER	9
11	CONC. BLOCK	16	04	PLYWOOD PANEL	14	10	HEATPUMP*	5
12	STUCCO ON BLOCK	19	05	DRYWALL*	22	11	CENTRAL BOILER	4
13	STUCCO ON WD/SYNTHETIC	18	06	CUSTOM INTERIOR	30	12	MINI SPLIT/ HP WUNIT	3
14	ARCHITECTURE VINYL	20	07	WOOD/ T& G	18	13	HP LP SYS GEOTHRL	7
15	BRD&BAT 12"/WOOD	20	08	LOG	30	14	DUEL HEAT SYS	8
16	WD SHINGLE /LOG	22		**INTERIOR FLOOR COVER**		15	WOOD STOVE	1
17	CEDAR/REDWOOD/D-LOG	21	01	NONE	0		**AIR CONDITION TYPE**	
18	SIDING, MAXIMUM	40	02	PLYWD, LINM	2	01	NONE	0
19	BRICK, UTLTY/STN VENEER	20	03	CONC, FINISHED	1	02	WALL UNIT	2
20	BRICK, COMMON	26	04	CONC, TAPERED	2	03	CENTRAL*	6
21	BRICK, FACE*	25	05	ASPHALT TILE	2	04	PACKAGE ROOF	6
22	STONE/MARBLE	35	06	VINYL / ASBESTOS	2	05	CHILLED WATER	8
23	CORR. METAL, HVY	20	07	VINYL TILE/RUBBER	7	06	MINI-SPLIT	5
24	PREFAB METAL	15	08	SHEET VINYL	5		**DESIGN FACTOR**	
25	REINFORCED CONC.	27	09	SOFTWOOD (PINE)/ LAM WD/CORK	8	01	SQUARE	0.93
26	PRECAST PANEL	22	10	TERRAZZO MONOLITHI	15	02	RECTANGULAR*	1.00
27	PREFIN METAL	30	11	CERAMIC TILE	15	03	SLIGHTLY IRR.	1.05
28	GLSS/THERMOPANE	35	12	HARDWOOD/ HEART PINE	14	04	MOD. IRREG.	1.10
	STRUCTURAL FRAME		13	PARQUET	12	05	IRREGULAR	1.15
01	NONE	0	14	CARPET*	5	06	VERY IRREG	1.20
02	WOOD FRAME*	5	15	HARD TILE	15	07	EXTREMELY IRR	1.30
03	PREFABRICATED	4	16	TERRAZZO STRIP	14		**QUALITY ADJUSTMENT**	
04	MASONRY	6	17	PRECAST CONC	7	01	MINIMUM	0.80
05	RNFRD CONC	15	18	SLATE	20	02	BELOW AVG.	0.90
06	STEEL	9	19	MARBLE	38	03	AVERAGE*	1.00
07	FIREPROOF STEEL	16	20	ENGINEER FLOOR	8	04	ABOVE AVG.	1.10
08	SPECIAL	23				05	GOOD	1.25
	MARKET FACTOR					06	VERY GOOD	1.50
01	MARKET FACTOR	0.80	04	MARKET FACTOR	1.05	07	EXCELLENT	1.75
02	MARKET FACTOR	0.90	05	MARKET FACTOR	1.10			
03	MARKET FACTOR*	1.00	06	MARKET FACTOR	1.15			
			07	MARKET FACTOR	1.20			

*Indicates the standard used for a 100 point structure

MODEL 04: OFFICE CONSTRUCTION
SIZE FACTOR CHART

SQ. FT.		FACTOR		SQ. FT.		FACTOR
1 - 500		125%		3,601 - 3,900		107%
501 - 600		124%		3,901 - 4,200		106%
601 - 700		123%		4,201 - 4,500		105%
701 - 800		122%		4,501 - 4,800		104%
801 - 900		121%		4,801 - 5,200		103%
901 - 1,000		120%		5,201 - 5,600		102%
1,001 - 1,100		119%		5,601 - 6,000		101%
1,101 - 1,200		118%		6,001 - 8,000		100%*
1,201 - 1,400		117%		8,001 - 10,000		99%
1,401 - 1,600		116%		10,001 - 12,000		98%
1,601 - 1,800		115%		12,001 - 14,000		97%
1,801 - 2,000		114%		14,001 - 16,000		96%
2,001 - 2,200		113%		16,001 - 20,000		95%
2,201 - 2,400		112%		20,001 - 25,000		94%
2,401 - 2,700		111%		25,001 - 30,000		93%
2,701 - 3,000		110%		30,001 - 40,000		92%
3,001 - 3,300		109%		40,001 - 50,000		91%
3,301 - 3,600		108%		50,001 - UP		90%

* Indicates the standard used for a 100 point structure.

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MODEL 05: APARTMENTS STRUCTURAL ELEMENT DATA

	FOUNDATION	PTS		ROOF STRUCTURE---- COMM	PTS		CEILING & INSULATION	PTS
01	EARTH	0	07	WOOD TRUSS*	8	01	SUS CEIL INS	4
02	PIERS	2	08	IRREGULAR WOOD TRUSS	19	02	SUS WALL INS	4
03	CONT FOOTING	4	09	BAR JOIST	10	03	SUS CL/WL INS	5
04	SPREAD FOOTING*	5	10	STL FRM, TRUSS	12	04	SUS NO INS	3
05	SPECIAL FOOTING	12	11	BOWSTRING TRS	9	05	NOT SUS CEIL	3
06	HILLSIDE, MOD.	8	12	REINFORC CONC	14	06	NOT SUS WALL	3
07	HILLSIDE, STEEP	10	13	PRE-STRESS CONC	15	07	NOT SUS CL/WL*	4
08	PIERS>6FT	6		**ROOFING COVER**		08	NOT SUS NO IN	2
09	PIERS>6FT W/CON	8	01	METAL, COR/SHEET	1	09	NO CEIL- ROOF INSUL	1
	FLOOR SYSTEM		02	ROLL COMP	1	10	NO CEIL- WALLS INSUL	1
01	NONE	0	03	ASP/COMP SHINGLE*	3	11	NO CEIL- RF/WALL INSUL	2
02	SLAB ON GRADE*	5	04	BLT-UP TAR & GRVL	5	12	NO CEIL-NO INSUL	0
03	SLAB ABV GRADE	10	05	RUBBERIZED	6		**HEATING FUEL**	
04	PLYWOOD	8	06	ASBTS-FIBER/CORR	3	01	NONE	0
05	WOOD	10	07	CLAY CONC TILE	9	02	OIL / WD / COAL	1
06	PLATFORM HGT	12	08	CEDAR SHAKE	5	03	GAS	2
07	STRUCT SLAB	15	09	COPPER/ENAMEL	13	04	ELECTRIC*	2
	EXTERIOR WALL		10	310# / WD SHINGLE	3	05	SOLAR	1
01	SIDING, MINIMUM	4	11	SLATE	10		**HEATING TYPE**	
02	CORR METAL LIGHT	7	12	METAL,MODULAR	5	01	NONE	0
03	COMP OR WALL BD	12	13	METAL,STANDING SEAM	8	02	BASEBOARD	2
04	SIDING, NO SHTG	14	14	TILE, SYNTH DESIGN	10	03	AIR, NO DUCTS	2
05	ASBSTS SHINGLE	23	15	STAINLESS SHINGLE	12	04	AIR, DUCTED	4
06	BRD&BAT/PLYWD	19	16	CEMENT FIBER	7	05	RADIANT, CEILING	2
07	CEMENT FIBER SDG	26		**INTERIOR WALL**		06	HOT WATER	7
08	MASONITE	23	01	MASONRY / MIN.	6	07	STEAM	3
09	WOOD ON SHTG	26	02	WALLBRD	9	08	RADIANT, ELEC	3
10	ALUMINUM / VINYL*	24	03	PLASTER	22	09	RADIANT, WATER	7
11	CONC. BLOCK	24	04	PLYWOOD PANEL	18	10	HEATPUMP*	4
12	STUCCO ON BLOCK	26	05	DRYWALL*	22	11	CENTRAL BOILER	3
13	STUCCO ON WD/SYNTHETIC	29	06	CUSTOM INTERIOR	30	12	MINI SPLIT/ HP WUNIT	3
14	ARCHITECTURE VINYL	27	07	WOOD/ T& G	28	13	HP LP SYS GEOTHRL	6
15	BRD&BAT 12"/WOOD	27	08	LOG	30	14	DUEL HEAT SYS	5
16	WD SHINGLE /LOG	29		**INTERIOR FLOOR COVER**		15	WOOD STOVE	1
17	CEDAR/REDWOOD/D-LOG	28	01	NONE	0		**AIR CONDITION TYPE**	
18	SIDING, MAXIMUM	35	02	PLYWD, LINM	2	01	NONE	0
19	BRICK, UTLTY/STN VENEER	27	03	CONC, FINISHED	1	02	WALL UNIT	2
20	BRICK, COMMON	34	04	CONC, TAPERED	2	03	CENTRAL*	5
21	BRICK, FACE	32	05	ASPHALT TILE	2	04	PACKAGE ROOF	5
22	STONE/MARBLE	47	06	VINYL / ASBESTOS	2	05	CHILLED WATER	8
23	CORR. METAL, HVY	22	07	VINYL TILE/RUBBER	7	06	MINI-SPLIT	4
24	PREFAB METAL	18	08	SHEET VINYL*	5		**DESIGN FACTOR**	
25	REINFORCED CONC.	39	09	SOFTWOOD (PINE)/ LAM WD/CORK	8	01	SQUARE	0.90
26	PRECAST PANEL	32	10	TERRAZZO MONOLITHI	15	02	RECTANGULAR*	1.00
27	PREFIN METAL	50	11	CERAMIC TILE	15	03	SLIGHTLY IRR.	1.05
28	GLSS/THERMOPANE	60	12	HARDWOOD/ HEART PINE	14	04	MOD. IRREG.	1.10
	STRUCTURAL FRAME		13	PARQUET	14	05	IRREGULAR	1.15
01	NONE	0	14	CARPET*	5	06	VERY IRREG	1.20
02	WOOD FRAME*	3	15	HARD TILE	15	07	EXTREMELY IRR	1.25
03	PREFABRICATED	1	16	TERRAZZO STRIP	10		**QUALITY ADJUSTMENT**	
04	MASONRY	4	17	PRECAST CONC	3	01	MINIMUM	0.75
05	RNFRD CONC	8	18	SLATE	20	02	BELOW AVG.	0.90
06	STEEL	5	19	MARBLE	38	03	AVERAGE*	1.00
07	FIREPROOF STEEL	10	20	ENGINEER FLOOR	8	04	ABOVE AVG.	1.10
08	SPECIAL	14				05	GOOD	1.25
	MARKET					06	VERY GOOD	1.50
01	MARKET FACTOR	0.80	04	MARKET FACTOR	1.05	07	EXCELLENT	1.75
02	MARKET FACTOR	0.90	05	MARKET FACTOR	1.10			
03	MARKET FACTOR*	1.00	06	MARKET FACTOR	1.15			
			07	MARKET FACTOR	1.20			

* Indicates the standard used for a 100 point structure.

MODEL 05: MULTI-FAMILY
RESTROOM PLUMBING POINT SCHEDULE

USE CODES 60, 61, 62, & 63 APARTMENTS

RESTROOM PLUMBING POINT SCHEDULE			
AREA PER FIXTURE	**POINTS**		Enter total fixtures for entire building
0 - 99	14		
100 - 149	12		Area per fixture = Total Heated Area
*150 - 189	10		divided by Total Number of Fixtures
190 - 229	8		
230 - 269	7		
270 - 309	6		
310 - 349	5		
350 - 449	4		
450 - UP	3		

SIZE FACTOR CHART

The average unit size = HEATED AREA / NUMBER OR UNITS = SIZE FACTOR

AVERAGE SIZE UNIT					
NO. OF UNITS	**0-599**	**600-799**	**800-999***	**1000-1199**	**12-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

* Indicates the standard used for a 100 point structure

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MODEL 05: MOTEL/HOTEL- STRUCTURAL ELEMENT DATA

	FOUNDATION	PTS
01	EARTH	0
02	PIERS	2
03	CONT FOOTING	4
04	SPREAD FOOTING*	5
05	SPECIAL FOOTING	12
06	HILLSIDE, MOD.	8
07	HILLSIDE, STEEP	10
08	PIERS>6FT	6
09	PIERS>6FT W/CON	8
	FLOOR SYSTEM	
01	NONE	0
02	SLAB ON GRADE*	5
03	SLAB ABV GRADE	10
04	PLYWOOD	8
05	WOOD	10
06	PLATFORM HGT	12
07	STRUCT SLAB	15
	EXTERIOR WALL	
01	SIDING, MINIMUM	4
02	CORR METAL LIGHT	7
03	COMP OR WALL BD	12
04	SIDING, NO SHTG	14
05	ASBSTS SHINGLE	23
06	BRD&BAT/PLYWD	19
07	CEMENT FIBER SDG	26
08	MASONITE	23
09	WOOD ON SHTG	26
10	ALUMINUM / VINYL*	24
11	CONC. BLOCK	24
12	STUCCO ON BLOCK	26
13	STUCCO ON WD/SYNTHETIC	29
14	ARCHITECTURE VINYL	27
15	BRD&BAT 12"/WOOD	27
16	WD SHINGLE /LOG	29
17	CEDAR/REDWOOD/D-LOG	28
18	SIDING, MAXIMUM	35
19	BRICK, UTLTY/STN VENEER	27
20	BRICK, COMMON	34
21	BRICK, FACE	32
22	STONE/MARBLE	47
23	CORR. METAL, HVY	22
24	PREFAB METAL	18
25	REINFORCED CONC.	39
26	PRECAST PANEL	32
27	PREFIN METAL	50
28	GLSS/THERMOPANE	60
	STRUCTURAL FRAME	
01	NONE	0
02	WOOD FRAME*	3
03	PREFABRICATED	1
04	MASONRY	4
05	RNFRD CONC	8
06	STEEL	5
07	FIREPROOF STEEL	10
08	SPECIAL	14

	ROOF STRUCTURE---- COMM	PTS
07	WOOD TRUSS*	8
08	IRREGULAR WOOD TRUSS	19
09	BAR JOIST	10
10	STL FRM, TRUSS	12
11	BOWSTRING TRS	9
12	REINFORC CONC	14
13	PRE-STRESS CONC	15
	ROOFING COVER	
01	METAL, COR/SHEET	1
02	ROLL COMP	1
03	ASP/COMP SHINGLE*	3
04	BLT-UP TAR & GRVL	5
05	RUBBERIZED	6
06	ASBTS-FIBER/CORR	3
07	CLAY CONC TILE	9
08	CEDAR SHAKE	5
09	COPPER/ENAMEL	13
10	310# / WD SHINGLE	3
11	SLATE	1
12	METAL,MODULAR	5
13	METAL,STANDING SEAM	8
14	TILE, SYNTH DESIGN	10
15	STAINLESS SHINGLE	12
16	CEMENT FIBER	7
	INTERIOR WALL	
01	MASONRY / MIN.	6
02	WALLBRD	9
03	PLASTER	22
04	PLYWOOD PANEL	18
05	DRYWALL*	22
06	CUSTOM INTERIOR	30
07	WOOD/ T& G	28
08	LOG	30
	INTERIOR FLOOR COVER	
01	NONE	0
02	PLYWD, LINM	2
03	CONC, FINISHED	1
04	CONC, TAPERED	2
05	ASPHALT TILE	2
06	VINYL / ASBESTOS	2
07	VINYL TILE/RUBBER	7
08	SHEET VINYL*	5
09	SOFTWOOD (PINE)/ LAM WD/CORK	8
10	TERRAZZO MONOLITHI	15
11	CERAMIC TILE	15
12	HARDWOOD/ HEART PINE	14
13	PARQUET	14
14	CARPET*	5
15	HARD TILE	15
16	TERRAZZO STRIP	10
17	PRECAST CONC	3
18	SLATE	20
19	MARBLE	38
20	ENGINEER FLOOR	8

	CEILING & INSULATION	PTS
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	NOT SUS CL/WL*	4
08	NOT SUS NO IN	2
09	NO CEIL- ROOF INSUL	1
10	NO CEIL- WALLS INSUL	1
11	NO CEIL- RF/WALL INSUL	2
12	NO CEIL-NO INSUL	0
	HEATING FUEL	
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 DUCTS	2
04	AIR, DUCTED	4
05	RADIANT, CEILING	2
06	HOT WATER	7
07	STEAM	3
08	RADIANT, ELEC	3
09	RADIANT, WATER	7
10	HEATPUMP*	4
11	CENTRAL BOILER	3
12	MINI SPLIT/ HP WUNIT	3
13	HP LP SYS GEOTHRL	6
14	DUEL HEAT SYS	5
15	WOOD STOVE	1
	AIR CONDITION TYPE	
01	NONE	0
02	WALL UNIT	2
03	CENTRAL*	5
04	PACKAGE ROOF	5
05	CHILLED WATER	8
06	MINI-SPLIT	4
	DESIGN FACTOR	
01	SQUARE	0.93
02	RECTANGULAR*	1.00
03	SLIGHTLY IRR.	1.05
04	MOD. IRREG.	1.10
05	IRREGULAR	1.15
06	VERY IRREG	1.20
07	EXTREMELY IRR	1.30
	QUALITY ADJUSTMENT	
01	MINIMUM	0.75
02	BELOW AVG.	0.90
03	AVERAGE*	1.00
04	ABOVE AVG.	1.10
05	GOOD	1.25
06	VERY GOOD	1.50
07	EXCELLENT	1.75

MARKET

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

* Indicates the standard used for a 100 point structure.

MODEL 05: HOTEL / MOTEL
RESTROOM PLUMBING POINT SCHEDULE

AREA PER FIXTURE	POINTS	Area per fixture = Total Heated Area
0 - 50	16	divided by Total Number of Fixtures
51 - 60	15	
61 - 70	14	
71 - 80	13	
81 - 100	12	
101 - 120	11	
121 - 130	10	
131 - 150*	9	
151 - UP	8	

SIZE FACTOR CHART

AVERAGE SIZE UNIT	SIZE FACTOR
0 -200 SF	1.08
201 - 300 SF	1.04
301- 500 SF*	1.00
501- 800 SF	0.97
801 - UP SF	0.95

* Indicates the standard used for a 100 point structure.

CHEROKEE COUNTY 2020 APPRAISAL MANUAL

MODEL 06: WAREHOUSE/INDUSTRIAL STRUCTURAL ELEMENT DATA

	FOUNDATION	PTS		ROOF STRUCTURE---- COMM	PTS		CEILING & INSULATION	PTS
01	EARTH	0	07	WOOD TRUSS	14	01	SUS CEIL INS	6
02	PIERS	3	08	IRREGULAR WOOD TRUSS	27	02	SUS WALL INS	7
03	CONT FOOTING	6	09	BAR JOIST	16	03	SUS CL/WL INS	8
04	SPREAD FOOTING*	5	10	STL FRM, TRUSS*	18	04	SUS NO INS	5
05	SPECIAL FOOTING	12	11	BOWSTRING TRS	15	05	NOT SUS CEIL	5
06	HILLSIDE, MOD.	8	12	REINFORC CONC	21	06	NOT SUS WALL	6
07	HILLSIDE, STEEP	10	13	PRE-STRESS CONC	23	07	NOT SUS CL/WL	7
08	PIERS>6FT	6		**ROOFING COVER**		08	NOT SUS NO IN	4
09	PIERS>6FT W/CON	9	01	METAL, COR/SHEET	3	09	NO CEIL- ROOF INSUL	1
	FLOOR SYSTEM		02	ROLL COMP	3	10	NO CEIL- WALLS INSUL	2
01	NONE	0	03	ASP/COMP SHINGLE	4	11	NO CEIL- RF/WALL INSUL*	3
02	SLAB ON GRADE*	8	04	BLT-UP TAR & GRVL*	5	12	NO CEIL-NO INSUL	0
03	SLAB ABV GRADE	15	05	RUBBERIZED	11		**HEATING FUEL**	
04	PLYWOOD	14	06	ASBTS-FIBER/CORR	5	01	NONE	0
05	WOOD	17	07	CLAY CONC TILE	15	02	OIL / WD / COAL	1
06	PLATFORM HGT	22	08	CEDAR SHAKE	8	03	GAS*	2
07	STRUCT SLAB	24	09	COPPER/ENAMEL	24	04	ELECTRIC	2
	EXTERIOR WALL		10	310# / WD SHINGLE	6	05	SOLAR	1
01	SIDING, MINIMUM	5	11	SLATE	14		**HEATING TYPE**	
02	CORR METAL LIGHT	7	12	METAL,MODULAR	8	01	NONE	0
03	COMP OR WALL BD	14	13	METAL,STANDING SEAM	14	02	BASEBOARD	5
04	SIDING, NO SHTG	20	14	TILE, SYNTH DESIGN	15	03	AIR, NO DUCTS*	3
05	ASBSTS SHINGLE	22	15	STAINLESS SHINGLE	16	04	AIR, DUCTED	7
06	BRD&BAT/PLYWD	18	16	CEMENT FIBER	9	05	RADIANT, CEILING	3
07	CEMENT FIBER SDG	30		**INTERIOR WALL**		06	HOT WATER	9
08	MASONITE	27	01	MASONRY / MIN.*	5	07	STEAM	8
09	WOOD ON SHTG	30	02	WALLBRD	8	08	RADIANT, ELEC	5
10	ALUMINUM / VINYL	28	03	PLASTER	17	09	RADIANT, WATER	11
11	CONC. BLOCK*	29	04	PLYWOOD PANEL	13	10	HEATPUMP	6
12	STUCCO ON BLOCK	30	05	DRYWALL	17	11	CENTRAL BOILER	8
13	STUCCO ON WD/SYNTHETIC	30	06	CUSTOM INTERIOR	27	12	MINI SPLIT/ HP WUNIT	3
14	ARCHITECTURE VINYL	31	07	WOOD/ T& G	22	13	HP LP SYS GEOTHRL	8
15	BRD&BAT 12"/WOOD	31	08	LOG	27	14	DUEL HEAT SYS	5
16	WD SHINGLE /LOG	33		**INTERIOR FLOOR COVER**		15	WOOD STOVE	1
17	CEDAR/REDWOOD/D-LOG	33	01	NONE	0		**AIR CONDITION TYPE**	
18	SIDING, MAXIMUM	40	02	PLYWD, LINM	3	01	NONE*	0
19	BRICK, UTLTY/STN VENEER	31	03	CONC, FINISHED*	2	02	WALL UNIT	3
20	BRICK, COMMON	38	04	CONC, TAPERED	4	03	CENTRAL	8
21	BRICK, FACE	36	05	ASPHALT TILE	4	04	PACKAGE ROOF	8
22	STONE/MARBLE	45	06	VINYL / ASBESTOS	5	05	CHILLED WATER	10
23	CORR. METAL, HVY	24	07	VINYL TILE/RUBBER	8	06	MINI-SPLIT	6
24	PREFAB METAL	20	08	SHEET VINYL	8		**DESIGN FACTOR**	
25	REINFORCED CONC.	38	09	SOFTWOOD (PINE)/ LAM WD/CORK	13	01	SQUARE	0.95
26	PRECAST PANEL	30	10	TERRAZZO MONOLITHI	24	02	RECTANGULAR*	1.00
27	PREFIN METAL	50	11	CERAMIC TILE	24	03	SLIGHTLY IRR.	1.05
28	GLSS/THERMOPANE	60	12	HARDWOOD/ HEART PINE	20	04	MOD. IRREG.	1.10
	STRUCTURAL FRAME		13	PARQUET	19	05	IRREGULAR	1.15
01	NONE	0	14	CARPET	8	06	VERY IRREG	1.20
02	WOOD FRAME	11	15	HARD TILE	24	07	EXTREMELY IRR	1.30
03	PREFABRICATED	8	16	TERRAZZO STRIP	14		**QUALITY ADJUSTMENT**	
04	MASONRY*	13	17	PRECAST CONC	6	01	MINIMUM	0.75
05	RNFRD CONC	33	18	SLATE	30	02	BELOW AVG.	0.90
06	STEEL	15	19	MARBLE	59	03	AVERAGE*	1.00
07	FIREPROOF STEEL	36	20	ENGINEER FLOOR	12	04	ABOVE AVG.	1.10
08	SPECIAL	45				05	GOOD	1.25
	MARKET					06	VERY GOOD	1.50
01	MARKET FACTOR	0.80	04	MARKET FACTOR	1.05	07	EXCELLENT	1.75
02	MARKET FACTOR	0.90	05	MARKET FACTOR	1.10			
03	MARKET FACTOR*	1.00	06	MARKET FACTOR	1.15			
			07	MARKET FACTOR	1.20			

* Indicates the standard used for a 100 point structure.

MODEL 06 WAREHOUSE/INDUSTRIAL CONSTRUCTION

SIZE FACTOR CHART

SQ. FT.	FACTOR	SQ. FT.	FACTOR
1 - 1,000	130%	20,001 - 25,000	102%
1,001 - 1,500	128%	25,001 - 30,000	101%
1,501 - 2,000	125%	*30,001 - 35,000	100%
2,001 - 3,000	121%	35,001 - 40,000	99%
3,001 - 4,000	119%	40,001 - 50,000	98%
4,001 - 5,000	116%	50,001 - 60,000	97%
5,001 - 6,000	115%	60,001 - 70,000	96%
6,001 - 7,000	114%	70,001 - 80,000	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%

RESTROOM PLUMBING POINT SCHEDULE

AREA PER FIXTURE	POINTS
0 - 1159	5
1160 - 2249	4
*2250 - 3249	3
3250 - 4999	2
5000 - UP	1

HEIGHT FACTOR

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 - 22.9		1.18
23 - 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 - 98.9		2.84
99 - UP		2.84

HEIGHT FACTOR X QUALITY FACTOR X SIZE FACTOR X MARKET FACTOR

* Indicates the standard used for a 100 point structure.

CHEROKEE COUNTY 2020 APPRAISAL MANUAL

MODEL 07: COMMERCIAL STRUCTURAL ELEMENT DATA

	FOUNDATION	PTS		ROOF STRUCTURE---- COMM	PTS		CEILING & INSULATION	PTS
01	EARTH	0	07	WOOD TRUSS*	8	01	SUS CEIL INS	6
02	PIERS	2	08	IRREGULAR WOOD TRUSS	12	02	SUS WALL INS	7
03	CONT FOOTING	4	09	BAR JOIST	10	03	SUS CL/WL INS*	8
04	SPREAD FOOTING*	5	10	STL FRM, TRUSS	11	04	SUS NO INS	5
05	SPECIAL FOOTING	10	11	BOWSTRING TRS	9	05	NOT SUS CEIL	5
06	HILLSIDE, MOD.	8	12	REINFORC CONC	13	06	NOT SUS WALL	6
07	HILLSIDE, STEEP	10	13	PRE-STRESS CONC	14	07	NOT SUS CL/WL	7
08	PIERS>6FT	6		**ROOFING COVER**		08	NOT SUS NO IN	4
09	PIERS>6FT W/CON	9	01	METAL, COR/SHEET	2	09	NO CEIL- ROOF INSUL	1
	FLOOR SYSTEM		02	ROLL COMP	2	10	NO CEIL- WALLS INSUL	2
01	NONE	0	03	ASP/COMP SHINGLE	3	11	NO CEIL- RF/WALL INSUL	3
02	SLAB ON GRADE*	5	04	BLT-UP TAR & GRVL*	5	12	NO CEIL-NO INSUL	0
03	SLAB ABV GRADE	12	05	RUBBERIZED	9		**HEATING FUEL**	
04	PLYWOOD	10	06	ASBTS-FIBER/CORR	4	01	NONE	0
05	WOOD	12	07	CLAY CONC TILE	13	02	OIL / WD / COAL	1
06	PLATFORM HGT	17	08	CEDAR SHAKE	7	03	GAS	2
07	STRUCT SLAB	20	09	COPPER/ENAMEL	20	04	ELECTRIC*	2
	EXTERIOR WALL		10	310# / WD SHINGLE	8	05	SOLAR	1
01	SIDING, MINIMUM	3	11	SLATE	15		**HEATING TYPE**	
02	CORR METAL LIGHT	5	12	METAL,MODULAR	7	01	NONE	0
03	COMP OR WALL BD	10	13	METAL,STANDING SEAM	12	02	BASEBOARD	5
04	SIDING, NO SHTG	14	14	TILE, SYNTH DESIGN	10	03	AIR, NO DUCTS	3
05	ASBSTS SHINGLE	15	15	STAINLESS SHINGLE	14	04	AIR, DUCTED	6
06	BRD&BAT/PLYWD	16	16	CEMENT FIBER	8	05	RADIANT, CEILING	3
07	CEMENT FIBER SDG	19		**INTERIOR WALL**		06	HOT WATER	10
08	MASONITE	16	01	MASONRY / MIN.	4	07	STEAM	7
09	WOOD ON SHTG	19	02	WALLBRD	8	08	RADIANT, ELEC	5
10	ALUMINUM / VINYL	17	03	PLASTER	14	09	RADIANT, WATER	11
11	CONC. BLOCK	20	04	PLYWOOD PANEL	10	10	HEATPUMP*	6
12	STUCCO ON BLOCK	22	05	DRYWALL*	16	11	CENTRAL BOILER	4
13	STUCCO ON WD/SYNTHETIC	24	06	CUSTOM INTERIOR	24	12	MINI SPLIT/ HP WUNIT	3
14	ARCHITECTURE VINYL	20	07	WOOD/ T& G	18	13	HP LP SYS GEOTHRL	8
15	BRD&BAT 12"/WOOD	20	08	LOG	24	14	DUEL HEAT SYS	9
16	WD SHINGLE /LOG	26		**INTERIOR FLOOR COVER**		15	WOOD STOVE	1
17	CEDAR/REDWOOD/D-LOG	22	01	NONE	0		**AIR CONDITION TYPE**	
18	SIDING, MAXIMUM	33	02	PLYWD, LINM	3	01	NONE	0
19	BRICK, UTLTY/STN VENEER	21	03	CONC, FINISHED	2	02	WALL UNIT	3
20	BRICK, COMMON	25	04	CONC, TAPERED	4	03	CENTRAL*	5
21	BRICK, FACE*	24	05	ASPHALT TILE	4	04	PACKAGE ROOF	5
22	STONE/MARBLE	35	06	VINYL / ASBESTOS	5	05	CHILLED WATER	8
23	CORR. METAL, HVY	14	07	VINYL TILE/RUBBER	8	06	MINI-SPLIT	4
24	PREFAB METAL	12	08	SHEET VINYL	8		**DESIGN FACTOR**	
25	REINFORCED CONC.	27	09	SOFTWOOD (PINE)/ LAM WD/CORK	13	01	SQUARE	0.95
26	PRECAST PANEL	22	10	TERRAZZO MONOLITHI	24	02	RECTANGULAR*	1.00
27	PREFIN METAL	30	11	CERAMIC TILE	24	03	SLIGHTLY IRR.	1.05
28	GLSS/THERMOPANE	35	12	HARDWOOD/ HEART PINE	20	04	MOD. IRREG.	1.10
	STRUCTURAL FRAME		13	PARQUET	19	05	IRREGULAR	1.15
01	NONE	0	14	CARPET*	8	06	VERY IRREG	1.20
02	WOOD FRAME*	6	15	HARD TILE	14	07	EXTREMELY IRR	1.30
03	PREFABRICATED	5	16	TERRAZZO STRIP	14		**QUALITY ADJUSTMENT**	
04	MASONRY	12	17	PRECAST CONC	6	01	MINIMUM	0.75
05	RNFRD CONC	29	18	SLATE	30	02	BELOW AVG.	0.90
06	STEEL	14	19	MARBLE	59	03	AVERAGE*	1.00
07	FIREPROOF STEEL	31	20	ENGINEER FLOOR	12	04	ABOVE AVG.	1.10
08	SPECIAL	35				05	GOOD	1.25
	MARKET					06	VERY GOOD	1.50
01	MARKET FACTOR	0.80	04	MARKET FACTOR	1.05	07	EXCELLENT	1.75
02	MARKET FACTOR	0.90	05	MARKET FACTOR	1.10			
03	MARKET FACTOR*	1.00	06	MARKET FACTOR	1.15			
			07	MARKET FACTOR	1.20			

* Indicates the standard used for a 100 point structure.

MODEL 07: COMMERCIAL

SIZE FACTOR CHART - TO BE APPLIED TO TOTAL HEATED AREA

SQ. FT.		FACTOR		SQ. FT.		FACTOR
1 - 500		115%		7,001 - 8,000		99%
501 - 700		114%		8,001 - 10,000		98%
701 - 900		113%		10,001 - 12,000		97%
901 - 1200		112%		12,001 - 14,000		96%
1,201 - 1,600		111%		14,001 - 16,000		95%
1,601 - 2,000		110%		16,001 - 18,000		94%
2,001 - 2,500		109%		18,001 - 20,000		93%
2,501 - 3,000		108%		20,001 - 25,000		92%
3,001 - 3,500		107%		25,001 - 30,000		91%
3,501 - 4,000		106%		30,001 - 40,000		90%
4,001 - 4,500		105%		40,001 - 60,000		89%
4,501 - 5,000		104%		60,001 - 80,000		88%
5,001 - 5,500		103%		80,001 - 120,000		87%
5,501 - 6,000		102%		120,001 - 175,000		86%
6,001 - 6,500		101%		175,001 - UP		85%
6,501 - 7,000*		100%				

* Indicates the standard used for a 100 point structure.

RESTROOM PLUMBING POINT SCHEDULE

RESTROOM 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 - 1,159	3
1,160 - 1,759	2
1,760 - UP	1

CHEROKEE COUNTY 2020 APPRAISAL MANUAL

CHEROKEE COUNTY IMPROVEMENT USE CODES AND BASE RATES

DEPRECIATION										
EXPECTED LIFE BY QUALITY						USE / MODEL				
01	02	03	04	05	06	CODE	NUMBER	BASE RATE		IMPROVEMENT DESCRIPTION
45	A	A	A	A	70	01	01	$91.00		Single Family Residential
70	70	70	70	70	70	01E	01	$215.00		Single Family Exceptional
45	A	A	A	A	70	01H	01	$120.00		Single Family Historic Property
45	A	A	A	A	70	01R	01	$91.00		Single Family Rural
45	A	A	A	A	70	01T	01	$91.00		Single Family Tiny
45	A	A	A	A	70	01M	01	$89.00		SFR Modular
30	35	40	45	50	55	02	02	$45.50		Manu Home (Multi Sectional)**
N/A	N/A	N/A	N/A	N/A	N/A	02P	02	$0.00		Park Model RV Person Property
20	25	30	35	40	45	03	02	$43.00		Manu Home (Single Wide)**
45	A	A	A	A	70	04	03	$96.50		Condominium
45	A	A	A	A	70	04R	03	$96.50		Condominium, Resort
45	A	A	A	A	70	05	01	$91.00		Patio Home
45	A	A	A	A	70	06	03	$100.00		Condominium High Rise
45	A	A	A	A	70	07	01	$75.00		Tree House Resort
45	A	A	A	A	70	08	01	$69.50		Camps Guest Cottages
45	A	A	A	A	70	09	03	$86.00		Townhouse Single Family
40	40	40	45	50	55	10	07	$83.90		Commercial/Retail
40	40	40	45	50	55	10C	07	$94.00		Commercial Condominium
30	35	40	40	40	45	10D	07	$67.00		Discount Store
30	35	40	40	45	45	10H	06	$52.30		Home Improvement Store
30	35	40	40	45	45	10P	07	$104.60		Drugstore/Pharmacy
30	35	40	40	45	45	11	07	$89.80		Convenience Store
30	35	40	40	45	45	11M	07	$149.00		Mini-Mart Convenience Store
20	20	25	25	30	30	12	06	$75.00		Car Wash – Self Serve
20	20	25	25	30	30	12A	06	$116.00		Car Wash - Automatic
20	20	25	25	30	30	12D	06	$97.50		Car Wash – Drive Thru
35	40	45	45	50	55	13	07	$109.50		Department Store
35	40	45	45	45	50	13D	07	$83.40		Discount/Department Store
30	35	40	40	40	45	13W	06	$63.65		Discount Warehouse Store
30	35	40	40	40	45	14	07	$86.85		Super Market
40	45	50	50	55	55	15	07	$109.55		Shopping Center-Mall
40	40	45	45	50	50	16	07	$96.72		Shopping Center-Strip
40	40	45	45	50	50	17	04	$111.50		Office
40	40	45	45	50	50	17C	04	$115.00		Office Condo
40	40	45	45	50	50	17L	04	$72.50		Creative/Loft
50	50	55	55	60	60	18	04	$160.00		Office High Rise > 4

**** Manufactured & Tiny homes are listed as real property if they meet the definition in NCGS 105-273 (13).**

CHEROKEE COUNTY IMPROVEMENT USE CODES AND BASE RATES

DEPRECIATION										
EXPECTED LIFE BY QUALITY						USE / MODEL				
01	02	03	04	05	06	CODE	NUMBER	BASE RATE		IMPROVEMENT DESCRIPTION
35	35	40	40	45	45	19	04	$140.00		Medical/Dental Building
35	35	40	40	45	45	19C	04	$100.00		Medical Condo
35	35	40	40	45	45	19D	04	$89.00		Day Spa Center, Animal
35	35	40	40	45	45	19V	04	$132.25		Veterinarian's Office
30	30	35	35	40	45	21	07	$118.45		Restaurant
30	30	35	35	40	45	21C	07	$95.90		Cafeteria
30	30	35	35	40	40	22	07	$126.00		Fast Food
30	35	40	40	45	50	22C	07	$108.00		Fast Food/ Convenience
40	45	50	50	55	60	23	04	$157.90		Bank
40	40	45	45	50	55	25	07	$75.00		Comm./Service
30	30	35	35	40	40	26	07	$51.00		Service Station
30	30	35	35	40	40	26B	07	$56.75		Auto Body Repair
30	35	40	40	50	50	27D	07	$96.00		Dealership Showroom
40	40	45	45	50	50	27S	06	$76.00		Auto Service Center
30	35	40	40	45	45	27M	06	$96.00		Mini Specialty Automotive
30	35	40	40	45	45	29	06	$33.00		Mini-Warehouse
30	35	40	40	45	45	29S	06	$47.75		Mini-Warehouse, Self-Storage
40	40	45	50	55	60	30	04	$181.60		Laboratory/Research
35	40	40	40	45	45	31	04	$122.38		Day Care Center
30	35	40	40	45	50	32	07	$96.00		Theater
35	40	45	45	50	55	32A	07	$121.40		Auditoriums
35	35	40	40	45	45	33	07	$102.00		Lounge / Nightclub
35	35	40	40	45	45	33M	07	$108.00		Microbrewery
35	35	40	40	45	45	33W	07	$113.50		Winery /Vineyard
30	35	35	35	40	40	34	07	$83.50		Bowling Alley, Arena
35	35	40	40	45	45	34F	07	$98.70		Fitness Center
40	40	45	50	55	60	37	05	$104.60		Hotel Limited Service
40	40	45	50	55	60	37B	05	$100.50		Bed & Breakfast Inn
40	40	45	50	55	60	37E	05	$86.85		Hotel Extended Stay
40	40	45	50	55	60	37F	05	$138.00		Hotel Full Service
40	40	45	50	55	60	37L	05	$93.75		Lodge
30	35	40	40	40	45	38	07	$33.50		Roadside / Flea Market
30	35	40	40	45	45	39	05	$84.70		Motel
40	45	45	45	50	55	40	06	$45.00		Industrial
35	40	40	40	45	50	41	06	$51.30		Light Manufacturing
45	50	50	50	55	60	42	06	$115.50		Heavy Manufacturing
45	50	50	50	55	60	42D	06	$137.00		Computer Data Center

CHEROKEE COUNTY IMPROVEMENT USE CODES AND BASE RATES

DEPRECIATION										
EXPECTED LIFE BY QUALITY						USE / MODEL				
01	02	03	04	05	06	CODE	NUMBER	BASE RATE		IMPROVEMENT DESCRIPTION
30	35	35	35	40	45	43	06	$22.55		Lumber Storage
40	45	45	45	50	55	44	06	$50.00		Packing Plant/Food Process
40	45	45	45	50	55	46	06	$76.50		Barber / Beauty Shop
40	45	45	45	50	55	46S	07	$217.00		Day Spa
40	40	45	45	50	50	47	06	$90.00		Warehouse Condo
35	40	45	45	50	50	48	06	$43.40		Warehouse - Storage
35	40	45	45	50	50	48D	06	$50.30		Warehouse - Distribution
35	40	45	45	50	50	48M	06	$36.25		Warehouse Mega
20	20	25	30	35	35	49	06	$25.40		Prefab Warehouse
35	40	45	45	50	50	51	06	$67.00		Cold Storage/Freezer
35	40	45	45	50	50	52	06	$68.00		Truck Terminal/ Transit WH
30	30	35	35	40	40	53	06	$48.85		Service Garage - Industrial
40	40	45	45	50	50	54	06	$45.90		Flex Warehouse
40	45	50	50	55	60	60	05	$78.50		Garden Apartment
40	45	50	50	55	60	61	05	$92.00		Townhouse Apartment
40	45	50	50	55	60	62	05	$76.50		Duplex/Triplex
40	45	50	50	55	60	63	05	$100.00		High Rise Apartment
40	40	40	45	50	55	64	07	$75.00		Dry Cleaner/Laundromat
40	45	50	50	55	60	65	05	$102.00		Bed & Breakfast
30	35	40	40	45	50	65S	06	$97.00		Stable
40	45	45	45	50	55	69V	01	$59.00		Fire Department, Volunteer
40	40	45	45	50	50	70	04	$0.00		Institutional
35	40	45	50	55	60	71	04	$128.00		Church
35	40	45	50	55	60	71F	04	$99.70		Fellowship Hall
40	45	50	50	55	60	72C	04	$152.00		School/College - Private
40	40	45	45	50	50	73	04	$214.00		Hospital - Private
35	40	40	40	45	50	73S	04	$211.00		Surgical Center
35	40	40	40	45	50	73U	04	$106.00		Urgent Care
45	45	50	50	55	60	74	05	$125.00		Home for the Elderly
45	45	50	50	55	60	74A	05	$94.00		Assisted Living
45	45	50	50	55	60	74C	04	$142.00		Convalescent/Nursing Home
45	45	50	50	55	60	74R	05	$135.00		Retirement/Continuing Care
40	45	50	50	55	60	75	05	$95.00		Orphanage
40	45	50	50	55	60	75G	05	$104.60		Group Home
40	40	45	45	50	50	76	04	$115.50		Mortuary, Cemetery, etc.
30	35	40	40	45	50	77	07	$106.50		Club, Lodge, Hall
40	40	45	45	50	50	78	04	$143.00		County Club

CHEROKEE COUNTY IMPROVEMENT USE CODES AND BASE RATES

DEPRECIATION										
EXPECTED LIFE BY QUALITY						USE / MODEL				
01	02	03	04	05	06	CODE	NUMBER	BASE RATE		IMPROVEMENT DESCRIPTION
30	35	35	35	40	45	79	04	$114.50		Airport Terminal
30	35	35	35	40	45	79H	06	$36.75		Aircraft, Hanger
30	35	35	35	40	45	79M	06	$49.00		Aircraft Hanger, Maintenance
30	35	35	35	40	45	79P	06	$62.00		Airport, Private
35	40	45	45	50	50	80	06	$90.00		Marina
30	30	35	35	40	40	81	00	N/A		Trout Farm
40	40	45	45	50	55	82	04	$121.00		Convention Center
40	40	45	45	50	55	82B	07	$108.00		Banquet Hall
40	40	45	45	50	55	82E	07	$108.00		Wedding Event Center
40	40	45	45	50	50	83	04	$145.00		School - Public
40	45	50	50	55	60	84	04	$160.00		College - Public
40	40	45	45	50	50	85	04	$217.00		Hospital - Public
40	45	50	50	55	60	86	04	$120.00		County Government, Office
40	45	50	50	55	60	86C	04	$185.00		Correctional/Detention Facility
40	45	50	50	55	60	86F	04	$115.00		Fire Department-Staffed
40	45	50	50	55	60	86P	04	$132.00		Police
40	45	50	50	55	60	87	04	$146.00		State Office
40	45	50	50	55	60	87F	04	$108.50		Forests/Parks
40	45	50	50	55	60	88	04	$145.00		Federal Government, Office
40	45	50	50	55	60	88M	04	$145.00		Military
40	45	50	50	55	60	89	04	$120.00		Municipal Office
35	40	40	40	45	50	90	06	$70.00		Community Building
40	40	45	45	50	50	91	04	$107.00		Utility Office
40	40	45	45	50	50	92	04	$90.00		Mining Office
40	40	45	45	50	50	93	04	$107.00		Petroleum –Gas Office
						94	0			Submerged Land
						95	0			New Parcel Even Years
						97	0			Vacant Land
						97M	0			Mineral Rights
						98	0			Value Less Improvement Building
						99	0			New Parcel

***When new parcel numbers are added through real property update, they are automatically assigned use code 99 and placed into a workflow.**

DEPRECIATION SCHEDULES

DEPRECIATION SCHEDULE					
TABLE A					
	INCEMENTAL AGING PERIODS				
AGE RANGE	1 - 3	4 - 18	19 - 21	22 - 34	35 - OLDER
EXTERIOR					
WALL TYPE					
1 - 4	1.00	1.00	1.00	1.00	1.00
5 - 7	1.00	1.00	1.00	1.00	1.00
8 - 11	1.00	1.00	1.00	1.00	1.00
12 - 15	1.00	1.00	1.00	1.00	1.00
16 - 20	1.00	1.00	1.00	1.00	1.00
21 - 22	1.00	1.00	1.00	1.00	1.00
23 - 28	1.00	1.00	1.00	1.00	1.00

70 YEAR LIFE EXPECTANCY - DEPRECIATION SCHEDULE 1

EFFECTIVE AGE		AMOUNT OF DEPRECIATION		PERCENT GOOD	*	EFFECTIVE AGE		AMOUNT OF DEPRECIATION		PERCENT GOOD
1		0		100%		36		25		75%
2		1		99%		37		25		75%
3		1		99%		38		26		74%
4		2		98%		39		27		73%
5		2		98%		40		28		72%
6		3		97%		41		28		72%
7		4		96%		42		29		71%
8		4		96%		43		30		70%
9		5		95%		44		31		69%
10		5		95%		45		31		69%
11		6		94%		46		32		68%
12		7		93%		47		33		67%
13		8		92%		48		34		66%
14		8		92%		49		34		66%
15		9		91%		50		35		65%
16		10		90%		51		36		64%
17		10		90%		52		37		63%
18		11		89%		53		37		63%
19		12		88%		54		38		62%
20		13		87%		55		39		61%
21		13		87%		56		40		60%
22		14		86%		57		40		60%
23		15		85%		58		41		59%
24		16		84%		59		42		58%
25		16		84%		60		43		57%
26		17		83%		61		43		57%
27		18		82%		62		44		56%
28		19		81%		63		45		55%
29		19		81%		64		46		54%
30		20		80%		65		46		54%
31		21		79%		66		47		53%
32		22		78%		67		48		52%
33		22		78%		68		49		51%
34		23		77%		69		50		50%
35		24		76%		70		50		50%

60 YEAR LIFE EXPECTANCY - DEPRECIATION SCHEDULE 2

EFFECTIVE AGE		AMOUNT OF DEPRECIATION		PERCENT GOOD	*	EFFECTIVE AGE		AMOUNT OF DEPRECIATION		PERCENT GOOD
1		0		100%		31		32		68%
2		1		99%		32		34		66%
3		2		98%		33		35		65%
4		3		97%		34		37		63%
5		4		96%		35		38		62%
6		4		96%		36		40		60%
7		5		95%		37		41		59%
8		6		94%		38		43		57%
9		7		93%		39		45		55%
10		8		92%		40		47		53%
11		9		91%		41		49		51%
12		10		90%		42		51		49%
13		11		89%		43		52		48%
14		12		88%		44		54		46%
15		12		87%		45		55		45%
16		13		85%		46		56		44%
17		15		84%		47		57		43%
18		16		83%		48		58		42%
19		17		82%		49		59		41%
20		18		81%		50		60		40%
21		19		80%		51		61		39%
22		20		79%		52		62		38%
23		21		77%		53		63		37%
24		23		76%		54		64		36%
25		24		75%		55		65		35%
26		25		75%		56		66		34%
27		26		74%		57		67		33%
28		28		72%		58		68		32%
29		29		71%		59		69		31%
30		31		69%		60		70		30%

55 YEAR LIFE EXPECTANCY - DEPRECIATION SCHEDULE 3

EFFECTIVE AGE		AMOUNT OF DEPRECIATION		PERCENT GOOD	*	EFFECTIVE AGE		AMOUNT OF DEPRECIATION		PERCENT GOOD
1		1		99%		28		28		72%
2		2		98%		29		29		71%
3		3		97%		30		30		70%
4		4		96%		31		31		69%
5		5		95%		32		32		68%
6		6		94%		33		33		67%
7		7		93%		34		34		66%
8		8		92%		35		36		64%
9		9		91%		36		38		62%
10		10		90%		37		40		60%
11		11		89%		38		42		58%
12		12		88%		39		44		56%
13		13		87%		40		46		54%
14		14		86%		41		48		52%
15		15		85%		42		51		49%
16		16		84%		43		53		47%
17		17		83%		44		56		44%
18		18		82%		45		58		42%
19		19		81%		46		60		40%
20		20		80%		47		62		38%
21		21		79%		48		64		36%
22		22		78%		49		66		34%
23		23		77%		50		68		32%
24		24		76%		51		70		30%
25		25		75%		52		70		30%
26		26		74%		53		70		30%
27		27		73%		54		70		30%
						55		70		30%

50 YEAR LIFE EXPECTANCY - DEPRECIATION SCHEDULE 4

EFFECTIVE AGE		AMOUNT OF DEPRECIATION		PERCENT GOOD	*	EFFECTIVE AGE		AMOUNT OF DEPRECIATION		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		53		47%
14		14		86%		39		56		44%
15		15		85%		40		59		41%
16		16		84%		41		62		38%
17		17		83%		42		65		35%
18		18		82%		43		68		32%
19		19		81%		44		70		30%
20		20		80%		45		70		30%
21		21		79%		46		70		30%
22		22		78%		47		70		30%
23		23		77%		48		70		30%
24		24		76%		49		70		30%
25		26		74%		50		70		30%

45 YEAR LIFE EXPECTANCY - DEPRECIATION SCHEDULE 5

EFFECTIVE AGE		AMOUNT OF DEPRECIATION		PERCENT GOOD	*	EFFECTIVE AGE		AMOUNT OF DEPRECIATION		PERCENT GOOD
1		1		99%		23		32		68%
2		2		98%		24		34		66%
3		3		97%		25		36		64%
4		4		96%		26		38		62%
5		5		95%		27		40		60%
6		6		94%		28		42		58%
7		7		93%		29		44		56%
8		8		92%		30		46		54%
9		9		91%		31		48		52%
10		10		90%		32		50		50%
11		11		89%		33		53		47%
12		12		88%		34		56		44%
13		13		87%		35		59		41%
14		14		86%		36		62		38%
15		16		84%		37		65		35%
16		18		82%		38		68		33%
17		20		80%		39		70		30%
18		22		78%		40		70		30%
19		24		76%		41		70		30%
20		26		74%		42		70		30%
21		28		72%		43		70		30%
22		30		70%		44		70		30%
						45		70		30%

40 YEAR LIFE EXPECTANCY - DEPRECIATION SCHEDULE 6

EFFECTIVE AGE		AMOUNT OF DEPRECIATION		PERCENT GOOD	*	EFFECTIVE AGE		AMOUNT OF DEPRECIATION		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		70		30%
16		27		73%		36		70		30%
17		29		71%		37		70		30%
18		31		69%		38		70		30%
19		33		67%		39		70		30%
20		35		65%		40		70		30%

35 YEAR LIFE EXPECTANCY - DEPRECIATION SCHEDULE 7

EFFECTIVE AGE		AMOUNT OF DEPRECIATION		PERCENT GOOD	*	EFFECTIVE AGE		AMOUNT OF DEPRECIATION		PERCENT GOOD
1		1		99%		18		34		66%
2		2		98%		19		36		64%
3		4		96%		20		39		61%
4		5		95%		21		42		58%
5		6		94%		22		45		55%
6		8		92%		23		48		52%
7		10		90%		24		52		48%
8		11		89%		25		55		45%
9		13		87%		26		58		42%
10		15		85%		27		61		39%
11		17		83%		28		64		36%
12		19		81%		29		68		32%
13		22		78%		30		70		30%
14		24		76%		31		70		30%
15		26		74%		32		70		30%
16		28		72%		33		70		30%
17		31		69%		34		70		30%
						35		70		30%

30 YEAR LIFE EXPECTANCY - DEPRECIATION SCHEDULE 8

EFFECTIVE AGE		AMOUNT OF DEPRECIATION		PERCENT GOOD	*	EFFECTIVE AGE		AMOUNT OF DEPRECIATION		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		53		47%
6		11		89%		21		57		43%
7		14		86%		22		60		40%
8		16		84%		23		63		37%
9		18		82%		24		66		34%
10		21		79%		25		69		31%
11		24		76%		26		70		30%
12		26		74%		27		70		30%
13		29		71%		28		70		30%
14		32		68%		29		70		30%
15		35		65%		30		70		30%

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%

AUXILIARY AREA ADJUSTMENTS

		MODEL						
		SFR	MH	CONDO	OFFICE	MF	WHSE	COMM
DESCRIPTION	CODE	01	02	03	04	05	06	07
Apartment	APT*	90	90	90	80	100	150	95
Attic, Finished	FAT*	50	50	50	50	50	50	50
Attic, Unfinished	UAT	10	N/A	10	10	10	10	10
Base	BAS*	100	100	100	100	100	100	100
Base, Semi-Finished	SFB*	80	80	80	80	80	85	85
Basement, Apartment	APB*	75	75	75	75	80	120	75
Basement, Cellar	CBM	10	15	10	15	15	40	25
Basement, Finished	FBM*	45	50	45	60	70	70	60
Basement, Open-End (Finished)	OEB*	55	60	55	70	80	80	70
Basement, Open-End (Unfinished)	OEU	30	35	30	35	40	50	40
Basement, Semi-Finished	SBM	30	35	30	40	50	60	40
Basement, Unfinished	UBM	20	25	20	25	25	50	30
Basement, Wine Cellar Finished	FWC	50	55	50	50	50	70	70
Basement, Wine Cellar Unfinished	UWC	40	45	40	40	40	40	40
Cabana, Encl., Finished	FCB	N/A	90	N/A	N/A	N/A	N/A	N/A
Cabana, Encl., Unfinished	UCB	N/A	70	N/A	N/A	N/A	N/A	N/A
Canopy	CAN	20	20	20	25	25	30	25
Canopy, Detached	CDN	25	25	25	30	30	35	30
Canopy, Netted Shade	CAS	N/A	N/A	N/A	N/A	N/A	12	10
Carport, Finished	FCP	25	30	25	30	30	40	30
Carport, Finished, Detached	FDC	30	35	30	35	35	45	35
Carport, Unfinished	UCP	15	20	15	20	20	30	20
Carport, Unfinished, Detached	UDC	20	25	20	25	25	35	25
Deck, Pergola	WOP	25	30	25	20	25	30	25
Finished Area Over Garage	FOG*	85	85	85	90	90	90	90
Garage, Fin.	FGR	40	45	40	50	60	70	60
Garage, Fin. with Door	FGD	45	50	45	55	65	75	65
Garage, Finished Basement	FGB	35	40	35	45	50	60	50
Garage, Finished Detached	FDG	45	50	45	55	65	75	65
Garage, Unfinished	UGR	30	35	30	40	50	60	50
Garage, Unfinished Detached	UDG	35	40	35	45	55	65	55
Garage, Unfinished. Area Over	UOG	35	35	35	40	40	40	40
Garage, Unfinished. Basement	UGB	25	30	25	35	40	50	40
Garage, Unfinished. with Door	UGD	35	40	35	45	55	65	55
Laboratory	LAB*	N/A	N/A	N/A	150	N/A	300	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, Uncovered	ULP	N/A	N/A	N/A	10	15	30	15
Loft	LFT*	70	N/A	70	30	N/A	N/A	N/A
Lower Level, Fin Garage	LFG	40	45	40	50	60	70	60

AUXILIARY AREA ADJUSTMENTS

		MODEL						
		SFR	MH	CONDO	OFFICE	MF	WHSE	COMM
DESCRIPTION	CODE	01	02	03	04	05	06	07
Lower Level, Fin.	LLF*	85	90	85	90	90	90	90
Lower Level, Semi- Finished	LLS*	50	55	50	50	70	70	70
Lower Level, Unfinished Garage	LUG	30	35	30	40	50	60	50
Manufacturing-Avg.	MFA*	N/A	N/A	N/A	N/A	N/A	200	N/A
Manufacturing-Fair	MFF*	N/A	N/A	N/A	N/A	N/A	160	N/A
Manufacturing-Good	MFG*	N/A	N/A	N/A	N/A	N/A	250	N/A
Manufacturing-Min.	MFM*	N/A	N/A	N/A	N/A	N/A	130	N/A
Mezzanine	MEZ*	N/A	N/A	N/A	90	50	50	60
Office, Average	AOF*	110	N/A	110	120	120	200	130
Office, Base	BOF*	100	100	100	100	100	100	100
Office, Fair	FOF*	100	N/A	100	110	110	150	115
Office, Good	GOF*	120	N/A	120	130	130	250	140
Office, Minimum	MOF*	N/A	N/A	N/A	100	105	120	110
Office, Studio	SOF*	90	90	90	80	100	150	95
Outdoor Living Area Average	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
Patio	PTO	5	5	5	5	5	10	5
Patio, Pergola	POP	15	20	15	15	15	15	15
Porch, Open, Finished	FOP	35	40	35	30	40	50	40
Porch, Open, Unfinished	UOP	25	30	25	20	30	40	30
Porch, Screen, Finished	FSP	40	45	40	50	50	60	50
Porch, Screen, Finished, Det.	FDS	40	45	40	50	50	60	50
Porch, Screen, Unfinished, Det.	UDS	30	30	30	40	40	50	40
Porch, Screen, Unfinished	USP	30	30	30	40	40	50	40
Porch, Enclosed. Unfin., No Heat	UEP	50	50	50	60	60	60	60
Porch, Enclosed, Finished, Heat	FEP*	70	70	70	80	80	80	80
Service Production Area	SPA*	N/A	N/A	N/A	75	75	100	85
Stoop	STP	25	30	25	20	20	30	20
Storage, Finished	FST	50	55	50	50	50	70	60
Storage, Unfinished	UST	40	45	40	40	40	60	50
Store Display Area	SDA*	N/A	N/A	N/A	100	100	160	100
Sun Room Heated	SRH*	90	90	90	90	90	90	90
Sun Room Unheated	SRU	80	80	80	80	80	80	80
Terrace	TER	20	25	20	15	20	50	20
Upper Story, Finished	FUS*	85	85	85	95	95	95	95
Upper Story, Unfinished	UUS	50	50	50	45	45	45	45
Utility, Finished.	FUT	55	60	55	50	50	70	60
Utility, Finished., Detached	FDU	60	65	60	55	55	75	65
Utility, Unfinished	UUT	45	50	45	45	45	65	55
Utility, Unfinished Detached	UDU	50	55	50	50	50	70	60
Wood Deck	WDD	20	25	20	15	20	50	20
Wood Deck Synthetic	WDS	25	30	25	15	25	55	25

OTHER BUILDINGS AND EXTRA FEATURES (OBXF)

Introduction

All buildings are not 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 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.

ALPHABETICAL ORDER

DESCRIPTION	CODE		DESCRIPTION	CODE		DESCRIPTION	CODE
AIR COND	62		BULK BARN	22		DRIVE CONCRETE	10D
ARBOR	G9		BULK HEAD	83		DRIVE STONE	F3
BACKSTOP	A1		CABIN	D10		DRIVE TILE	E7
BARBECUE	C9		CAMPSITE & RV SITE	86		DRIVE UP	C7
BARN BRICK	25V		CANOPY CONCRETE	39C		DRIVEUP PN	D1
BARN FRAME	25		CANOPY STEEL	39		DUGOUT	A8
BARN MASON	25B		CANOPY WOOD	39W		DWELLING	66
BARN METAL	25M		CAR WASH	75		EGG ROOM	D9
BARN MILK	82		CARPORT BRICK	03V		ELEV FRT	45
BARN POLE	25P		CARPORT FRAME	03		ELEV PASS	46
BATH HOUSE	60		CARPORT MASON	03B		ELEV PASS	46E
BLDG BRICK	A5		CARPORT ML	03L		ELEV RESIDENTIAL	46R
BLDG FRAME	A9		CARPORT METAL	03M		ESCALATOR	53
BLEACHERS	BLR		CARPORT POLE	03P		ESTIM VALUE	EV
BOAT DOCK	68		CEMET. LOT	59		EXEMPT	EX
BOAT HOUSE	77		CLASSROOM	A6		FEN METAL3	E53
BOAT PIER	67		CLUB HOUSE	51		FEN METAL4	E54
BOAT RAMP	81		COMM AREA	31		FEN METAL5	E55
BOAT SHELT	F4		CONVEYER	48		FEN METAL6	E56
BOAT SLIP	94		COOLER	73		FEN METAL7	E57
BOATHSE COVER	D4		COURT BALL	A2		FEN METAL8	E58
BOATHSE DOCK	D5		COURT BALL	A2C		FEN METL10	E59
BOATHSE SHELTER	D6		COURT GAME	E1		FEN PVC PK	E4K
BOATHSE UC	D3		CRAINWY	76		FEN PVC PR	E4P
BOATSLIP COVER	95		CRYPT	64		FEN S RAIL	05S
BOILER ROOM	79		DAM FLOOD CONTROL	DA		FEN WD PK	05K
BOOTH	A4		DAM HYDROELECTRIC	HD		FEN WD PRV	05P
BOOTH ATM	A3		DECK	88		FENCE CL10	61
BOOTH GAS	A4G		DEPOST BOX	C6		FENCE CL12	62
BRAD SINK	61		DOCK LEVEL	41		FENCE CL4	06
BRICK STCK	63		DR RANGE	A7		FENCE CL6	66
BRIDGE	F2		DRIVE ASPHALT	09D		FENCE CL8	68
BRN LOUNGE	E2		DRIVE BRICK	E8		FENCE CONCRETE	G6

ALPHABETICAL ORDER

DESCRIPTION	CODE		DESCRIPTION	CODE		DESCRIPTION	CODE
FENCE METAL	E5		LIGHTS BALL	44B		PWC-DOCK	F1
FENCE WOOD	05		LIGHTS FB	44F		RAIL SPUR	43
FENCE-PVC	E4		LOAD DOCK	40		RAIL SWITCH	G5
FIRE ESCAPE	70		MARQUEE	C8		REC BLDG	B3
FIREPL PTO	14P		MEZZ	98		RESERVOIR	G2
FIREPLACE	14		MH ADDITN	16		REST ROOM	B4
FOUNDATION	G3		MH PARK SPACE	15		RUNWAY	B5
FOUNTAIN	G7		MH SITE	D8		SCALE	38
FREEZER	74		MINI GOLF	32M		SHED FRAME	24
GARAGE BRICK	02V		NICHE	71		SHED MASON	24B
GARAGE FRAME	02		OFFICE YRD	17		SHED METAL	24M
GARAGE MASON	02B		OH DOOR	49		SHED POLE	24P
GARAGE METAL	02M		PACK BARN	23		SHELTER	SHB
GARAGE POLE	02P		PARK DECK	52		SHELTER	SHF
GAZEBO	55		PATIO	04		SHELTER	SHM
GENERATOR COMM	G11		PATIO COVER	91		SHELTER	SHP
GENERATOR SFR	G10		PAVING ASPHALT	09		SHELTER FR	97
GOLF COURSE	32		PAVING CONCRETE	10		SHELTER METAL	97M
GOLF COURSE MIN	32M		PAVING CONCRETE	10A		SHELTER POLE	97P
GRAIN BIN	21		PENTHOUSE	18		SHOP BLDG	B6
GREENHSE M	13M		PERGOLA	P1		SHOP BLDG	B6B
GREENHSE W	13		PIER COVER	96		SHOP BLDG	B6M
GRNHSE RES	GH		POOL ABV GROUND	F7		SHOP BLDG	B6P
GRNHSE RES	GHM		POOL APRON	89		SIDEWALK CONCRETE	10S
GUARD HSE	65		POOL COMM	07C		SILO	28
HANGER	84		POOL CONCRETE	07		SITE IMPROVED	D8R
HOG PARLOR	27		POOL EXERCISE	07E		SLAT HOUSE	B7
HYDRA HOIST	D7		POOL FIBERGLASS	08F		SPA/HOT TUB	19
KENNEL	B1		POOL VINYL	08		SPRINKLER	42
KENNEL RUN	B1R		POOL WADNG	07W		STABLE FRAME	99
KILN	80		PORCH	11		STABLE MAS	99B
KITCHN ELEVATOR	B2		POULTRY HOUSE	29		STABLE METAL	99M
LAUNDRY	50		POULTRY/DK	26		STABLE POLE	99P
LEASEHOLD	72		PUMP HOUSE	90		STAND	B8

ALPHABETICAL ORDER

DESCRIPTION	CODE		DESCRIPTION	CODE
STEEL TANK	F9		WALL BLOCK	58
STG PF MT	69		WALL BRICK	57
STG FARM B	23B		WALL STONE	E9
STG FARM M	23M		WASTE BIN	C3
STG FARM P	23P		WASTE TRET	C4
STG QUONSET	47		WELL COMM	F8
STORAGE	01		WELL SFR	H2
STORAGE	01B		YARD LIGHTS	44
STORAGE	01M		YARD LTS FTBALL	44F
STORAGE	01V		YARD LTS SCCR/BSBLL	44B
STORAGE BN	B9			
SW PLATFRM	E3			
TANK BULK	56			
TANK DIKE	G4			
TANK ELEV	37			
TANK FUEL	36			
TANK WATER	35			
TENNIS CRT	12			
TENNIS CRT	12A			
TENNIS CRT	12C			
TENNIS CRT	12S			
TERRACE	87			
TOB BARN	20			
TREE HOUSE PREMITIVE	THP			
TROUT RUN	TR			
TRUCK WELL	78			
TUNNEL	30			
UNDER CONS	UC			
VAPOR REC	C1			
VAULT DOOR	C5			
VAULTS-MNY	33			
VAULTS-REC	34			
WALK UP	D2			
WALKWAY	C2			

NUMBERIC CODE ORDER

DESCRIPTION	CODE		DESCRIPTION	CODE		DESCRIPTION	CODE
STORAGE	01		TENNIS CRT	12		COMM AREA	31
STORAGE	01B		TENNIS CRT	12A		GOLF COURSE	32
STORAGE	01M		TENNIS CRT	12C		GOLF COURSE MIN	32M
STORAGE	01V		TENNIS CRT	12S		MINI GOLF	32M
GARAGE FRAME	02		GREENHSE W	13		VAULTS-MNY	33
GARAGE MASON	02B		GREENHSE M	13M		VAULTS-REC	34
GARAGE METAL	02M		FIREPLACE	14		TANK WATER	35
GARAGE POLE	02P		FIREPL PTO	14P		TANK FUEL	36
GARAGE BRICK	02V		MH PARK SPACE	15		TANK ELEV	37
CARPORT FRAME	03		MH ADDITN	16		SCALE	38
CARPORT MASON	03B		OFFICE YRD	17		CANOPY STEEL	39
CARPORT ML	03L		PENTHOUSE	18		CANOPY CONCRETE	39C
CARPORT METAL	03M		SPA/HOT TUB	19		CANOPY WOOD	39W
CARPORT POLE	03P		TOB BARN	20		LOAD DOCK	40
CARPORT BRICK	03V		GRAIN BIN	21		DOCK LEVEL	41
PATIO	04		BULK BARN	22		SPRINKLER	42
FENCE WOOD	05		PACK BARN	23		RAIL SPUR	43
FEN WD PK	05K		STG FARM B	23B		YARD LIGHTS	44
FEN WD PRV	05P		STG FARM M	23M		LIGHTS BALL	44B
FEN S RAIL	05S		STG FARM P	23P		YARD LTS SCCR/BSBLL	44B
FENCE CL4	06		SHED FRAME	24		LIGHTS FB	44F
POOL CONCRETE	07		SHED MASON	24B		YARD LTS FTBALL	44F
POOL COMM	07C		SHED METAL	24M		ELEV FRT	45
POOL EXERCISE	07E		SHED POLE	24P		ELEV PASS	46
POOL WADNG	07W		BARN FRAME	25		ELEV PASS	46E
POOL VINYL	08		BARN MASON	25B		ELEV RESIDENTIAL	46R
POOL FIBERGLASS	08F		BARN METAL	25M		STG QUONSET	47
PAVING ASPHALT	09		BARN POLE	25P		CONVEYER	48
DRIVE ASPHALT	09D		BARN BRICK	25V		OH DOOR	49
PAVING CONCRETE	10A		POULTRY/DK	26		LAUNDRY	50
DRIVE CONCRETE	10D		HOG PARLOR	27		CLUB HOUSE	51
SIDEWALK CONCRETE	10S		SILO	28		PARK DECK	52
PAVING CONCRETE	10		POULTRY HOUSE	29		ESCALATOR	53
PORCH	11		TUNNEL	30		GAZEBO	55

NUMBERIC CODE ORDER

DESCRIPTION	CODE		DESCRIPTION	CODE		DESCRIPTION	CODE
TANK BULK	56		CAMPSITE & RV SITE	86		RUNWAY	B5
WALL BRICK	57		TERRACE	87		SHOP BLDG	B6
WALL BLOCK	58		DECK	88		SHOP BLDG	B6B
CEMET. LOT	59		POOL APRON	89		SHOP BLDG	B6M
BATH HOUSE	60		PUMP HOUSE	90		SHOP BLDG	B6P
BRAD SINK	61		PATIO COVER	91		SLAT HOUSE	B7
FENCE CL10	61		BOAT SLIP	94		STAND	B8
AIR COND	62		BOATSLIP COVER	95		STORAGE BN	B9
FENCE CL12	62		PIER COVER	96		BLEACHERS	BLR
BRICK STCK	63		SHELTER FR	97		VAPOR REC	C1
CRYPT	64		SHELTER METAL	97M		WALKWAY	C2
GUARD HSE	65		SHELTER POLE	97P		WASTE BIN	C3
DWELLING	66		MEZZ	98		WASTE TRET	C4
FENCE CL6	66		STABLE FRAME	99		VAULT DOOR	C5
BOAT PIER	67		STABLE MAS	99B		DEPOST BOX	C6
BOAT DOCK	68		STABLE METAL	99M		DRIVE UP	C7
FENCE CL8	68		STABLE POLE	99P		MARQUEE	C8
STG PF MT	69		BACKSTOP	A1		BARBECUE	C9
FIRE ESCAPE	70		COURT BALL	A2		DRIVEUP PN	D1
NICHE	71		COURT BALL	A2C		CABIN	D10
LEASEHOLD	72		BOOTH ATM	A3		WALK UP	D2
COOLER	73		BOOTH	A4		BOATHSE UC	D3
FREEZER	74		BOOTH GAS	A4G		BOATHSE COVER	D4
CAR WASH	75		BLDG BRICK	A5		BOATHSE DOCK	D5
CRAINWY	76		CLASSROOM	A6		BOATHSE SHELTER	D6
BOAT HOUSE	77		DR RANGE	A7		HYDRA HOIST	D7
TRUCK WELL	78		DUGOUT	A8		MH SITE	D8
BOILER ROOM	79		BLDG FRAME	A9		SITE IMPROVED	D8R
KILN	80		KENNEL	B1		EGG ROOM	D9
BOAT RAMP	81		KENNEL RUN	B1R		DAM FLOOD CONTROL	DA
BARN MILK	82		KITCHN ELEVATOR	B2		COURT GAME	E1
BULK HEAD	83		REC BLDG	B3		BRN LOUNGE	E2
HANGER	84		REST ROOM	B4		SW PLATFRM	E3

NUMBERIC CODE ORDER

DESCRIPTION	CODE		DESCRIPTION	CODE
FENCE-PVC	E4		WELL SFR	H2
FEN PVC PK	E4K		DAM HYDROELECTRIC	HD
FEN PVC PR	E4P		PERGOLA	P1
FENCE METAL	E5		SHELTER	SHB
FEN METAL3	E53		SHELTER	SHF
FEN METAL4	E54		SHELTER	SHM
FEN METAL5	E55		SHELTER	SHP
FEN METAL6	E56		TREE HOUSE PREMITIVE	THP
FEN METAL7	E57		TROUT RUN	TR
FEN METAL8	E58		UNDER CONS	UC
FEN METL10	E59			
DRIVE TILE	E7			
DRIVE BRICK	E8			
WALL STONE	E9			
ESTIM VALUE	EV			
EXEMPT	EX			
PWC-DOCK	F1			
BRIDGE	F2			
DRIVE STONE	F3			
BOAT SHELT	F4			
POOL ABV GROUND	F7			
WELL COMM	F8			
STEEL TANK	F9			
GENERATOR SFR	G10			
GENERATOR COMM	G11			
RESERVOIR	G2			
FOUNDATION	G3			
TANK DIKE	G4			
RAIL SWITCH	G5			
FENCE CONCRETE	G6			
FOUNTAIN	G7			
ARBOR	G9			
GRNHSE RES	GH			
GRNHSE RES	GHM			

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.

BARNS – General and Special Purpose (Per Square Foot)

Description	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
BARN BRICK	25V	A	Custom	$38.00	S3	1	TRUE
BARN BRICK	25V	B	Above Average	$30.00	S3	1	TRUE
BARN BRICK	25V	C	Average	$28.00	S3	1	TRUE
BARN BRICK	25V	D	Below Average	$22.00	S3	1	TRUE
BARN BRICK	25V	E	Minimum	$15.00	S3	1	TRUE
BARN FRAME	25	A	Custom	$33.00	S3	1	TRUE
BARN FRAME	25	B	Above Average	$30.00	S3	1	TRUE
BARN FRAME	25	C	Average	$25.00	S3	1	TRUE
BARN FRAME	25	D	Below Average	$23.00	S3	1	TRUE
BARN FRAME	25	E	Minimum	$14.00	S3	1	TRUE
BARN MASON	25B	A	Custom	$28.00	S3	1	TRUE
BARN MASON	25B	B	Above Average	$25.00	S3	1	TRUE
BARN MASON	25B	C	Average	$20.00	S3	1	TRUE
BARN MASON	25B	D	Below Average	$15.00	S3	1	TRUE
BARN MASON	25B	E	Minimum	$10.00	S3	1	TRUE
BARN METAL	25M	A	Custom	$30.00	S3	1	TRUE
BARN METAL	25M	B	Above Average	$24.00	S3	1	TRUE
BARN METAL	25M	C	Average	$22.00	S3	1	TRUE
BARN METAL	25M	D	Below Average	$16.00	S3	1	TRUE
BARN METAL	25M	E	Minimum	$9.00	S3	1	TRUE

Excellent: Strong frame; masonry siding; high quality roof cover; dormers; cupolas; wainscot; concrete or wood floors; good electrical and plumbing.
Custom: Strong frame; good siding and roof cover; windows; some wainscot; floors; good stalls; 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

BARN - MILK PARLOR (Per Square Foot)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
BARN MILK	82	A	Custom	$73.00	S3	1	TRUE
BARN MILK	82	B	Above Average	$55.00	S3	1	TRUE
BARN MILK	82	C	Average	$42.00	S3	1	TRUE
BARN MILK	82	D	Below Average	$31.00	S3	1	TRUE
BARN MILK	82	E	Minimum	$20.00	S3	1	TRUE
BARN - BANKS/LOUNGE (Per Square Foot)	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
BRN LOUNGE	E2	A	Custom	$27.00	S3	1	TRUE
BRN LOUNGE	E2	B	Above Average	$20.00	S3	1	TRUE
BRN LOUNGE	E2	C	Average	$15.00	S3	1	TRUE
BRN LOUNGE	E2	D	Below Average	$13.00	S3	1	TRUE
BRN LOUNGE	E2	E	Minimum	$8.00	S3	1	TRUE

Add to the Original % Condition for Concrete Floor: +15%

BARN – POLE (Per Square Foot)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
BARN POLE	25P	A	Custom	$24.00	S3	1	TRUE
BARN POLE	25P	B	Above Average	$18.00	S3	1	TRUE
BARN POLE	25P	C	Average	$17.00	S3	1	TRUE
BARN POLE	25P	D	Below Average	$14.00	S3	1	TRUE
BARN POLE	25P	E	Minimum	$10.00	S3	1	TRUE

BARBEQUE (Per Unit)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
Built in Barbeque: Stone, Brick or Block							
BARBECUE	C9	A	Custom	$22,300	S5		TRUE
BARBECUE	C9	B	Above Average	$15,300	S5		TRUE
BARBECUE	C9	C	Average	$11,900	S5		TRUE
BARBECUE	C9	D	Below Average	$6,000	S5		TRUE
BARBECUE	C9	E	Minimum	$1,200	S5		TRUE
BATH HOUSE (Per Square Foot)	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
BATH HOUSE	60	A	Custom	$200.00	S5	2	TRUE
BATH HOUSE	60	B	Above Average	$142.00	S5	2	TRUE
BATH HOUSE	60	C	Average	$100.00	S5	2	TRUE
BATH HOUSE	60	D	Below Average	$69.50	S5	2	TRUE
BATH HOUSE	60	E	Minimum	$36.50	S5	2	TRUE
BLEACHERS (Per Linear Foot)	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
BLEACHERS	BLR	C	Average	$25.00	S3		TRUE
BOAT RAMPS & PIERS (Per Square Foot)	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
BOAT PIER	67	A	Custom	$41.00	S5	4	TRUE
BOAT PIER	67	B	Above Average	$30.00	S5	4	TRUE
BOAT PIER	67	C	Average	$25.00	S5	4	TRUE
BOAT PIER	67	D	Below Average	$20.00	S5	4	TRUE
BOAT PIER	67	E	Minimum	$15.00	S5	4	TRUE
BOAT PIER – COVERED (Per Square Foot)	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
PIER/COVER	96	A	Custom	$65.00	S5	4	TRUE
PIER/COVER	96	B	Above Average	$51.00	S5	4	TRUE
PIER/COVER	96	C	Average	$40.00	S5	4	TRUE
PIER/COVER	96	D	Below Average	$35.00	S5	4	TRUE
BOOTHS (Per Square Foot)	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
BOOTH	A4	B	Above Average	$219.00	S3	3	TRUE
BOOTH	A4	C	Average	$162.00	S3	3	TRUE
BOOTH	A4	D	Below Average	$135.00	S3	3	TRUE
BOOTH	A4	E	Minimum	$124.00	S3	3	TRUE
BOOTH ATM	A3	B	Above Average	$540.00	S3	3	TRUE
BOOTH ATM	A3	C	Average	$480.00	S3	3	TRUE
BOOTH ATM	A3	D	Below Average	$430.00	S3	3	TRUE
BOOTH ATM	A3	E	Minimum	$350.00	S3	3	TRUE
BOOTH GAS	A4G	B	Above Average	$448.00	S3	3	TRUE
BOOTH GAS	A4G	C	Average	$375.00	S3	3	TRUE
BOOTH GAS	A4G	D	Below Average	$290.00	S3	3	TRUE
BOOTH GAS	A4G	E	Minimum	$240.00	S3	3	TRUE

Add to the Original % Condition for bullet-proof glass: +25%
Deduct from the Original % Condition for no heat and A/C: +25%

BULKHEADS (per liner foot)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
BULK HEAD (MASONRY & STONE)	83	B	Above Average	$640.00	S5	20	TRUE
BULK HEAD (VINYL - METAL)	83	C	Average	$450.00	S5	20	TRUE
BULK HEAD (TREATED WOOD)	83	D	Below Average	$400.00	S5	20	TRUE
CABIN (Per square foot) **Camp Ground Type	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
CABIN	E6	A	Custom	$54.00	S3	2	TRUE
CABIN	E6	B	Above Average	$41.00	S3	2	TRUE
CABIN	E6	C	Average	$30.00	S3	2	TRUE
CABIN	E6	D	Below Average	$25.00	S3	2	TRUE
CABIN	E6	E	Minimum	$18.00	S3	2	TRUE
CAMPSITES & RV SITES (Per site)	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
CAMPSITE (A-FULL SERVICE)	86	A	Custom	$4,500.00	S0	10	TRUE
CAMPSITE (B-WATER/ELEC)	86	B	Above Average	$3,000.00	S0	10	TRUE
CAMPSITE (C-ELECTRIC)	86	C	Average	$1,800.00	S0	10	TRUE
CAMPSITE (D-LIMITED)	86	D	Below Average	$650.00	S0	10	TRUE
CANOPIES (Per Square Foot)	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
CANOPY CON	39C	A	Custom	$58.00	S3	1	TRUE
CANOPY CON	39C	B	Above Average	$46.00	S3	1	TRUE
CANOPY CON	39C	C	Average	$36.60	S3	1	TRUE
CANOPY CON	39C	D	Below Average	$24.00	S3	1	TRUE
CANOPY CON	39C	E	Minimum	$18.30	S3	1	TRUE
CANOPY STE	39	A	Custom	$65.50	S3	1	TRUE
CANOPY STE	39	B	Above Average	$51.00	S3	1	TRUE
CANOPY STE	39	C	Average	$40.25	S3	1	TRUE
CANOPY STE	39	D	Below Average	$31.50	S3	1	TRUE
CANOPY STE	39	E	Minimum	$20.15	S3	1	TRUE
CANOPY WD	39W	A	Custom	$51.00	S3	1	TRUE
CANOPY WD	39W	B	Above Average	$41.25	S3	1	TRUE
CANOPY WD	39W	C	Average	$33.00	S3	1	TRUE
CANOPY WD	39W	D	Below Average	$26.50	S3	1	TRUE
CANOPY WD	39W	E	Minimum	$16.50	S3	1	TRUE

****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.

Add to the Original % Condition for Gable or Gambrel Roof: +10%

Add to the Original % Condition for Round: +25%

CARPORTS (Per square foot)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
CARPORT BRICK	03V	A	Custom	$26.00	S3	2	TRUE
CARPORT BRICK	03V	B	Above Average	$21.00	S3	2	TRUE
CARPORT BRICK	03V	C	Average	$18.00	S3	2	TRUE
CARPORT BRICK	03V	D	Below Average	$16.00	S3	2	TRUE
CARPORT BRICK	03V	E	Minimum	$12.00	S3	2	TRUE
CARPORT FRAME	03	A	Custom	$23.00	S3	2	TRUE
CARPORT FRAME	03	B	Above Average	$17.00	S3	2	TRUE
CARPORT FRAME	03	C	Average	$13.00	S3	2	TRUE
CARPORT FRAME	03	D	Below Average	$12.00	S3	2	TRUE
CARPORT FRAME	03	E	Minimum	$10.00	S3	2	TRUE
CARPORT MASON	03B	A	Custom	$31.90	S3	2	TRUE
CARPORT MASON	03B	B	Above Average	$25.30	S3	2	TRUE
CARPORT MASON	03B	C	Average	$19.25	S3	2	TRUE
CARPORT MASON	03B	D	Below Average	$14.30	S3	2	TRUE
CARPORT MASON	03B	E	Minimum	$11.00	S3	2	TRUE
CARPORT LIGHT METAL (PREFAB)	03L	C	Average	$5.00	S5	2	TRUE
CARPORT LIGHT METAL (PREFAB)	03L	D	Below Average	$4.00	S5	2	TRUE
CARPORT LIGHT METAL (PREFAB)	03L	E	Minimum	$3.00	S5	2	TRUE
CARPORT METAL	03M	B	Above Average	$23.00	S3	2	TRUE
CARPORT METAL	03M	C	Average	$17.00	S3	2	TRUE
CARPORT METAL	03M	D	Below Average	$12.00	S3	2	TRUE
CARPORT METAL	03M	E	Minimum	$10.00	S3	2	TRUE
CARPORT POLE	03P	C	Average	$12.00	S3	2	TRUE
CARPORT POLE	03P	D	Below Average	$9.00	S3	2	TRUE
CARPORT POLE	03P	E	Minimum	$7.00	S3	2	TRUE

****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.**

CEMETERY (Per Unit)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
CEMET. LOT (Ready for Sale)	59	C	Average	$58.00	S0		TRUE
CEMET. LOT (Proposed)	59	D	Below Average	$5.80	S0		TRUE
CEMET. LOT (Sold)	59	E	Minimum	$0.00	S0		TRUE
CRYPT	64	C	Average	$1,200.00	S0		TRUE
CRYPT	64	E	Minimum	$0.00	S0		TRUE
NICHE	71	C	Average	$88.00	S0		TRUE
COURTS (Per Square Foot)	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
COURT BALL	A2	B	Above Average	$8.00	S5	19	TRUE
COURT BALL	A2	C	Average	$7.00	S5	19	TRUE
COURT GAME	E1	C	Average	$10.00	S5	19	TRUE
DAMS	**Code**	**Low**	**High**		**Dep. Sch.**		
DAM, FLOOD CONTROL	DA	$250.00	$750.00		S3		
(Per Square Foot)							
DAM, HYDROELECTRIC	HD	$1,000.	$4,000.00		S3		
(Per Kilo Watt) KW							

DECKS	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
(Per Square Foot)							
DECK	88	A	Custom	$20.00	S5	4	TRUE
DECK	88	B	Above Average	$17.00	S5	4	TRUE
DECK	88	C	Average	$15.00	S5	4	TRUE
DECK	88	D	Below Average	$12.00	S5	4	TRUE

Deduct from the Original % Condition for no rails: -20%

ELEVATORS - Passenger Hydraulic (Per Stop)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
ELEV PASS - 4000LB+	46	A	Custom	$52,000.00	40	5	TRUE
ELEV PASS - 3000LB	46	B	Above Average	$45,000.00	40	5	TRUE
ELEV PASS - 2500LB	46	C	Average	$38,000.00	40	5	TRUE
ELEV PASS - 2000LB	46	D	Below Average	$25,000.00	40	5	TRUE
ELEV PASS - 1500LB	46	E	Minimum	$20,000.00	40	5	TRUE
ELEVATORS - Passenger Electric	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
ELEV PASS - 4000LB+	46E	A	Custom	$69,000.00	40	5	TRUE
ELEV PASS - 3000LB	46E	B	Above Average	$56,000.00	40	5	TRUE
ELEV PASS - 2500LB	46E	C	Average	$46,200.00	40	5	TRUE
ELEV PASS - 2000LB	46E	D	Below Average	$42,100.00	40	5	TRUE
ELEV PASS - 1500LB	46E	E	Minimum	$38,100.00	40	5	TRUE
ELEVATORS - Freight	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
ELEV FRT - 10K-20KLB	45	A	Custom	$68,000.00	40	5	TRUE
ELEV FRT - 7K-10KLB	45	B	Above Average	$41,900.00	40	5	TRUE
ELEV FRT - 5K-7KLB	45	C	Average	$39,000.00	40	5	TRUE
ELEV FRT - 3K-5KLB	45	D	Below Average	$32,700.00	40	5	TRUE
ELEV FRT - 1K-3KLB	45	E	Minimum	$28,400.00	40	5	TRUE
ELEV RESIDENTIAL	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
	46R	C	Average	$11,000.00	40	6	TRUE

****Enter each elevator individually with the number of stops in the number of units.**

ESCALATORS (Per unit)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
ESCALATOR - 22'-25'Rise	53	A	Custom	$190,000.00	40		TRUE
ESCALATOR - 18' Rise	53	B	Above Average	$174,000.00	40		TRUE
ESCALATOR - 14' Rise	53	C	Average	$166,000.00	40		TRUE
ESCALATOR - 12' Rise	53	D	Below Average	$162,000.00	40		TRUE
ESCALATOR - 10' Rise	53	E	Minimum	$156,000.00	40		TRUE

FENCE - CHAIN LINK (Per Lineal Foot by Height)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
FENCE CL4	06	C	Average	$12.00	S5	7	TRUE
FENCE CL6	66	C	Average	$17.00	S5	7	TRUE
FENCE CL8	68	C	Average	$22.00	S5	7	TRUE
FENCE CL10	61	C	Average	$28.00	S5	7	TRUE
FENCE CL12	62	C	Average	$33.00	S5	7	TRUE

FENCE-PVC	E4	C	Average	$25.00	S5	7	TRUE
FENCE-PVC PRIVACY	E4P	C	Average	$28.00	S5	7	TRUE
FENCE-PVC PICKET	E4K	C	Average	$20.00	S5	7	TRUE
FENCE WOOD	05	C	Average	$10.00	S5	7	TRUE
FEN WD PRIVACY	05P	C	Average	$18.00	S5	7	TRUE
FEN WD PICKET	05K	C	Average	$12.00	S5	7	TRUE
FIREPLACE (Per Unit)	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
FIREPL PTO	14P	A	Custom	$9,000.00	S3		TRUE
FIREPL PTO	14P	B	Above Average	$7,000.00	S3		TRUE
FIREPL PTO	14P	C	Average	$5,000.00	S3		TRUE
FIREPL PTO	14P	D	Below Average	$3,000.00	S3		TRUE
FIREPL PTO	14P	E	Minimum	$2,000.00	S3		TRUE
FIREPLACE	14	A	Custom	$8,500.00	40		TRUE
FIREPLACE	14	B	Above Average	$6,000.00	40		TRUE
FIREPLACE	14	C	Average	$3,500.00	40		TRUE
FIREPLACE	14	D	Below Average	$2,500.00	40		TRUE
FIREPLACE	14	E	Minimum	$1,500.00	40		TRUE

GARAGES (Per square foot) Detached Residential	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
GARAGE BRICK	02V	A	Custom	$73.50	S3	2	TRUE
GARAGE BRICK	02V	B	Above Average	$62.00	S3	2	TRUE
GARAGE BRICK	02V	C	Average	$49.00	S3	2	TRUE
GARAGE BRICK	02V	D	Below Average	$36.00	S3	2	TRUE
GARAGE BRICK	02V	E	Minimum	$26.75	S3	2	TRUE
GARAGE FRAME	02	A	Custom	$54.00	S3	2	TRUE
GARAGE FRAME	02	B	Above Average	$42.25	S3	2	TRUE
GARAGE FRAME	02	C	Average	$31.25	S3	2	TRUE
GARAGE FRAME	02	D	Below Average	$26.70	S3	2	TRUE
GARAGE FRAME	02	E	Minimum	$22.00	S3	2	TRUE
GARAGE MASON	02B	A	Custom	$72.00	S3	2	TRUE
GARAGE MASON	02B	B	Above Average	$60.50	S3	2	TRUE
GARAGE MASON	02B	C	Average	$48.25	S3	2	TRUE
GARAGE MASON	02B	D	Below Average	$35.75	S3	2	TRUE
GARAGE MASON	02B	E	Minimum	$26.50	S3	2	TRUE
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GARAGE METAL	02M	B	Above Average	$25.00	S3	2	TRUE
GARAGE METAL	02M	C	Average	$19.00	S3	2	TRUE
GARAGE METAL	02M	D	Below Average	$15.50	S3	2	TRUE
GARAGE METAL	02M	E	Minimum	$13.00	S3	2	TRUE
GARAGE POLE	02P	B	Above Average	$40.00	S3	2	TRUE
GARAGE POLE	02P	C	Average	$36.00	S3	2	TRUE
GARAGE POLE	02P	D	Below Average	$21.00	S3	2	TRUE
GARAGE POLE	02P	E	Minimum	$19.00	S3	2	TRUE

****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.

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%

GAZEBOS (Per Square Foot)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
GAZEBO	55	A	Custom	$84.00	S3	4	TRUE
GAZEBO	55	B	Above Average	$55.00	S3	4	TRUE
GAZEBO	55	C	Average	$48.40	S3	4	TRUE
GAZEBO	55	D	Below Average	$36.30	S3	4	TRUE
GAZEBO	55	E	Minimum	$28.60	S3	4	TRUE

****Gazebos may be priced from this schedule using the same quality judgment used to rate dwellings.**

GENERATORS (Per unit)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
GENERATOR SFR - 55kW+	G10	A	Custom	$15,000.00	S3		TRUE
GENERATOR SFR - 31kW-50kW	G10	B	Above Average	$10,000.00	S3		TRUE
GENERATOR SFR - 17kW - 30kW	G10	C	Average	$5,000.00	S3		TRUE
GENERATOR SFR - 7kW-16kW	G10	D	Below Average	$2,500.00	S3		TRUE
GENERATOR COMM - 85kW+	G11	A	Custom	$25,000.00	S3		TRUE
GENERATOR COMM - 40kW-80kW	G11	B	Above Average	$15,000.00	S3		TRUE
GENERATOR COMM - 23kW-39kW	G11	C	Average	$12,000.00	S3		TRUE
GENERATOR COMM - 15kW-22kW	G11	D	Below Average	$10,000.00	S3		TRUE

GRAIN BINS - FARM (Per Bushel)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
GRAIN BIN	21	A	Custom	$2.47	S5	8	TRUE
GRAIN BIN	21	B	Above Average	$2.29	S5	8	TRUE
GRAIN BIN	21	C	Average	$2.15	S5	8	TRUE
GRAIN BIN	21	D	Below Average	$1.98	S5	8	TRUE

Metal On Slab/Ventilated Floor

For Commercial Grain Bins Use Harvester Price

Formula for calculating bushels from dimensions: [(Diameter x Diameter x .77) x Height] x .82 = Total Bushels

GREENHOUSES - COMMERCIAL (Per Square Foot)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
GREENHSE METAL FRAME	13M	A	Custom	$31.25	S5	9	TRUE
GREENHSE METAL FRAME	13M	B	Above Average	$25.75	S5	9	TRUE
GREENHSE METAL FRAME	13M	C	Average	$10.00	S5	9	TRUE
GREENHSE METAL FRAME	13M	D	Below Average	$5.50	S5	9	TRUE
GREENHSE METAL FRAME	13M	E	Minimum	$3.80	S5	9	TRUE
GREENHSE WOOD FRAME	13	A	Custom	$11.30	S5	9	TRUE
GREENHSE WOOD FRAME	13	B	Above Average	$10.25	S5	9	TRUE
GREENHSE WOOD FRAME	13	C	Average	$7.00	S5	9	TRUE
GREENHSE WOOD FRAME	13	D	Below Average	$3.40	S5	9	TRUE
GREENHSE WOOD FRAME	13	E	Minimum	$2.95	S5	9	TRUE

Deduct from the Original % Condition for Hoop construction: - 30%

Excellent: Best frame; sandwich panels; venting; concrete floors; drains; good electrical and plumbing.

Custom: Heavy frame; sandwich panels or tempered glass; venting; concrete walks; adequate electrical and plumbing.

Average: Good frame; glass or fiberglass; gravel and some concrete; adequate electrical; hose bibs.

Below Average: Metal or wood frame; polyethylene arched roof; dirt floor; minimum electrical and plumbing.

Minimum: Light post or tubular frame; polyethylene arched roof; dirt floor; no electrical and hose bib.

GREENHOUSES - RESIDENTIAL (Per Square Foot)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
GRNHSE RES WOOD FRAME	GH	A	Custom	$21.30	S5	2	TRUE
GRNHSE RES WOOD FRAME	GH	B	Above Average	$18.10	S5	2	TRUE
GRNHSE RES WOOD FRAME	GH	C	Average	$15.00	S5	2	TRUE
GRNHSE RES WOOD FRAME	GH	D	Below Average	$7.00	S5	2	TRUE
GRNHSE RES WOOD FRAME	GH	E	Minimum	$6.75	S5	2	TRUE
GRNHSE RES METAL FRAME	GHM	A	Custom	$37.40	S5	2	TRUE

GRNHSE RES METAL FRAME	GHM	B	Above Average	$28.60	S5	2	TRUE
GRNHSE RES METAL FRAME	GHM	C	Average	$13.20	S5	2	TRUE
GRNHSE RES METAL FRAME	GHM	D	Below Average	$9.30	S5	2	TRUE
GRNHSE RES METAL FRAME	GHM	E	Minimum	$6.20	S5	2	TRUE
GUARD HOUSES (Per Square Foot)	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
GUARD HSE	65	A	Custom	$147.00	S3	3	TRUE
GUARD HSE	65	B	Above Average	$107.00	S3	3	TRUE
GUARD HSE	65	C	Average	$76.50	S3	3	TRUE
GUARD HSE	65	D	Below Average	$68.00	S3	3	TRUE
GUARD HSE	65	E	Minimum	$50.50	S3	3	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.**	**Size Factor Table**	**Force Unit Price**
HOG PARLOR	27	A	Custom	$82.00	S5	1	TRUE
HOG PARLOR	27	B	Above Average	$76.00	S5	1	TRUE
HOG PARLOR	27	C	Average	$54.00	S5	1	TRUE
HOG PARLOR	27	D	Below Average	$37.00	S5	1	TRUE
HOG PARLOR	27	E	Minimum	$22.00	S5	1	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 BUILDINGS (Per Square Foot)	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
KENNEL	B1	A	Custom	$101.00	35	1	TRUE
KENNEL	B1	B	Above Average	$76.00	35	1	TRUE
KENNEL	B1	C	Average	$54.00	35	1	TRUE
KENNEL	B1	D	Below Average	$37.40	35	1	TRUE
KENNEL	B1	E	Minimum	$22.00	35	1	TRUE
KENNEL OUTDOOR RUNS (Per Square Foot)	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
KENNEL RUN	B1R	B	Above Average	$20.00	S3	1	TRUE
KENNEL RUN	B1R	C	Average	$16.00	S3	1	TRUE
KENNEL RUN	B1R	D	Below Average	$12.00	S3	1	TRUE

MOBILE HOME/SFR HOME SITES (Per Space)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
MH SITE	D8	C	Average	$10,000.00			TRUE
SITE IMPROVEMENT	D8R	C	Average	$10,000.00			TRUE

Deduct from the Original % Condition for shared well: - 25%

MOBILE HOME PARKS (Per Space)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
MH PARK SP	15	A	Custom	$11,000.00	S3	10	TRUE
MH PARK SP	15	B	Above Average	$8,150.00	S3	10	TRUE
MH PARK SP	15	C	Average	$7,655.00	S3	10	TRUE
MH PARK SP	15	D	Below Average	$4,780.00	S3	10	TRUE
MH PARK SP	15	E	Minimum	$2,160.00	S3	10	TRUE

****See Class descriptions in Chapter 9 of this Manual**

MOBILE HOME ADDITIONS (Per Square Foot)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
MH ADDITN	16	A	Custom	$77.50	30	2	TRUE
MH ADDITN	16	B	Above Average	$71.50	30	2	TRUE
MH ADDITN	16	C	Average	$58.00	30	2	TRUE
MH ADDITN	16	D	Below Average	$53.50	30	2	TRUE
MH ADDITN	16	E	Minimum	$49.00	30	2	TRUE

PORCH (Per Square Foot)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
PORCH	11	A	Custom	$28.00	30	4	TRUE
PORCH	11	B	Above Average	$22.00	30	4	TRUE
PORCH	11	C	Average	$20.00	30	4	TRUE
PORCH	11	D	Below Average	$18.00	30	4	TRUE
PORCH	11	E	Minimum	$14.00	30	4	TRUE
PATIO (Per Square Foot)	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
PATIO - STONE/TILE CONCRETE	04	A	Custom	$11.70	S5	4	TRUE
PATIO - BRICK CONCRETE	04	B	Above Average	$10.90	S5	4	TRUE
PATIO - CONCRETE STAMPED	04	C	Average	$10.60	S5	4	TRUE
PATIO - CONCRETE TEXTURED	04	D	Below Average	$9.50	S5	4	TRUE
PATIO - FINISHED CONCRETE	04	E	Minimum	$4.70	S5	4	TRUE

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.

PAVING ASPHALT (Per Square Foot)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
PAVING ASP - COMMERCIAL	09	B	Above Average	$4.00	S5	11	TRUE
PAVING ASP - RESIDENTIAL	09	C	Average	$3.00	S5	11	TRUE
PAVING CONCRETE (Per Square Foot)	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
PAVING CON - COMMERCIAL	10	B	Above Average	$6.00	S5	11	TRUE
PAVING CON - RESIDENTIAL	10	C	Average	$4.00	S5	11	TRUE

Custom Finish includes; Stamped Surface or Epoxy w/stone or shell. ADD $.50

SIDEWALK – CONCRETE (Per Square Foot)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
SIDEWALK CONCRETE	10S	C	Average	$6.00	S5	2	TRUE
TRAIN OR TRUCK WELL (Per Square Foot)	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
TRUCK WELL	78	C	Average	$12.50	S5	2	TRUE
DRIVEWAYS (Per Square Foot)	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
DRIVE ASPPHALT	09D	C	Average	$3.00	S5	2	TRUE
DRIVE CONCRETE	10D	C	Average	$6.00	S5	2	TRUE
DRIVE STONE	F3	C	Average	$12.00	S5	2	TRUE
DRIVE TILE	E7	C	Average	$10.00	S5	2	TRUE
DRIVE BRICK	E8	C	Average	$18.50	S5	2	TRUE

Custom Finish includes; Stamped Surface or Epoxy w/stone or shell. ADD $.50

PERGOLA (Per Square Foot)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
PERGOLA	P1	A	Custom	$30.00	S3	4	TRUE
PERGOLA	P1	B	Above Average	$25.00	S3	4	TRUE
PERGOLA	P1	C	Average	$22.00	S3	4	TRUE
PERGOLA	P1	D	Below Average	$17.50	S3	4	TRUE
PERGOLA	P1	E	Minimum	$13.00	S3	4	TRUE

Pergolas may be priced from this schedule using the same quality judgment used to rate dwellings.

POULTRY HOUSES - COMMERCIAL (Per Square Foot)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
POULTRY HS - Breeder Hens/Pullet/Layer	29	A	Custom	$22.00	S5	4	TRUE
POULTRY HS - Breeder Hens/Pullet/Layer	29	B	Above Average	$17.00	S5	4	TRUE
POULTRY HS - Broiler	29	C	Average	$13.00	S5	4	TRUE
POULTRY HS - Broiler	29	D	Below Average	$10.00	S5	4	TRUE
POULTRY HS - Broiler	29	E	Minimum	$7.00	S5	4	TRUE

Add to the Original % Condition for concrete floor: + 40%
Add to the Original % Condition for asphalt floor: + 20%
Slats and Curtains included.

EGG ROOM (per square foot)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
EGG ROOM	D9	B	Above Average	$14.25	S3	1	TRUE
EGG ROOM	D9	C	Average	$12.15	S3	1	TRUE
EGG ROOM	D9	D	Below Average	$11.20	S3	1	TRUE
PUMP HOUSE (Per Square Foot)	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
PUMP HOUSE	90	A	Custom	$30.00	S3	2	TRUE
PUMP HOUSE	90	B	Above Average	$25.00	S3	2	TRUE
PUMP HOUSE	90	C	Average	$18.00	S3	2	TRUE
PUMP HOUSE	90	D	Below Average	$15.00	S3	2	TRUE
PUMP HOUSE	90	E	Minimum	$10.00	S3	2	TRUE

RAILROAD SPUR (Per Lineal Foot)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
RAIL SPUR - Heavy 115-130#	43	H	HEAVY	$150.00	S2	21	TRUE
RAIL SPUR - Medium 80-100#	43	L	LIGHT	$75.00	S2	21	TRUE
RAIL SPUR - Light 40-60#	43	M	MEDIUM	$115.00	S2	21	TRUE
RAILROAD SWITCH (Per Unit)	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
RAIL SWTCH	G5	H	HEAVY	$50,000.	S2	21	TRUE
RAIL SWTCH	G5	L	LIGHT	$28,000	S2	21	TRUE
RAIL SWTCH	G5	M	MEDIUM	$38,000	S2	21	TRUE

REST ROOM (Per Square Foot)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
REST ROOM	B4	A	Custom	$110.00	S3	2	TRUE
REST ROOM	B4	B	Above Average	$82.50	S3	2	TRUE
REST ROOM	B4	C	Average	$60.50	S3	2	TRUE
REST ROOM	B4	D	Below Average	$45.00	S3	2	TRUE
REST ROOM	B4	E	Minimum	$29.70	S3	2	TRUE
RUNWAY (Per Square Foot)	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
RUNWAY - CONCRETE	B5	B	Above Average	$30.00	S2	11	FALSE
RUNWAY - ASPHALT	B5	C	Average	$22.00	S2	11	FALSE
RUNWAY - GRASS	B5	D	Below Average	$12.00	S2	11	FALSE
SHED (Per Square Foot)	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
SHED FRAME	24	B	Above Average Materials	$12.00	S5	1	TRUE
SHED FRAME	24	C	Average Materials	$10.00	S5	1	TRUE
SHED FRAME	24	D	Below Average Materials	$8.50	S5	1	TRUE
SHED MASON	24B	B	Above Average Materials	$18.00	S5	1	TRUE
SHED MASON	24B	C	Average Materials	$16.00	S5	1	TRUE
SHED MASON	24B	D	Below Average Materials	$12.50	S5	1	TRUE
SHED METAL	24M	B	Above Average Materials	$13.75	S5	1	TRUE
SHED METAL	24M	C	Average Materials	$10.50	S5	1	TRUE
SHED METAL	24M	D	Below Average Materials	$8.00	S5	1	TRUE

SHED POLE	24P	B	Above Average Materials	$6.50	S5	1	TRUE
SHED POLE	24P	C	Average Materials	$5.00	S5	1	TRUE
SHED POLE	24P	D	Below Average Materials	$4.50	S5	1	TRUE

Add to the Original % Condition for concrete floor: + 30%
Add to the Original % Condition for electrical: + 10%
Add to the Original % Condition for plumbing: + 10%

SHELTER - FARM (Per Square Foot)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
SHELTER FRAME	97	B	Above Average	$6.75	S5	1	TRUE
SHELTER FRAME	97	C	Average	$4.50	S5	1	TRUE
SHELTER FRAME	97	D	Below Average	$4.00	S5	1	TRUE

Hay or bulk storage, no walls and dirt floor

SHELTER - FARM (Per Square Foot)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
SHELTER METAL	97M	B	Above Average	$9.00	S5	1	TRUE
SHELTER METAL	97M	C	Average	$6.50	S5	1	TRUE
SHELTER METAL	97M	D	Below Average	$5.00	S5	1	TRUE
SHELTER - FARM (Per Square Foot)	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
SHELTER POLE	97P	B	Above Average	$7.50	S5	1	TRUE
SHELTER POLE	97P	C	Average	$5.75	S5	1	TRUE
SHELTER POLE	97P	D	Below Average	$4.00	S5	1	TRUE
SHELTER – PARK/PICNIC (Per Square Foot)	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
SHELTER - BRICK	SHB	A	Custom	$36.50	S5	2	TRUE
SHELTER - BRICK	SHB	B	Above Average	$30.00	S5	2	TRUE
SHELTER - BRICK	SHB	C	Average	$22.50	S5	2	TRUE
SHELTER - BRICK	SHB	D	Below Average	$16.50	S5	2	TRUE
SHELTER - BRICK	SHB	E	Minimum	$13.00	S5	2	TRUE
SHELTER - FRAME	SHF	A	Custom	$32.00	S5	2	TRUE
SHELTER - FRAME	SHF	B	Above Average	$25.50	S5	2	TRUE
SHELTER - FRAME	SHF	C	Average	$17.50	S5	2	TRUE
SHELTER - FRAME	SHF	D	Below Average	$14.00	S5	2	TRUE
SHELTER - FRAME	SHF	E	Minimum	$10.50	S5	2	TRUE
SHELTER - METAL	SHM	B	Above Average	$21.50	S5	2	TRUE
SHELTER - METAL	SHM	C	Average	$14.00	S5	2	TRUE
SHELTER - METAL	SHM	D	Below Average	$12.00	S5	2	TRUE
SHELTER - METAL	SHM	E	Minimum	$9.00	S5	2	TRUE
SHELTER - POLE	SHP	C	Average	$16.00	S5	2	TRUE
SHELTER - POLE	SHP	D	Below Average	$12.50	S5	2	TRUE
SHELTER - POLE	SHP	E	Minimum	$9.50	S5	2	TRUE

No walls and concrete floor.
Above Average: The structure is built with above average materials.

Below Average: The structure is built with below average materials.

SHOP BUILDINGS (Per Square Foot)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
SHOP BLDG	B6	A	Custom	$25.50	S3	1	TRUE
SHOP BLDG	B6	B	Above Average	$20.00	S3	1	TRUE
SHOP BLDG	B6	C	Average	$15.00	S3	1	TRUE
SHOP BLDG	B6	D	Below Average	$10.50	S3	1	TRUE
SHOP BLDG	B6	E	Minimum	$9.00	S3	1	TRUE
SHOP BLDG	B6B	A	Custom	$34.00	S3	1	TRUE
SHOP BLDG	B6B	B	Above Average	$26.50	S3	1	TRUE
SHOP BLDG	B6B	C	Average	$20.50	S3	1	TRUE
SHOP BLDG	B6B	D	Below Average	$14.00	S3	1	TRUE
SHOP BLDG	B6B	E	Minimum	$12.00	S3	1	TRUE
SHOP BLDG	B6M	A	Custom	$24.50	S3	1	TRUE
SHOP BLDG	B6M	B	Above Average	$19.00	S3	1	TRUE
SHOP BLDG	B6M	C	Average	$14.50	S3	1	TRUE
SHOP BLDG	B6M	D	Below Average	$10.50	S3	1	TRUE
SHOP BLDG	B6M	E	Minimum	$8.75	S3	1	TRUE
SHOP BLDG	B6P	A	Custom	$22.50	S3	1	TRUE
SHOP BLDG	B6P	B	Above Average	$17.50	S3	1	TRUE
SHOP BLDG	B6P	C	Average	$13.00	S3	1	TRUE
SHOP BLDG	B6P	D	Below Average	$9.50	S3	1	TRUE
SHOP BLDG	B6P	E	Minimum	$8.00	S3	1	TRUE

Add to the Original % Condition for Upper Story - 70%
Add to the Original % Condition for ½ story - 35%

SILOS – Farm	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
SILO - Harvester/Con Stave/Con Wall/Flr	28	A	Custom	$31.90	S5		TRUE
SILO - Harvester/Con Stave/Con Wall/Flr	28	AA	Excellent	$92.00	S5		TRUE
SILO - Harvester/Con Stave/Con Wall/Flr	28	B	Above Average	$9.00	S5		TRUE
SILO - BLOCK	28	C	Average	$7.50	S5		TRUE
SILO - CONCRETE FLOOR	28	D	Below Average	$6.00	S5		TRUE
SILO - DIRT	28	E	Minimum	$2.50	S5		TRUE

Upright: Diameter X Height
Harvester: Diameter X Height X $84.00
Trench: Per Square Foot
Slurry Storage same as above
Price includes un-loaders – Note: Some of the Harvesters are no longer in use due to the expense replacing the unloaders.
These units will need functional obsolescence added – 30% Original Percent Condition.

SPRINKLERS (Per Square Foot) COMM/IND	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
SPRINKLER FINISHED CEILING - DRY	42	A	Custom	$4.40	40	12	TRUE
SPRINKLER FINISHED CEILING - WET	42	B	Above Average	$3.50	40	12	TRUE
SPRINKLER UNFINISHED CEILING - DRY	42	C	Average	$3.78	40	12	TRUE
SPRINKLER UNFINISHED CEILING - WET	42	D	Below Average	$3.00	40	12	TRUE
STABLE (Per Square Foot)	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
STABLE FRAME	99	A	Custom	$38.25	S3	1	TRUE
STABLE FRAME	99	B	Above Average	$25.00	S3	1	TRUE
STABLE FRAME	99	C	Average	$16.00	S3	1	TRUE
STABLE FRAME	99	D	Below Average	$12.00	S3	1	TRUE
STABLE MASON	99B	A	Custom	$48.00	S3	1	TRUE
STABLE MASON	99B	B	Above Average	$34.00	S3	1	TRUE
STABLE MASON	99B	C	Average	$24.00	S3	1	TRUE
STABLE MASON	99B	D	Below Average	$18.70	S3	1	TRUE
STABLE METAL	99M	A	Custom	$40.50	S3	1	TRUE
STABLE METAL	99M	B	Above Average	$26.00	S3	1	TRUE
STABLE METAL	99M	C	Average	$17.00	S3	1	TRUE
STABLE METAL	99M	D	Below Average	$12.00	S3	1	TRUE
STABLE POLE	99P	A	Custom	$22.00	S3	1	TRUE
STABLE POLE	99P	B	Above Average	$18.00	S3	1	TRUE
STABLE POLE	99P	C	Average	$12.00	S3	1	TRUE
STABLE POLE	99P	D	Below Average	$9.00	S3	1	TRUE
STABLE POLE	99P	E	Minimum	$6.00	S3	1	TRUE

****Large commercial or top quality private stables should be sketched and priced on the property record card.**

Add to the Original % Condition for Upper Story - 70%

Add to the Original % Condition for ½ Story - 35%

Excellent: Custom masonry veneer siding; trim and roof; insulated; custom finish in stalls, lounge, and restrooms; high level electrical and plumbing with dressing rooms.

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.

STEEL TANK	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
Bulk Storage (Price/Gallon)							
TANK BULK	56	C	Average	$1.93	S3	13	TRUE
	Code	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
WELDED STEEL WATER TANK (Per Gallon)	35	C	Average	$1.50	S3	14	TRUE
WELDED STEEL FUEL TANK (Per Barrel)	36	C	Average	$19.50	S3	15	TRUE

Welded Steel Pressure Tanks (Personal Property)

Price includes Distribution System, Foundation, and Cone Roof

Add to the Original % Condition for Floating Roof or Double Deck Roof: +20%

ELEVATED STEEL TANK (Per Gallon)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
TANK ELEV TOWER HEIGHT 150'	37	A	Custom	$5.80	S3	16	TRUE
TANK ELEV TOWER HEIGHT 100'	37	B	Above Average	$5.00	S3	16	TRUE
TANK ELEV TOWER HEIGHT 75'	37	C	Average	$4.75	S3	16	TRUE
TANK ELEV TOWER HEIGHT 50'	37	D	Below Average	$4.00	S3	16	TRUE
STORAGE	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
FARM STORAGE and PACK BARN (Per Square Foot)							
PACK BARN	23	A	Custom	$30.75	S3	1	TRUE
PACK BARN	23	B	Above Average	$22.50	S3	1	TRUE
PACK BARN	23	C	Average	$16.00	S3	1	TRUE
PACK BARN	23	D	Below Average	$12.00	S3	1	TRUE
PACK BARN	23	E	Minimum	$10.00	S3	1	TRUE
STG FARM BRICK	23B	A	Custom	$37.50	S3	1	TRUE
STG FARM BRICK	23B	B	Above Average	$28.50	S3	1	TRUE
STG FARM BRICK	23B	C	Average	$21.80	S3	1	TRUE
STG FARM BRICK	23B	D	Below Average	$15.00	S3	1	TRUE
STG FARM BRICK	23B	E	Minimum	$10.00	S3	1	TRUE
STG FARM MASON	23M	A	Custom	$33.00	S3	1	TRUE
STG FARM MASON	23M	B	Above Average	$24.00	S3	1	TRUE
STG FARM MASON	23M	C	Average	$17.00	S3	1	TRUE
STG FARM MASON	23M	D	Below Average	$10.00	S3	1	TRUE
STG FARM MASON	23M	E	Minimum	$7.50	S3	1	TRUE
STG FARM POLE	23P	A	Custom	$28.00	S3	1	TRUE
STG FARM POLE	23P	B	Above Average	$20.00	S3	1	TRUE
STG FARM POLE	23P	C	Average	$14.00	S3	1	TRUE
STG FARM POLE	23P	D	Below Average	$8.00	S3	1	TRUE
STG FARM POLE	23P	E	Minimum	$6.50	S3	1	TRUE

Add to the Original % Condition for Upper Story - 70%

Add to the Original % Condition for ½ story - 35%

STORAGE PRE-FAB METAL UTILITY BUILDINGS	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
(Per Square Foot)							
STG PF MT	69	A	Custom	$19.00	S5	1	TRUE
STG PF MT	69	B	Above Average	$15.00	S5	1	TRUE
STG PF MT	69	C	Average	$12.00	S5	1	TRUE
STG PF MT	69	D	Below Average	$9.50	S5	1	TRUE
STG PF MT	69	E	Minimum	$7.50	S5	1	TRUE
QUONSET (Per Square Foot)	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
STG QUONSET	47	B	Above Average	$29.00	S3	1	TRUE
STG QUONSET	47	C	Average	$20.40	S3	1	TRUE
STG QUONSET	47	D	Below Average	$15.15	S3	1	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.

STORAGE (Per Square Foot)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
Residential/Commercial							
STORAGE WOOD	01	A	Custom	$42.90	S3	2	TRUE
STORAGE WOOD	01	B	Above Average	$34.10	S3	2	TRUE
STORAGE WOOD	01	C	Average	$24.20	S3	2	TRUE
STORAGE WOOD	01	D	Below Average	$18.70	S3	2	TRUE
STORAGE WOOD	01	E	Minimum	$14.30	S3	2	TRUE
STORAGE MASON	01B	A	Custom	$49.50	S3	2	TRUE
STORAGE MASON	01B	B	Above Average	$39.60	S3	2	TRUE
STORAGE MASON	01B	C	Average	$29.70	S3	2	TRUE
STORAGE MASON	01B	D	Below Average	$22.00	S3	2	TRUE
STORAGE MASON	01B	E	Minimum	$17.60	S3	2	TRUE
STORAGE METAL	01M	A	Custom	$18.70	S3	2	TRUE
STORAGE METAL	01M	B	Above Average	$16.50	S3	2	TRUE
STORAGE METAL	01M	C	Average	$12.10	S3	2	TRUE
STORAGE METAL	01M	D	Below Average	$8.25	S3	2	TRUE
STORAGE METAL	01M	E	Minimum	$6.00	S3	2	TRUE
STORAGE BRICK	01V	A	Custom	$48.40	S3	2	TRUE
STORAGE BRICK	01V	B	Above Average	$38.50	S3	2	TRUE
STORAGE BRICK	01V	C	Average	$28.60	S3	2	TRUE
STORAGE BRICK	01V	D	Below Average	$20.90	S3	2	TRUE
STORAGE BRICK	01V	E	Minimum	$16.50	S3	2	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%
****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.**

SWIMMING POOLS RES (Per Square Foot)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
POOL CON	07	A	Custom	$94.00	S5	17	TRUE
POOL CON	07	B	Above Average	$64.00	S5	17	TRUE
POOL CON	07	C	Average	$50.00	S5	17	TRUE
POOL CON	07	D	Below Average	$45.00	S5	17	TRUE
POOL VINYL	08	B	Above Average	$40.00	S5	17	TRUE
POOL VINYL	08	C	Average	$35.00	S5	17	TRUE
POOL FGLAS	08F	B	Above Average	$45.00	S5	17	TRUE
POOL FGLAS	08F	C	Average	$40.00	S5	17	TRUE

Note: Price includes Ladder, Filter and Max Depth 9 Feet& 4'apron.

COMM CONCRETE POOLS (Per Square Foot)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
POOL COMM - IRREGULAR	07C	B	Above Average	$92.00	S5	18	TRUE
POOL COMM - OVAL	07C	C	Average	$72.50	S5	18	TRUE
EXERCISE POOLS (Per Unit)							
DEPTH	PRICE RANGES						
42 Inches	$19,900 - $49,600						
50 Inches	$25,000 - $56,000						
60 Inches	$27,000 - $70,500						
POOL WADING	07W	C	Average	$40.00	S5	18	TRUE
POOL ABOVE AVERAGE	F7	C	Average	$12.00	S5	17	FALSE

***Pick up only if attached to the real estate by decking or attached to the structure.**

WHIRLPOOL/SPA /HOT TUB (Per Unit)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
SPA/TUB	19	A	Custom	$12,500	S5		TRUE
SPA/TUB	19	B	Above Average	$8,500	S5		TRUE
SPA/TUB	19	C	Average	$6,500	S5		TRUE
SPA/TUB	19	D	Below Average	$4,500	S5		TRUE
SPA/TUB	19	E	Minimum	$3,500	S5		TRUE
POOL APRON (Per Square Foot)	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
POOL APRON STONE/TILE/BRICK	89	A	Custom	$13.75	S5	2	TRUE
POOL APRON STAMPED	89	B	Excellent	$7.70	S5	2	TRUE
POOL APRON EPOXY /TEXTILE	89	C	Average	$7.25	S5	2	TRUE
POOL APRON COLOR CONCRETE	89	D	Below Average	$4.25	S5	2	TRUE
POOL APRON CONCRETE	89	E	Minimum	$3.40	S5	2	TRUE

TENNIS COURTS (Per Square Foot)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
TENNIS CRT - CONCRETE	12	B	Above Average	$7.40	S5	19	TRUE
TENNIS CRT - CONCRETE	12	C	Average	$6.00	S5	19	TRUE
TENNIS CRT - CONCRETE	12	D	Below Average	$4.80	S5	19	TRUE
TENNIS CRT - ASPHALT	12A	B	Above Average	$6.50	S5	19	TRUE
TENNIS CRT - ASPHALT	12A	C	Average	$5.25	S5	19	TRUE
TENNIS CRT - ASPHALT	12A	D	Below Average	$4.00	S5	19	TRUE
TENNIS CRT - CLAY	12C	B	Above Average	$5.75	S5	19	TRUE
TENNIS CRT - CLAY	12C	C	Average	$4.80	S5	19	TRUE
TENNIS CRT - CLAY	12C	D	Below Average	$3.90	S5	19	TRUE
TENNIS CRT - SYNTHETIC	12S	B	Above Average	$9.80	S5	19	TRUE
TENNIS CRT - SYNTHETIC	12S	C	Average	$8.25	S5	19	TRUE
TENNIS CRT - SYNTHETIC	12S	D	Below Average	$6.70	S5	19	TRUE

Add to the Original % Condition for cushioned layer: +30%
Add lighting and fencing separately

TERRACE (Per Square Foot)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
TERRACE	87	A	Custom	$20.00	S5	4	TRUE
TERRACE	87	B	Above Average	$18.00	S5	4	TRUE
TERRACE	87	C	Average	$15.00	S5	4	TRUE
TERRACE	87	D	Below Average	$12.00	S5	4	TRUE
TERRACE	87	E	Minimum	$9.00	S5	4	TRUE

****Terraces 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.**

TREEHOUSE PRIMITIVE (Per Square Foot)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
TH Primitive	THP	A	Custom	$80.00	S3		TRUE
TH Primitive	THP	B	Above Average	$60.00	S3		TRUE
TH Primitive	THP	C	Average	$40.00	S3		TRUE
TH Primitive	THP	D	Below Average	$30.00	S3		TRUE
TH Primitive	THP	E	Minimum	$15.00	S3		TRUE
TROUT RUN (Per Square Foot)	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
TROUT RUN	TR	B	Above Average	$30.00	S3		TRUE
TROUT RUN	TR	C	Average	$15.00	S3		TRUE
TROUT RUN	TR	D	Below Average	$8.50	S3		TRUE
VAULT (Per Square Foot) (2% Depreciation)	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
VAULTS-MNY	33	B	Above Average	$289.00	S2		TRUE
VAULTS-MNY	33	C	Average	$200.00	S2		TRUE
VAULTS-MNY	33	D	Below Average	$180.00	S2		TRUE
VAULTS-REC	34	B	Above Average	$98.50	S2		TRUE
VAULTS-REC	34	C	Average	$84.00	S2		TRUE
VAULTS-REC	34	D	Below Average	$71.00	S2		TRUE

Movable vaults and vault doors are to be listed as personal property.
If vaults are constructed in a building type that does not normally have them, add them from this schedule.
Vaults located in banks are priced in the base price of the building and are not to be listed separately.

WALLS: (Linear Foot)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
WALL - BLOCK (Per Square Foot)							
WALL BLOCK BRICK/STUCCO	58	A	Custom	$14.80	S3	20	TRUE
WALL BLOCK SPLIT FACE/CUSTOM	58	B	Above Average	$12.70	S3	20	TRUE
WALL BLOCK - 8 INCH	58	C	Average	$11.00	S3	20	TRUE
WALL BLOCK - 6 INCH	58	D	Below Average	$10.00	S3	20	TRUE
WALL BLOCK - 4 INCH	58	E	Minimum	$9.00	S3	20	TRUE
WALL - BRICK (Per Square Foot)	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
WALL BRICK - 12 INCH	57	B	Above Average	$25.50	S3	20	TRUE
WALL BRICK - 8 INCH	57	C	Average	$19.70	S3	20	TRUE
WALL - STONE (Per Square Foot)	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
WALL STONE	E9	C	Average	$40.00	S3	20	TRUE

Size Adjustment Table 20
Retaining walls are typically built to correct topographical problems with the lot; therefore they are considered to be a land feature and their value considered as part of the lot price. If a wall that may be otherwise be considered a retaining is built for ornamental purposes it should be listed as an extra feature in the OBXF lines. All other walls may be priced from the following schedules. Enter the height in the Width field and the length in the length field.

WELLS (Per Unit)	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
WELL COMM	F8	C	Average	$5,500.00	S0		TRUE
WELL SFR	H2	C	Average	$2,750.00	S0		TRUE
YARD LIGHTS (3% Depreciation)	**Code 44**	**Custom**	**Avg**	**Blw Avg.**			
POLE (per foot Height)		$79	$60	$50			
LIGHT PER FIXTURE	Incandescent	$735	$573	$411			
	Fluorescent	$1,220	$1,047	$875			
	Mercury Vapor	$1,770	$1,340	$915			
	Flood Lights	$2,190	$1,630	$1,070			
LIGHTS – Athletic Fields	**Code**	**Quality**	**Quality Description**	**Unit Price**	**Dep. Sch.**	**Size Factor Table**	**Force Unit Price**
Total system cost.	44F						
LIGHTS FOOTBALL	44F	B	Above Average	$222,000	S3		TRUE
LIGHTS FOOTBALL	44F	C	Average	$140,000	S3		TRUE
LIGHTS BASEBALL/SOCCER	44B	B	Above Average	$150,000	S3		TRUE
LIGHTS BASEBALL/SOCCER	44B	C	Average	$100,000	S3		TRUE
LIGHTS BASEBALL/SOCCER	44B	D	Below Average	$85,000	S3		TRUE
LIGHTS BASEBALL/SOCCER	44B	E	Minimum	$50,000	S3		TRUE

MINITURE GOLF	Code	Quality	Quality Description	Unit Price	Dep. Sch.	Size Factor Table	Force Unit Price
MINI GOLF	32M	A	Custom	$37,000	S5		TRUE
MINI GOLF	32M	B	Above Average	$22,500	S5		TRUE
MINI GOLF	32M	C	Average	$14,300	S5		TRUE
MINI GOLF	32M	D	Below Average	$5,450	S5		TRUE
MINI GOLF	32M	E	Minimum	$1,800	S5		TRUE

MINIATURE GOLF COURSES (Per Hole) CODE 32M

A - Custom Quality
Typical Features: .50 to 1.00 acres
Custom course, extensive themes with major elevation, rock and waterscape layout
These prices do not include buildings and parking.

C - Average Quality -- B - Above Average Quality
Typical Features: .25 to .5 acres
Professionally designed and installed, includes plumbing and lighting

E - Minimum Quality – D - Below Average Quality
Typical Features: .25 acres
Simple course, prepackaged, flat terrain, including lighting

GOLF COURSES – 32 (Per Hole)

Price includes normal grading, sprinkler systems, service roads and cart paths and architect fees.

Class I - Championship:
Quality AA - $650,000-1,020,000 per hole
Quality A - $333,000 - $514,000 per hole
Quality B - $232,000 - $371,000 per hole
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:
Quality C - $154,000 - $226,000 per hole
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:
Quality D - $106,000 - $152,000 per hole
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:
Quality E - $74,500 - $102,000 per hole
Typical Features:

- 80 to 100 acres
- 5,600 yards to 6,000 yards
- Open flat to undulating terrain
- Few bunkers
- Gravel or some paving cart paths

OBXF Size Adjustment Tables

Table 1 Farm Buildings Canopies

Square Footage			Adj.
0	-	1,000	120%
1,001	-	2,000	115%
2,001	-	3,000	110%
3,001	-	4,000	105%
4,001	-	6,000	100%
6,001	-	8,000	98%
8,001	-	10,000	95%
10,001	-	15,000	90%
15,001	-	20,000	85%
20,001	-	Up	80%

Table 2 Residential OB Driveways

Square Footage			Adj.
0	-	200	125%
201	-	300	120%
301	-	500	110%
501	-	700	100%
701	-	900	93%
901	-	1,200	88%
1,201	-	1,500	84%
1,501	-	Up	80%

Table 3 Booths

Square Footage			Adj.
0	-	20	200%
21	-	50	145%
51	-	75	125%
76	-	100	100%
101	-	200	85%
201	-	350	70%
351	-	500	60%
501	-	Up	50%

Table 4 Decks, Piers Gazebo Etc.

Square Footage			Adj.
0	-	75	150%
76	-	150	100%
151	-	300	90%
301	-	500	85%
501	-	Up	80%

Table 5 Elevators

Stops			Adj.
2	-	2	100%
3	-	3	80%
4	-	4	72%
5	-	5	70%
6	-	6	68%
7	-	Up	66%

Table 6 Elevators

Stops			Adj.
1	-	2	100%
3	-	3	70%
4	-	4	62%
5	-	5	55%
6	-	6	50%
7	-	Up	45%

Table 7 Fencing

Lineal Feet			Adj.
0	-	400	100%
401	-	1,000	95%
1,001	-	3,000	90%
3,001	-	6,000	85%
6,001	-	Up	80%

Table 8 Grain Bins

Bushels			Adj.
0	-	3,000	160%
3,001	-	4,500	127%
4,501	-	6,000	110%
6,001	-	7,500	100%
7,501	-	9,000	95%
9,001	-	12,000	85%
12,001	-	15,000	83%
15,001	-	20,000	75%
20,001	-	30,000	67%
30,001	-	Up	65%

Table 9 Comm Greenhouses

Square Footage			Adj.
0	-	1,000	140%
1,001	-	3,000	125%
3,001	-	6,000	110%
6,001	-	9,000	105%
9,001	-	12,000	100%
12,001	-	16,000	93%
16,001	-	25,000	84%
25,001	-	75,000	70%
75,001	-	150,000	60%
150,001	-	Up	56%

OBXF Size Adjustment Tables

Table 10 MH Parks, Campsite

Spaces			Adj.
1	-	25	115%
26	-	50	110%
51	-	75	106%
76	-	110	103%
111	-	150	100%
151	-	200	95%
201	-	Up	90%

Table 11 Paving

Square Footage			Adj.
0	-	10,000	115%
10,001	-	20,000	110%
20,001	-	30,000	105%
30,001	-	75,000	100%
75,001	-	105,000	95%
105,001	-	140,000	90%
140,001	-	170,000	85%
170,001	-	200,000	80%
200,001	-	230,000	75%
230,001	-	Up	70%

Table 12 Sprinklers

Square Footage			Adj.
0	-	5,000	130%
5,001	-	10,000	120%
10,001	-	20,000	110%
20,001	-	50,000	100%
50,001	-	75,000	95%
75,001	-	100,000	90%
100,001	-	150,000	85%
150,001	-	200,000	80%
200,001	-	250,000	75%
250,001	-	Up	70%

Table 13 Tank - Bulk

Gallons			Adj.
0	-	1,000	327%
1,001	-	2,500	205%
2,501	-	3,500	165%
3,501	-	4,500	140%
4,501	-	5,500	126%
5,501	-	6,500	119%
6,501	-	9,500	108%
9,501	-	12,000	100%
12,001	-	15,000	96%
15,001	-	25,000	88%
25,001	-	35,000	84%
35,001	-	45,000	82%
45,001	-	55,000	79%
55,001	-	Up	74%

Table 14 Tank - Water

Gallons			Adj.
0	-	10,000	350%
10,001	-	15,000	335%
15,001	-	25,000	268%
25,001	-	40,000	234%
40,001	-	60,000	192%
60,001	-	90,000	167%
90,001	-	110,000	153%
110,001	-	130,000	132%
130,001	-	175,000	119%
175,001	-	225,000	100%
225,001	-	275,000	90%
275,001	-	350,000	84%
350,001	-	450,000	79%
450,001	-	600,000	74%
600,001		900,000	63%
900,001		1,250,000	55%
1,250,001		1,750,000	51%
1,750,001		2,250,000	46%
2,250,001		2,750,000	44%

Table 15 Tank - Fuel

Barrels			Adj.
0	-	2,000	496%
2,001	-	3,500	373%
3,501	-	4,500	318%
4,501	-	6,000	281%
6,001	-	8,500	217%
8,501	-	13,000	200%
13,001	-	18,000	168%
18,001	-	25,000	149%
25,001	-	40,000	131%
40,001	-	60,000	111%
60,001	-	80,000	103%
80,001	-	110,000	100%
110,001	-	140,000	97%
140,001	-	175,000	95%
175,001		225,000	87%
225,001		275,000	83%
275,001		325,000	78%
325,001		375,000	74%
375,001		450,000	72%

		2,750,001	Up	40%	450,001	Up	69%

OBXF Size Adjustment Tables

Table 16 Tank - Elevated

Gallons	Adj.
0 - 30,000	550%
30,001 - 60,000	294%
60,001 - 90,000	235%
90,001 - 125,000	188%
125,001 - 175,000	154%
175,001 - 250,000	153%
250,001 - 350,000	128%
350,001 - 450,000	113%
450,001 - 600,000	100%
600,001 - 900,000	97%
900,001 - 1,250,000	87%
1,250,001 - ,500,000	76%
1,500,001 - Up	73%

Table 17 Pool - Residential

Square Footage	Adj.
0 - 350	140%
351 - 490	120%
491 - 600	109%
601 - 750	100%
751 - 850	90%
851 - Up	82%

Table 18 Pool - Commercial

Square Footage	Adj.
0 - 2,000	111%
2,001 - 4,000	104%
4,001 - 6,000	100%
6,001 - 8,000	98%
8,001 - Up	95%

Table 19 Tennis Courts

Square Footage	Adj.
0 - 7,200	110%
7,201 - 15,400	100%
15,401 - 30,800	90%
30,801 - Up	80%

Table 20 Walls

Square Footage	Adj.
0 - 1,000	100%
1,001 - 5,000	95%
5,001 - 10,000	90%
10,001 - 20,000	85%
20,001 - Up	80%

Table 21 Rail Spurs

Lineal Feet	Adj.
0 - 300	105%
301 - 700	100%
701 - 2,000	85%
2,001 - Up	75%

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 - moveable 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

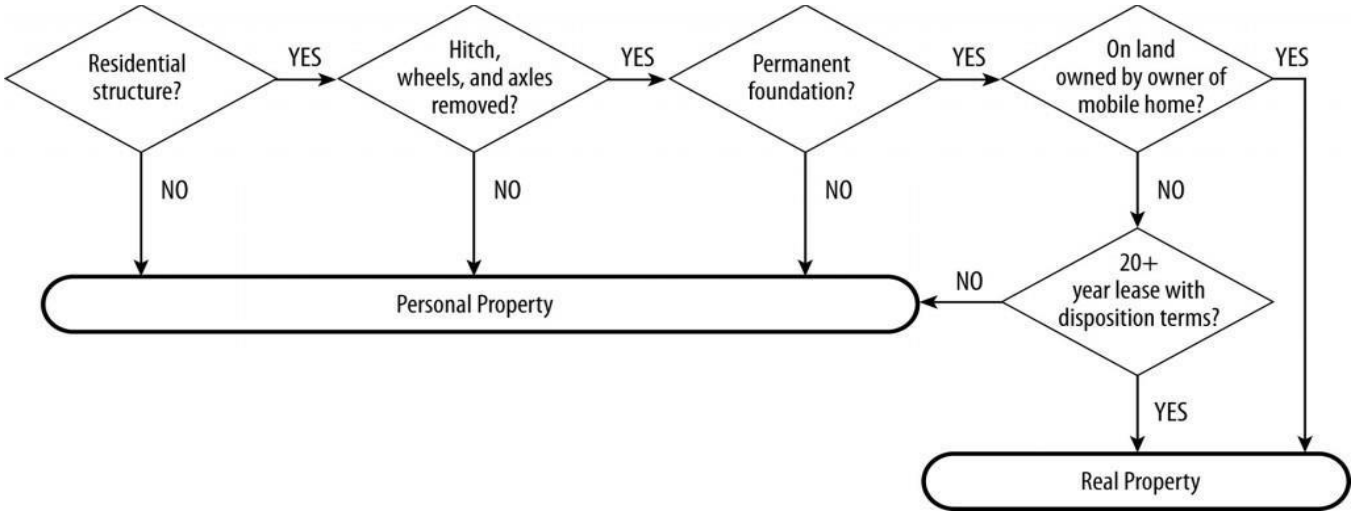
Leased Equipment – Lessor or Lessee possess		Safes Wall or Self-standing
Leasehold Improvements – Up Fit improvements		Sales / Use Tax
*(Improvements to real property**)*		Satellite Dishes (all wiring & installation)
Leasehold Interest in exempt real property		Scales
Lifts – other than elevator		Security 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



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 25-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.

Cherokee 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 arrived 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 33 (Revised Notice) or 34 (Reviewed no Change) or 35 (Field Reviewed, 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.

Cherokee County Board of Equalization and Review

These appeals may be filed any time prior to the adjournment of the Board for the purposes of accepting appeals. This date will be advertised in the local paper 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 request 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 Cherokee 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.

DEFINITIONS
BUILDING IMPROVEMENT CODES

01 Single Family Residential

Dwellings designed for occupancy by one family. The code is used for all, individual unit Single Family detached structures located inside of municipal boundaries or platted subdivisions.

01E Single Family Residential - Exceptional

Dwellings designed for occupancy by one family. The code is used for high value luxury Single Family structures. Typically, 6,000 square foot and up but can be used for as little as 5,500 square foot.

01H Single Family Historic Property

Dwellings designed for occupancy by one family. The code is to be used for Single Family structures located in a Historical District or designated on the National Register of Historic Places.

01M SFR Modular

Dwellings designed for occupancy by one family. Homes primarily manufactured off site and moved in pieces on removable steel I beams to the site were construction is completed. The units will have HUD modular home labels inside the structure.

01R Single Family Residential - Rural

Dwellings designed for occupancy by one family. The code is used for all, individual unit Single Family structures located outside of municipal boundaries or platted subdivisions located on metes and bounds acreage tracts.

01T Single Family Residential Tiny Homes

Dwellings designed for occupancy by one family. The code is used for all, individual unit Single Family detached structures designed for occupancy by one family. Square footage is typically 600 sf or less, but may have as many as 1,000 square feet. This does not apply to the old mill type homes, but built 2010 to current.

02 Manufactured Home (Multi Sectional)

Factory produced multi-sectional housing transported to a building site owned by or under a long term lease by the owner of the home and set up on a permanent foundation with the axel and tongue removed. Homes built after June 15, 1976 must meet the federal Manufactured Home Construction and Safety Standards.

02P Park Model RV

Tiny homes on non – permanent foundations. Dwellings designed for occupancy by one family. The code is used for all, individual unit Single Family detached structures designed for occupancy by one family. Square footage is typically 600 sf. or less but may have as many as 1,000 square feet. This does not apply to the old mill type homes and built 2010 to current.

03 Manufactured Home (Single Wide)

Factory produced single-sectional housing transported to a building site owned by or under a long term lease by the owner of the home and set up on a permanent foundation with the axel and tongue removed. Homes built after June 15, 1976 must meet the Federal Manufactured Home Construction and Safety Standards.

04 Condominium

Dwellings designed for occupancy by one family. The code is used for Single Family properties where there is a divided interest in a multi-unit building. The owner has fee ownership of the unit and joint ownership of the land and common areas. Individual land interest is to be listed and valued as 1 unit with the unit value being derived at by the land residual technique or through abstraction.

04R Condominium Resort

Dwellings designed for seasonal occupancy or rental use. The code is used for Single Family properties where there is a divided interest in a multi-unit building. The owner has fee ownership of the unit and joint ownership of the land and common areas. Individual land interest is to be listed and valued as 1 unit with the unit value being derived at by the land residual technique or through abstraction.

05 Patio Home

Dwellings designed for occupancy by one family. They are Single Family structures that are located on small lots and connected to neighboring properties by porches or patios. The land is typically owned by the owner of the unit. Individual lots are to be listed and valued by the land residual technique or through abstraction.

06 Condominium High Rise

Dwellings designed for occupancy by one family. They are Single Family properties where there is a divided interest in a multi-unit building; the interest is both vertical and horizontal. The owner has fee ownership of the unit and joint ownership of the land and common areas. Individual land interest is to be listed and valued as 1 unit with the unit value being derived at by the land residual technique or through abstraction. High rise buildings are to be listed with Special Footings and Structural Slabs.

07 Tree House Resort

Tree House structures are typically used for seasonal occupancy. A building constructed around, next to or among the trunk or branches of one or more mature trees while above ground level. Tree houses can be used for recreation, workspace, habitation, and observation. The better-quality structures have running water and bathrooms.

08 Camps, Guest Cottages

Cabin with limited to no plumbing located within campgrounds. The cottages or cabins are individual sleeping bungalows without kitchen facilities. The lowest qualities are camp facilities without plumbing, while the best resort types will contain luxury bathroom suites.

09 Townhouse Single Family

Dwellings designed for occupancy by one family. Single Family properties where there is a divided interest in a multi-unit building. The owner has fee ownership of the unit and the land it sits on and joint ownership of the common areas. The property is similar to a condominium with the exception that the land is owned by the owner of the unit instead of the land being jointly owned. Individual lots are to be listed and valued by the land residual technique or through abstraction.

10 Commercial / Retail

Structures designed for retail sales and display, usually has display or decorative fronts. The code may be used for various types of retail stores not otherwise described in the manual, including secondary or junior department stores with limited merchandise lines, specialty shops and general occupancy.

10C Commercial Condo

Structures designed for retail sales and display, usually has display or decorative fronts where there is a divided interest in a multi-unit building. The owner has fee ownership of the unit and joint ownership of the land and common areas. Individual land interest is to be listed and valued as 1 unit with the unit value being derived at by the land residual technique or through abstraction.

10D Discount Stores

Stores typically have a large open floor plan with some partitions for office and storage areas. The code is to be used for large chain stores that have been adapted for a secondary use or other similar structures. Typical occupants are Big Lots, Rug and Home, Restore, Habitat Stores, and other similar stores.

10H Home Improvement Store

Stores that are of warehouse construction with minimal interior partitions and finish. The code is to be used for stores such as Lowes, Home Depot and other similar stores.

10P Pharmacy

The buildings include both small neighborhood pharmacies and the large chain discount- type stores with a variety of merchandise departments including convenience foods containing built-in refrigerators. The better qualities have some storefront and well- finished interiors. Some storage and office areas commensurate with the overall quality of the building are included.

11 Convenience Store

Small food stores, typically 2,000 to 8,000 square feet, with limited interior facilities, usually sell gas with multiple pumps covered by a large canopy. Above average and custom qualities include Expanded Convenience Stores with quick serve food service. Custom and Excellent qualities include Hyper Convenience Stores which may include sit down restaurants, pharmacies, bakery, and etc. The stores typically attract truckers and are located near high traffic areas. Fast Food/Convenience stores have a national chain fast food restaurant as a tenant with recognizable exterior design on one side of the building and should be listed as Improvement Code 22C.

11M Mini-Mart Convenience Store

Very small convenience stores, typically less than 2,000 square feet, with very limited special purpose merchandise include multiple gas pumps and large canopy. Often associated with big box stores or located near off ramps.

12 Car Wash – Self-Serve

Open bay self-service coin car wash. List plumbing fixtures only for restrooms, rough plumbing to each bay is included in the base rate and the spray nozzles should be listed as equipment on the personal property listing.

12A Car Wash – Automatic

Full service, pull-through interior/exterior car wash such as Auto Bell. List plumbing fixtures only for restrooms, rough plumbing to tunnel is included in the base rate and all equipment in the tunnel should be listed as equipment on the personal property listing.

12D Car Wash - Drive Thru

Exterior cloth or pressure wash typically found at convenience stores. List plumbing fixtures only for restrooms, rough plumbing to tunnel is included in the base rate and all equipment in the tunnel should be listed as equipment on the personal property listing.

13 Department Store

The buildings are often two or more stories designed to display and sell multiple lines of merchandise. The front elevations usually vary with the quality of the store. The higher quality department stores have large, ornate display areas and fronts while, at the average quality level, the displays are relatively smaller. Most department stores have elevators and escalators. Floor coverings are a mixture of carpet and resilient tile, with the better qualities utilizing high- traffic type floor finishes such as terrazzo. Department stores generally have combined heating and cooling systems and good store lighting. Allowances are included for suitable office and employee areas and restroom facilities. The code is to be used for stores such as Belk's, Macy's, Ivey's, Penny's, Sears and other similar stores.

13D Discount / Department Store

Stores have an open floor plan with minimal interior partitions except to separate storage and a few specialty shops in the front. Stores are broken into departments separated by walk ways and may include a grocery section. The code is to be used for stores such as Target, Wal-Mart, Kmart and other similar stores.

13W Discount Warehouse Store

Stores of warehouse construction with minimal interior partitions. Membership stores fall into this category. The code is to be used for stores such as BJ's, Sam's, Costco, Garden Ridge, and other similar stores.

14 Super Market

Large food stores with a wide variety of food products and some personal care and household items. This category may include local food stores or large chain stores such as Ingles, Lowes, BI-LO, Sav-a-Lot and other similar stores. Retail food stores often handle limited lines of other merchandise. Items generally classed as real property are included in the costs (e.g., built- in refrigerators, cold rooms and ancillary cooling equipment). Items classed as personal property or trade fixtures are not included in the costs. In this occupancy, 75 to 80 percent of the total store is devoted to space for display with the remainder of the floor space being utilized for storage, pre-packaging areas and coolers.

15 Shopping Center - Mall

A regional shopping center contains a large number of satellite stores in strips with one or more major department store buildings as anchors. Shopping center costs are for the strip buildings only and include all necessary plumbing and electrical connections to provide for the operation of the satellites, including service areas. Trade fixtures and equipment pertinent to individual tenants are not included. The costs represent group averages of a typical mix of tenants (excluding major anchor occupancies).

The following are normally commensurate with the quality and type of anchors they support:

The mix of general occupancies found within a center.
The display or decorative storefronts, and the canopy- mansard overhang or ornamentation.

A community shopping center is typically an intermediate group or cluster of stores (also called a plaza). It is generally a much larger and better-designed project than a neighborhood center. It usually supports at least one major anchor. Typical anchors in a community center include secondary or junior department or retail-discount stores and major restaurant buildings. Shopping center costs are for the strip or plaza buildings only and include all necessary plumbing and electrical connections to provide for the operation of the satellites, including service areas. Trade fixtures and equipment pertinent to individual tenants are not included. The costs represent group averages of a typical mix of tenants (excluding major anchor occupancies).

The following are normally commensurate with the quality and type of anchors they support:

The mix of general occupancies found within a center.
The display or decorative storefronts, and the canopy- mansard overhang or ornamentation.

The typical (not limited to) tenant mixes for Community/Regional Shopping Centers are:

Retail	47 %		All general retail and specialty occupancies
Discount	19 %		Large drug, furniture, hardware, garden, etc.
Food	8%		Market, convenience-specialty foods, delicatessen, bakery, florist, etc.
Food service	8%		Restaurant, lounge, cafeteria, fast food outlets, etc.
Commercial	4%		Office, financial, medical, post office, etc.
Personal services	3%		Laundry, barber, beauty, repair shops, health clubs, etc.
Recreational	4%		Theater, bowling, skating, clubhouse, day care, etc.
Miscellaneous	7%		Storage and center service areas (office, security, etc.)

16 Neighborhood Shopping Center-Strip Center

A neighborhood shopping center is typically a row of open stores comprising a single line of storefronts with individual service entrances in the rear. It is generally a small, one-story project that may or may not have a major anchor. Typical anchors in a neighborhood center include major markets, large drug stores (discount stores) and banks.

The better qualities are Community Shopping Center. It is typically an intermediate group or cluster of stores (also called a plaza). It is generally a much larger and better-designed project than a neighborhood center. It usually supports at least one major anchor. Typical anchors in a community center include secondary or junior department or retail-discount stores and major restaurant buildings. Shopping center costs are for the finished strip buildings and include all necessary heating, air, plumbing and electrical connections to provide for the operation of the satellites, including service areas. Trade fixtures and equipment pertinent to individual tenants are not included. The costs represent group averages of a typical mix of tenants (excluding major anchor occupancies).

The following are normally commensurate with the quality and type of anchors they support:

The mix of general occupancies found within a center, the display or decorative storefronts.
The canopy- mansard overhang or ornamentation.

The typical (not limited to) tenant mixes for Neighborhood Shopping Centers are:

Quality	1-4		4-7	
Retail	25%		44%	All general retail and specialty occupancies.
Discount	15%		17%	Large drug, furniture, hardware, garden, etc.
Food	17%		9%	Market, convenience-specialty foods, delicatessen, bakery, florist, etc.
Food service	13%		9%	Restaurant, lounge, cafeteria, fast food outlets, etc.
Commercial	11%		7%	Office, financial, medical, post office, etc.
Personal services	14%		7%	Laundry, barber, beauty, repair shops, health clubs, etc.
Recreational	3%		5%	Theater, bowling, skating, clubhouse, day care, etc.
Miscellaneous	2%		2%	Storage and center service areas (office, security, etc.) including non-public access ways and restrooms.

17 Office

The buildings are designed for commercial occupancies and are typically subdivided into smaller units for tenant use. The interior finish may have plaster or drywall and, depending on the quality, utilize glass and special wall covering. Floor finishes are carpet, terrazzo or vinyl. Ceiling finishes vary with the quality. Luminous ceilings and high intensity fluorescent lighting are found in the better qualities. In the restrooms, both the number and quality of fixtures generally correspond to the quality of the building. Typically, floor finishes in the restroom areas are ceramic tile. At all quality levels, metal partitions and commercial plumbing fixtures can be found. Most offices have a combined heating and cooling system while the lower cost structures have heating only.

The following are not included in the costs:

Signs and office furnishings or equipment.
General office structures.

The code may be used for any office building that is not specifically defined in this schedule.

17C Office Condo

Office properties where there is a divided interest in a multi-unit building. The owner has fee ownership of the unit and joint ownership of the land and common areas. Individual land interest is to be listed and valued as 1 unit with the unit value being derived at by the land residual technique or through abstraction.

17L Creative / Loft

Older retail/industrial buildings converted to office use and favored by creative users such as the entertainment industry, advertising agencies, and high technology firms. Interior finish typically reflects a deconstructive style that exposes the buildings structural and mechanical systems. The buildings often have a shortage of parking because creative/high tech users are more people intensive than the original users of the buildings

18 Office High Rise > 4

The structures are General Office structures, which typically have greater than four floors. High rise buildings are to be listed with Special Footings and Structural Slabs.

19 Medical/Dental Building

The buildings are designed for medical and/or dental services with examination and outpatient treatment. They include a reception/lobby area as well as individual rooms. Floor finishes are carpet or resilient flooring. Ceilings are acoustic tile and may be on a suspended system. Most utilize high-intensity fluorescent lighting with the better qualities also having x-ray capabilities and built-in cabinetry. Individual treatment rooms may have plumbing and sinks. Restrooms are adequate to service the amount of personnel working in the building. The following are not included in the costs: X-ray equipment, autoclaves, office equipment, permanent examination lights and other medical equipment.

19C Medical Condo

Structures used for Medical or Dental services where there is a divided interest in a multi-unit building. The owner has fee ownership of the unit and joint ownership of the land and common areas. Individual land interest is to be listed and valued as 1 unit with the unit value being derived at by the land residual technique or through abstraction.

19D Day Spa Center, Animals

The occupancy is predominantly for the overnight and weekend boarding of small animals with fully enclosed play areas. The wash and grooming areas with better quality facilities have limited examination and treatment areas and may include larger public animal control.

19V Veterinarian's Office

The structures are designed for the medical and surgical care and treatment of small animals. Floor finishes are resilient covering. Wall finishes, plaster or drywall, are plain. Good quality facilities also have some lab and x-ray areas. Individual cubicles or rooms within the structure include adequate lighting and plumbing.

20 RENUMBERED – 19C Medical Condo

21 Restaurant

The buildings are constructed for the preparation and service of food and beverages. They include a combination of the following areas: Consumption, production, serving, receiving and storage, sanitation, non-dining and employee, and restrooms. Good restaurants include the typical chain operation and suburban neighborhood restaurants catering to regional trade. Average quality includes neighborhood restaurants or coffee shops or a lower priced franchise operation. hey include suitable office areas and all necessary plumbing and electrical connections for kitchen equipment with higher requirements for heating, cooling and ventilation.

22 Fast Food

The structures have limited consumption or dining area in relation to the preparation area. Drive-up windows commensurate with the quality are included. The average fast food restaurant normally includes some outer roof overhang, but no large separate canopies and carports. The lower qualities are built to minimum building and health codes. The median area for a fast food restaurant is 3,150 square feet with a range of 1,375 to 4,250 square feet. The seating space is normally less than 45 percent of the total area. The buildings have suitable office space and restroom facilities. Building type includes businesses such as: McDonalds, Burger King, Wendy's and other similar stores.

22C Fast Food / Convenience

The structures are a combination of the Fast Food Restaurant and the Convenience Store located on separate sides of one building. Usually with an open passage way from one business to the other to allow for a one stop shopping experience.

23 Bank

The occupancy may also include savings and loan institutions where the design is similar to a bank. Exteriors have some ornamentation at all quality levels with the better qualities using stone, ornamental concrete, brick and/or solar glass. The interiors have plaster or drywall with special detailing in some areas. There are some office and storage areas. The office area may be open and located in the same general area as the main banking services. Floor finishes usually are terrazzo, carpet, vinyl composition tile or vinyl sheet flooring. The buildings have drive-up windows, night depositories, surveillance systems and vaults. Restroom interiors of the higher quality levels are tiled and have high quality commercial fixtures. Lighting is usually recessed fluorescent fixtures. The code is to be used for all Bank, Savings and Loan, or similar buildings and includes the cost of a built-in vault.

24 Renumbered OFFICE CONDO 17C

25 Commercial / Service

Commercial buildings designed for providing a service. This building type includes businesses such as, repair shops, and other similar businesses.

26 Service Station

Old type Service Stations. The office area is listed as BAS and the garage area is listed as SPA – Service production Area.

26B Auto Body Repair

Auto body repair facility, collision center, is used in the repairing, removing, installing or painting integral component parts of a chassis or body of motor vehicle / motorcycles damaged as a result of a collision.

27S Auto Sales & Service Center

Structures designed and used for vehicular repair and maintenance. This can include vehicle dealerships and auto service centers. The service area is listed as the base (BAS) area and offices (AOF, GOF & etc.) or store display (SDA) areas are designated and described appropriately. List with Special Footings to account for pits and lifts.

27D Dealership Showrooms

The buildings are primarily sales and showrooms for dealerships, regardless of vehicle type (e.g., automobile, boat or farm implement). The large open areas used for display typically have storefronts. There are also some office and storage areas next to the sales cubicles. Most are finished with drywall and plaster. Floors are finished with a combination of resilient floor covering and some terrazzo. Ceilings in the offices may be tile panels on a suspended system. Lighting is usually very similar to store and office lighting and the better qualities have special display spotlights. Plumbing and restrooms are adequate to service the sales, clerical and managerial personnel using the building. The higher quality showrooms may also have kitchen and/or lounge support facilities.

27M Mini Specialty Automotive

Small structures designed for fast and specialized vehicular maintenance. The code is used for businesses such Jiffy Lube. The service area is listed as the base (BAS) area and offices (AOF, GOF & etc.) or store display (SDA) areas are designated and described appropriately. List with Special Footings to account for pits and lifts. Structures which typically have no exterior walls, or partial walls, designed for above ground storage of automobiles.

28 REUNMBERED 27M- MINI-LUBE GARAGE

29 Mini-Warehouse

Warehouse structures that have been subdivided in to a mixture of small areas designed to be rented for self-storage.

29S Mini Warehouses, Self-Storage

Mini-warehouses are multistory warehouses subdivided into cubicles of generally small size, designed primarily to be rented for small or non-commercial storage and will include some office-living space at the better qualities. The density of storage cubicles and ancillary support facilities will influence your cost level choice.

30 Laboratory/Research

Laboratories include commercial and research and development facilities exclusive of lab equipment. Interiors will have clean surfaces with good enamels, vinyl and glazed tiles and conductive flooring commensurate with the quality level. Costs include laboratory plumbing, electrical and cabinetry, but not fume hoods. The better qualities are highly ornamented with good offices, testing areas, research and numerous workstations. They typically use higher requirements for heating, cooling and ventilation.

31 Day Care Center

Structures designed or used for early childhood, handicapped and adult or senior care or development. The structures usually have light kitchen facilities, activity rooms and multiple restrooms. The building types include kindergartens, nurseries and preschools.

32 Theater

The structures designed or used for cinemas or live stage presentations. Cinemas include little to no stage area, restroom facilities, a projection area and sound system. Projection area, lighting and sound systems that are commensurate with the overall quality are also included. Live Stage theaters, are designed for live stage presentations and include a stage that is commensurate with the quality of construction. Restroom and live stage dressing room facilities, entrances and suitable office and cloakroom facilities are included. Lighting and sound systems that are commensurate with the overall quality are also included.

32A Auditoriums

Structures designed or used for mass seating and stage for vocal and visual presentations.

33 Lounge / Nightclub

Structures designed or used for primarily for the service and consumption of beverages with better qualities having limited food preparation and service. Cocktail lounges and Nightclubs are larger facilities and may have entertainment floors and stages, and may have full kitchens.

33M Micro-Brewery

The buildings are designed primarily for the service and consumption of beverages. They include a combination of the following areas: Consumption, Serving, Preparation, Receiving, Storage, and Restrooms. Good bar/taverns normally include some minor food service facilities. They also include suitable office areas, all necessary plumbing and electrical connections for the bar and limited food preparation equipment with have higher requirements for heating, cooling and ventilation.

33W Vineyards / Winery

The buildings are designed primarily for the service and consumption of beverages. They include a combination of the following areas: Consumption, serving, preparation, receiving and storage, and restrooms. Better quality have sit down restaurant area and event area with have higher requirements for heating, cooling and ventilation.

34 Bowling Alley, Arena

The typical occupancy includes plumbing and electrical connections for restaurants, bars, billiard rooms, restrooms and miscellaneous rooms within the basic structure. Side aisles are typically found in service areas behind the pinsetters and adjacent to each lane along the exterior walls. Partitions for offices and auxiliary facilities commensurate with quality are included. Areas designated for spectators' seating and promenades vary in size depending on design characteristics for the building and the personnel capacities. Bowling alleys typically have some type of combined heating and cooling system servicing the building. Floor finishes usually are a combination of carpet and resilient floor coverings. Skating (Ice/Roller) Rinks are typically lower-quality auditoriums modified for that particular use. Costs are connections, but do not include any equipment or fixtures.

34F Fitness Center

Structures designed or used for complete multisport recreational activities; usually include a gymnasium, weight rooms, shower facilities, and activity rooms. They are typically membership clubs.

37 Hotel, Limited Service

Originally defined as a hotel without restaurant or banquet facilities, the services and amenities offered to guests of limited-service hotels are typically simple. The range of amenities might include a business center, a fitness room, a guest laundry facility, a market pantry, an indoor and/or outdoor pool and whirlpool, and small meeting rooms.

37B Bed & Breakfast

Residential-type buildings are designed for transient boarding and are more family ornate in character than lodges or motels.

37L Lodge

Lodges are generally of rustic design with multiple sleeping units and lobby with some additional plumbing and kitchen facilities for the additional unrelated number of guests. The better qualities will include large formal dining and meeting rooms with one or more baths per guestroom.

37E Hotel Extended Stay

Buildings are three stories or less with sleeping units and kitchen facilities. Motels include offices, laundry, lobby, and some recreation space commensurate with the size and the quality of the facility. The structures are built of either masonry or wood frame construction. Low-end budget facilities are single rooms with low-cost finishes throughout and include a minimal kitchenette area. Better qualities are all-suite sleeping rooms with good kitchens, and include paneling and wallpaper in the common areas.

37F Hotel Full Service

The structures are three or more stories high, having multiple sleeping units without individual kitchen facilities; where the ground floor is entirely divided into stores and shops. The quality of the hotel is determined primarily from the interior refinements. The best quality hotels have a large amount of high-cost wall cover and floor finish in the open and public areas. Sleeping rooms also contain high-cost wall cover as part of the interior finish. The size of the support facilities, e.g., restaurants, bars, meeting space, etc., is largely dependent on the size and capacity of the facility rather than the quality of the improvements. Lobby, lounges, restaurants, ballrooms, meeting rooms, kitchens, laundry, storage facilities and office areas are commensurate with the building class and quality chosen.

38 Roadside Flea Market

The roadside or farmers' markets are typically rural structures from the simple open stand to the enclosed, full retail market barn with refrigerated storage. They are designed for the quick purchase of fresh produce and a few standard staple items in small quantities. They have little display shelving and storage space. The better qualities will have separate storage areas that are relatively small. The better quality occupancies include suitable plumbing, electrical and better built-in cooler storage.

39 Motel

Buildings 3 floors or less constructed with multiple sleeping units without individual kitchen facilities and a lobby, exterior hallways, and room entrances. They are usually limited service and have little or no space designed for large groups or formal dining. When additional amenities exist the property is usually of higher quality.

40 Industrial

Structures designed for manufacturing at a level between light and heavy manufacturing. The code is used on older mill type buildings such as buildings originally built as textile mills. The manufacturing area is listed as the base (BAS) area and offices (AOF, GOF & etc.) are designated and described appropriately.

41 Light Manufacturing

Structures designed for typical light manufacturing processes. The buildings are designed to shelter manufacturing processes. There is an average amount of office and support space commensurate with the quality included, typically for light industrials, between 4 and 25 percent. This includes suitable locker, break and lunchroom facilities to accommodate the personnel load. Offices may be single story or stacked. Single-story offices may have a softwood flooring storage mezzanine overhead as part of the office area costs. Exterior finishes are masonry or concrete, typically tilt- up panels or metal siding. Frames are typically light open metal or glulam structures. The interiors, except for the office area, will usually have little or no interior finish. Fluorescent lighting is found throughout both the office and shop with the office area having better quality fixtures. The costs include all the power leads to the building and industrial sewer and drainage lines, but do not include the following: Power panel, power wiring or industrial piping to the fixtures or equipment used in the manufacturing process, hoists or cranes. The manufacturing area is listed as the base (BAS) area and offices (AOF, GOF & etc.) are designated and described appropriately.

42 Heavy Manufacturing

Structures designed for heavy manufacturing processes. Buildings designed for heavy specialized manufacturing processes and power or utility service plants. There is an average amount of office or support space commensurate with the quality included, typically for heavy industrials, between 4 and 12 percent. Heavy Industrials are characterized by their typically heavy frames, crane ways, walls and floors. The structural support will greatly influence the cost and quality selection. Exterior finishes are thick masonry or concrete or heavy gauge metal siding. The interiors, except for the office, stores or shop areas, usually have minimal interior partitions and are large open areas. Lighting may consist of many heavy-duty or spark-proof fixtures. The costs include all the power leads to the building and industrial sewer and drainage lines, but do not include the following: Power panels, power wiring or industrial piping to the fixtures or equipment used in the manufacturing process, hoists, cranes or personnel lifts. The manufacturing area is listed as the base (BAS) area and offices (AOF, GOF & etc.) are designated and described appropriately.

42D Computer Data Centers

Computer centers are electronic data processing plants, including ancillary offices. Most facilities will have a rather plain exterior appearance with little fenestration. The cost and quality selection will depend primarily on the amount of interior finish. An amount of raised computer floors are included, commensurate with the quality level. The better qualities have a large amount of good support rooms and many offices

43 Lumber Storage

Structures designed for storage of lumber. Horizontal lumber storage buildings are generally designed as a shed with an open front and only three exterior walls. The wood framed structures have wood, metal or plaster (stucco) exterior wall finishes. Floors are unfinished with the quantity of the racks varying with the quality of the structure. The costs include storage racks.

44 Packing Plant/Food Process

Structures designed for processing of consumable products made for human consumption. They are characterized by heavy frames, walls, footings, floors and plumbing and electrical loads typical of specialized processes. The manufacturing area is listed as the base (BAS) area and offices (AOF, GOF & etc.) are designated and described appropriately.

45 Renumbered- Drug store- 10P

46 Barber / Beauty Shop

The structures are normally one-story buildings with wood frame or masonry exterior walls. They may also be found in large shopping mall areas of mixed building construction. Interiors are very plain with little trim or ornamental items. Most barber / beauty shops have large open areas with very few interior partitions. Floor finishes are resilient floor covering, e.g., asphalt tile, vinyl tile, vinyl composition tile, etc. The costs include plumbing fixtures and electrical service but do not include mechanical chairs, furnishings and mirrors.

46S Day Spa

A business that provides a variety of services for the purpose of improving health, beauty and relaxation through personal care treatments such as hair, massages and facials. A day spa is different from a beauty salon in that it contains facilities such as a sauna, pool, steam room, or whirlpool that guests may use in addition to their treatment. A day spa is different from a destination spa as no overnight accommodation is provided. In contrast, a destination spa offers similar services integrated into packages which include diet, exercise programs, instruction on wellness, life coaching, yoga, Tai Chi and accommodations where participants reside for the duration of their stay. A resort-spa may also function as a day spa, if they allow access to patrons who are not guests of the hotel.

47 Warehouse Condo

Structures designed for storage or distribution where there is a divided interest in a multi-unit building. The owner has fee ownership of the unit and joint ownership of the land and common areas. Individual land interest is to be listed and valued as 1 unit with the unit value being derived at by the land residual technique or through abstraction. The storage area is listed as the base (BAS) area and offices (AOF, GOF & etc.) are designated and described appropriately.

48 Warehouse - Storage

Structures designed for storage. The structure is typically, a large open space with few partitions and small percentage of office area. The storage area is listed as the base (BAS) area and offices (AOF, GOF & etc.) are designated and described appropriately.

48D Warehouse – Distribution

Structures designed for distribution of products. Typically more partitions and a larger percentage of office area than storage warehouses accommodate the breakdown and transfer of products and will also have increased lighting and plumbing to accommodate increased personnel demands. The storage area is listed as the base (BAS) area and offices (AOF, GOF & etc.) are designated and described appropriately.

48M Warehouse Mega

Large structures (over 200,000 sf) designed for storage or distribution. The structure is typically a large open space with few partitions and small percentage of office area. The storage area is listed as the base (BAS) area and offices (AOF, GOF & etc.) are designated and described appropriately.

49 Prefab Warehouse

Small (fewer than 10,000 sf) inexpensive light duty pre-engineered structures designed for storage. The storage area is listed as the base (BAS) area and offices (AOF, GOF & etc.) are designated and described appropriately. List with 03 Prefabricated Structural Frame.

50 RENUMBERED – RESIDENTIAL RURAL - 01R

51 Cold Storage / Freezer

Structures designed to keep stored commodities at controlled temperature levels. Some production or process areas are included in the better qualities. Sharp freezers, freezer rooms, offices, production or process areas are included in the better qualities. The front elevation will have some ornamental detail and an office/store front type entry. Lower qualities have cooler storage areas, few partitions and small office areas that are very plain with very little or any front entry trim or ornamentation. Cold Storage facilities have specialized cooling/freezing equipment. The storage area is listed as the base (BAS) area and offices (AOF, GOF & etc.) are designated and described appropriately.

**Cold storage areas attached to fast food/ restaurant building are listed as personal property.*

52 Truck Terminal / Transit WH

Structures are designed for temporary closed storage, freight distribution and loading. Often called truck terminals, they are most commonly built with masonry, wood frame or steel frame walls. The interiors have some finished offices and driver areas. Lighting and plumbing, although adequate to service the personnel, are not excessive or ornate. Heating and ventilation is sufficient to protect stored goods and materials from freezing or other forms of spoilage. List the Floor System as Platform Height. The storage area is listed as the base (BAS) area and offices (AOF, GOF & etc.) are designated and described appropriately.

53 Service Garage - Industrial

Structures designed for vehicular maintenance and repair at industrial sites. The service area is listed as the base (BAS) area and offices (AOF, GOF & etc.) are designated and described appropriately. List with Special Footings to account for pits and lifts.

54 Flex Warehouse

Structures designed as single-tenant or multi-tenant warehouse distribution structures. Each unit has a flexible amount of storage or office area with better qualities having storefront entries. The buildings are sometimes called Business Centers. The service area is listed as the base (BAS) area and offices (AOF, GOF & etc.) or store display (SDA) areas are designated and described appropriately.

55 NOT IN USE - Granite Shed

57 Renumbered to Commercial/Retail 10

60 Apartment, Multiple Residence (Low Rise)

The structures are three stories or less with each unit within the building having a kitchen and at least one bath. They are designed for other than transient occupancy (permanent or semi-permanent). The best qualities have combined heating and cooling systems. They also have plaster, paneling, and good detailing in molding and trim and high cost floor finishes. The structures commonly are solid masonry or wood frame walls (Class C and D). Some of the special refinements found in the better qualities include intercoms, television jacks and antennas, and at least one bath per bedroom. The lower qualities typically have one bath or a bath and one-half for each unit, regardless of the number of bedrooms. The typical story height for these structures is nine feet.

61 Townhouse Apartment

The structures are usually less than 4 floors with each individual unit occupying more than one level. Each unit has a kitchen and bath, designed for long term occupancy.

62 Duplex / Triplex

The structures are similar to single family homes in appearance but each building has 2 or 3 units. Each unit has a kitchen and bath, designed for long term occupancy.

63 High Rise Apartment

High-rise apartments are structures with three or more stories of multiple dwelling units. The structures are built of all construction classes. Each dwelling unit consists of its own separate living area and kitchen facility. Normally, structures over three stories have elevators, but this depends on the height of the building and the need for transportation to the upper levels. The structures have a lobby area, interior hall access to dwelling units and some type of stairway for fire exit. Although apartments built as condominiums sometimes are required by building and zoning codes to have certain items not required for rental units, basically, "condominium" is a type of ownership and not a type of construction and the apartment costs are valid.

64 Dry Cleaner / Laundromat

The structures are designed for full-service laundry cleaning, including typical retail storefront and laundry workspace commensurate with the quality level. Better qualities have an area for a small amount of in-house cleaning. The costs do not reflect the costs of a dry cleaning plant.

65 Renumbered Bed & Breakfast 37B

65S Stables

The structures are usually designed for the care and housing of horses. The better qualities have some decoration and include brick, brick veneer or wood as the exterior finish. Interiors have finished stalls, with restrooms, tack room and good finishes throughout. Good lighting and water service are also included. The lower quality stall barns use block or low-cost wood finishes on the walls and low cost roof systems. Floors may be finished only in feed and tack rooms, with the remaining floors being dirt. Stalls are not finished and there is no lighting or plumbing. The stable's size and the needs of the owners influence the facilities that would be included within the stable. Commonly, the following areas can be found: Stalls or boxes, feed, tack, manure bunkers and lavatory accommodations. The better qualities may also include a sick box, washing and cleaning room, and sitting room for grooms. Lesser quality stables should be priced from the OBXF section of this manual.

66 Renumbered Nursing Home / Convalescent 74R.

67 Renumbered Park Model 02P

68 NOT IN USE - Resort Condominium

69 Fire Department Staffed - Renumbered – 86F

69V Fire Department, Volunteer

The occupancy is used by a fire department that is operated by volunteers. Typically, the buildings include engine storage, small offices, a classroom and minimal plumbing. They have only partially finished floors and ceilings. Better than average stations may have kitchenettes, drywall and acoustical tile. Structures designed as small congregate care or special needs homes, more residential in nature, common kitchen and dining, for physically or mentally challenged, substance abusers, battered victims or other like groups.

70 Institutional

Office type structures designed for a variety of institutional uses not associated with churches of governments.

71 Church

The occupancy typically includes special lighting, sound systems and some stained glass windows consistent with the overall quality of the building. It also includes multipurpose social/recreational and educational classroom facilities. When valuing just the sanctuary increase the quality adjustment.

71F Fellowship Hall

Church structures designed or used for multipurpose uses such as recreation and social gatherings, may include stages and kitchens.

72 School / College – Private

Structures designed as private educational facilities. The base rate is designed to cover the average total cost of the entire facility which may include a mixture of: classrooms, multipurpose, administrative offices, cafeteria, library, and etc. If the campus is made up of multiple buildings of different uses they may be priced individually according to their use. Grades may be based on Elementary, Middle, High, and College.

73 Hospital – Private

Structures designed as private general hospitals with complete facilities including; emergency care, surgical rooms, intensive care, maternity care and general care.

73S Surgical Center

Structures designed surgical centers with complete surgical rooms; cost will include waiting areas, recovery rooms and offices.

73U Urgent Care

The structures are buildings designed for urgent care or emergency first aid and medical treatment. Typically, they do not have facilities for surgery, although the better qualities may have some small surgical capabilities. They do generally have some office space. Floor coverings are either ceramic tile or some type of resilient floor finish throughout the structure. Lighting and plumbing are adequate for emergency first aid use.

74 Home for the Elderly

Structures designed for assistance living congregate housing for the elderly, typically three or more floors, consisting of one or two room suits, limited individual kitchens, common kitchen and dining, lounges, nursing and therapy rooms. The better qualities may also include alarm systems. They may also include some special plumbing fixtures.

74A Assisted Living

Structures designed for elder living with studios and one or two bedroom suites with limited kitchens, common dining areas, lounges, craft and game rooms, and etc. according to quality. These resemble like garden apartments. The structures are three stories or less where each studio, one- or two-bedroom suites have limited individual kitchen facilities and a mix of common support areas associated with congregate housing for the elderly. The better qualities have good lounges, craft and game areas, beauty parlor and therapy rooms. They also have plaster, paneling, and good detailing in molding and trim and high cost floor finishes.

74C Convalescent / Nursing Home

Structures designed as convalescent hospitals or skilled nursing homes for intense care for the elderly or infirmed. They are primarily designed to provide a home-like environment while patients recover from long term illnesses or medical procedures. The occupancy includes rest homes, sanitariums, nursing homes and buildings of hospital type construction that give nursing care. The structures are designed for bed care and/or hotel and nursing care for ambulatory patients. They have treatment and therapy rooms, service and administration areas, nurses' stations and signaling systems commensurate with the building class and quality. The facilities do not have equipment for surgical care and treatment. Exterior and interior finishes are very similar to hospitals in terms of the materials used. While most have some type of combined heating and cooling system, lower quality units may have heating only.

74R Retirement / Continuing Care

Structures designed to include a mix of independent living, assisted living, including facilities for dementia patients and skilled nursing units, may have fitness facilities.

75 Orphanage

Multi-family structures designed as residential institutions devoted to the housing and care of orphans. Buildings are built for group living including multi-occupant rooms and congregant kitchen and dining facilities and shared restrooms.

75G Group Home

A commercial quality structure used as a permanent or long-term home; where a small number of unrelated people in need of care, support, or supervision can live together, such as those who are elderly, mentally ill, or with physical disabilities.

76 Mortuary, Cemetery, etc.

Structures used as funeral homes including chapels and laboratories according to quality.

77 Club, Lodge, Hall

Structures used for general-purpose recreation buildings, such as community halls/centers and veterans' organization buildings. The buildings generally have light kitchen facilities, large multi-purpose general use room with stage, and multiple restrooms. Better quality clubhouses have moveable partition walls and some small meeting rooms or offices.

78 County Club

Structures designed as specialized clubhouses used mainly for entertainment and generally associated with a golf course. They typically have a ballroom, kitchen facilities, bar, pro shop, locker and shower rooms. Country clubs are designed for entertainment and have few, if any, sleeping rooms. Group entertainment normally requires good kitchen facilities, minimum restrooms with or without lockers and showers, and large general use rooms. They typically have small offices and meeting rooms. Lower quality will consist primarily of pro-shop with restrooms while the higher quality structures have a ballroom, bar, banquet and pro shop facilities, as well as extensive locker and shower rooms.

79 Airport

Structures are designed for the mass movement of people includes; a baggage area, ticket lobby, concessions, and concourse area. Larger better qualities terminals will have shops, lounges and restaurants

79H Aircraft Hanger

The buildings are designed primarily for aircraft storage and light maintenance and repair. The highest quality storage hangars are for line servicing of large commercial airplanes. Storage hangars have some office area, storage area and restroom and plumbing facilities for small crews of maintenance personnel. The storage area is listed as the base (BAS) area and offices (AOF, GOF & etc.) are designated and described appropriately.

79M Aircraft Hanger, Maintenance

The hangars are similar to storage hangars, but include more plumbing, electrical and interior construction costs. The hangars are used for complete maintenance and repair functions. The higher quality hangars are the main base facilities for commercial airlines and include a large amount of interior construction. They include suitable office, locker, break and restroom areas, secure storage facilities, and electrical, plumbing, heating and utilities to accommodate large maintenance crews. The service area is listed as the base (BAS) area and offices (AOF, GOF & etc.) are designated and described appropriately.

79P Airport Private

Structure designed for a private air strip; there may be no buildings located on property to buildings with minimum quality. Probably will not have a baggage area, ticket lobby, concessions, and concourse area and runways may be grass or gravel. If no buildings are located on property then the building code with no model will be used to designate there is a private airstrip on the property.

80 Marina

Structures designed for the storage of boats. Built like a warehouse with racking system for boat storage.

81 Trout Farm –no model

Only to identify property with trout runs located on property- if no other building is on property.

82 Convention Center

The structures are large open arena-auditorium-type facilities for short-term meeting and/or trade show-display of products. The better facilities will have varied multi- functional space with movable partitions and ancillary eating and entertainment facilities.

82B Banquet Hall

Structures designed as clubhouse type facilities that offer food services on a smaller scale than a Convention Center. The clubhouse type structures are general-purpose recreation hall buildings. The buildings generally have kitchen facilities, large multi-purpose general use (meeting/dining) room with a stage area at the better qualities, and multiple restrooms. Better quality banquet halls may have moveable partition walls and some small storage, coat rooms and office. The following are not included in the costs: Kitchen and stage equipment.

82E Wedding Events

Various type structures used to hold wedding events. Venue styles can range in design: Banquet Halls/Restaurant, Events Center, Ballroom, Barn, Farm / Ranch, Historic**,** Vineyards. The style will depend on quality and design of the structure.

83 School – Public

Structures designed public educational facilities. The base rate is designed to cover the average total cost of the entire facility which may include a mixture of: classrooms, multipurpose, administrative offices, cafeteria, library, and etc. If the campus is made up of multiple buildings of different uses they may be priced individually according to their use.

84 College – Public

Structures designed public college or university facilities. The base rate is designed to cover the average total cost of the entire facility which may include a mixture of: classrooms, multipurpose, administrative offices, cafeteria, library, and etc. If the campus is made up of multiple buildings of different uses they may be priced individually according to their use.

85 Hospital – Public

Designed as complete health care facilities, hospitals typically include a number of different health services within one building or groups of buildings. Typical areas found include diagnostic, surgery, patient care, delivery, nursery, emergency, administration, service areas and pharmacies. The amount of actual area associated with all or some of these specific areas vary with the size of the building and the number of people serviced by the hospital. The types of facilities available in the hospital generally are commensurate with the overall quality of the structure. Lower quality hospitals have a large ward area while higher quality ones have a large amount of private rooms. The quality variations result in the amount of area per bed ranging between 625 and 1,700 square feet. Exterior finishes vary with decorative marble, granite, concrete, and metal and glass panels in the better qualities and brick, block, and masonry veneers with very little ornamentation at the lower quality. Plaster or drywall is found on the interiors with suspended acoustic tile ceilings. Floor finishes are commonly ceramic, vinyl or some other type of resilient floor cover. Signal systems, special oxygen piping and pneumatic conveyors are commonly found. They conform to the overall quality and design of the structure. Most hospitals have complete heating, ventilating and air conditioning systems and emergency power equipment.

86 County Government

The buildings include city halls, courthouses, etc., the lower quality buildings will be the non-typical office or service buildings. The better quality will be massive buildings or buildings utilizing modern exterior curtain walls. The better qualities have well- finished chambers and hearing rooms, as well as executive offices, while average quality governmental buildings have only a few decorative features. The buildings are built using all classes of construction. Exteriors vary with the building class; typical finishes include marble, granite, concrete, metal and glass panels, concrete block and various types of masonry veneer. Interiors commonly utilize high- use floor covers such as terrazzo, marble, carpet, ceramic tile and, in some cases, resilient flooring. Most, except the low quality governmental buildings, have combined heating and cooling systems.

86C Correctional / Detention Facility

The buildings are used for the detention of people either awaiting trial or for convicted offenders serving sentences for law violations. They include a complete prison plant, from minimum to maximum-security facilities, commensurate with the quality. Divided into individual cells, most jails are built of steel frame, reinforced concrete or masonry. Floor coverings typically include asphalt tile or vinyl tile and lower quality jails use only exposed concrete slab floors. Interior finishes are plain, using exposed masonry or painted finishes. Lighting and plumbing are adequate to serve both the detained and supervisory personnel. Structures designed as offices for the Sheriff or Police office should be listed separately. The costs include jail hardware but do not include kitchen, laundry or recreational equipment.

86F Fire Station - Staffed

The structures are constructed to house a fire station. The occupancy is used by a full-time fire department. The buildings are designed for engine storage, dormitory and light kitchen facilities. The better-quality fire stations are able to serve as a command post for major fire control. Average quality fire stations are similar to company size fire units in city areas and are also equipped for 24- hour watch. The number of kitchens, showers and offices found in the building is commensurate with the size of the fire station and the number of personnel in the fire unit. The service area is listed as the base (BAS) area and offices (AOF, GOF & etc.) and sleeping quarters (APT) are designated and described appropriately.

86P Police Station

Police stations are basically law enforcement facilities with a limited number of jail cells. Sally port facilities commensurate with the quality are included. The costs include jail hardware but do not include kitchen, laundry or recreational equipment.

87 State Government

Government office structures owned by the North Carolina State Government; generally of higher quality than general offices.

87F Forestry / National Parks

Structures designed for use of the US Forestry Service; typically, a small office area with storage area for equipment.

88 Federal Government
Government office structures owned by the US Federal Government; generally of higher quality than general offices.

88M Military
The buildings are designed for military training. Quality is determined primarily by the amount of interior finish, although the exterior appearance and the structural support influence the cost and quality selection. Armories generally have a large arena drill floor, office area, classrooms, locker areas, and secure storage and kitchen support facilities. Armories are commonly built up to three stories using masonry, wood or steel- frame construction. In addition to adequate plumbing, the better qualities have shower facilities. Lighting usually consists of fluorescent fixtures with some recessed lighting in the office areas. Interior finishes are either drywall or plaster, with some paneling and special moldings used in the higher quality structures.

89 Municipal Government
Government office structures owned by a Municipal Government; generally of higher quality than general offices.

90 Community Building
The public buildings are designed as mixed-use structures, typically found in rural communities, and are generally smaller and utilitarian in scope. The lower qualities are generally composed of public safety facilities, limited office and council meeting rooms and/or small libraries, etc. The better qualities will have a large proportion of well- finished full-service facilities

91 Utility Office
General office structures used in the utilities industry.

92 Mining Office
General office structures used in the mining industry.

93 Petroleum, Gas Office
General office structures used in the petroleum or gas industry.

94 Submerged Land

95 Blank – Not in use

96 Vacant Land

97 Valueless Improvement
The structures do not have a market value such as club houses owned by a Home Owner's Association.

98 New Parcel

The code is used to flag new parcel that have been created by Land Records, the code will be changed to the appropriate code when the parcel is appraised.

CONSTRUCTION DETAILS

FOUNDATIONS

EARTH
No concrete footings. Typically used on buildings constructed with dirt floors with pole type construction.

PIERS
Concrete or block footings placed under pier locations only.

CONTINUOUS FOOTING
A concrete footing poured continuously around the perimeter foundation of a building. Used on buildings that has a crawl space or basement, used on manufactured homes that have masonry under pinning.

SPREAD FOOTING
Type footing used with concrete slab floor system.

SPECIAL FOOTING
Any expensive foundation not described in the other four choices. Used mostly on high-rise buildings, which are four (4) or more floors. Used in some service garages to account for pits and lifts and industrial buildings with special foundation requirements.

HILLSIDE, MOD.
Footings up to 6’ in height located on a hillside.

HILLSIDE, STEEP
Footings used on a steep cliff or mountain side.

PIERS>6FT
Piers build up six foot or more for flood plain areas.

PIERS>6FT W/CON
Piers build up six foot or more with concord floor for flood plain areas.

SUBFLOOR SYSTEM

NONE
No floor system. Typically used on buildings with dirt or gravel floors.

SLAB ABOVE GRADE
Concrete slab poured on a built-up surface above ground level.

SLAB ON GRADE
Concrete slab poured on surface at ground level.

PLYWOOD
Plywood sheathing on joist.

WOOD
Wood sheathing on joist.

PLATFORM HEIGHT
A pre-cast deck with pre-cast or steel joist elevated to a loading dock height.

STRUCTURAL SLAB
Reinforced slab made to support a high-rise building or certain industrial buildings of excessive weight or special requirements.

EXTERIOR WALLS

ALUMINUM SIDING
Flat or corrugated aluminum sheets fastened to a wood or metal frame as direct replacement or cover for wood siding.

ASBESTOS-FIBER SHINGLE/CORR WALL
Typically refers to asbestos or fiber shingle or corrugated material laid over wood frame with sheathing. The principle composition of these materials is asbestos, fiberglass, or other mineral or organic fibers occurring in long and delicate fibers or fibrous masses. It is incombustible, non-conducting and chemically resistant. Typically, the materials are hard and brittle in nature with a noticeable grain or texture.

BOARD AND BATTEN ON PLYWOOD WITH STRIPS
Sheeting placed on walls in a vertical position with the joints covered by narrow wooden strips called battens.

BOARD AND BATTEN 12" BOARDS
With 12" boards nailed to sheathing in a vertical position and the joints covered by battens (which are narrow wooden strips). The form of siding is commonly used on small buildings.

CEDAR OR REDWOOD SIDING
Horizontal cedar or redwood lap siding or panel siding normally unfinished or naturally stained which is desirable because of color and maintenance free characteristics. Usually the lap siding has above average excellent type construction.

CEMENT FIBER SIDING
Siding composed of asbestos-free fiber and cement combined under pressure. The product may come in boards, sheets or shingles and are usually attached over sheathing. Sheet siding may come ribbed or corrugated.

COMMON BRICK
Brick commonly used for construction purposes; primarily made for buildings and not specially treated for color. They are made from clay or a clay mixture molded into blocks, which are then hardened in the sun or baked in a kiln.

COMPOSITION OR WALL BOARD
Typically refers to composition siding, which comes in varied thickness and rolls, and is usually fastened over wood framing by nailing. They can be any of the various man-made materials on wood or metal framing such as "Homosote", or "Cleotex", or other trade name products. These must be treated or painted to withstand weather. This is generally considered an inexpensive construction.

CONCRETE OR SPLIT BLOCK
The standard concrete or cinder block, which can range in size from 8 to 16 inches.

CORRUGATED ASBESTOS
The term is sometimes called by trade names such as "Transite". The asbestos manufactured in corrugated sheets, which can be fastened to wood or metal framing.

CORRUGATED METAL (LIGHT)
Typically considered inexpensive steel or galvanized siding with minimum thickness. This is usually manufactured in sheets, which can be fastened to wood or metal framing.

CORRUGATED METAL (HEAVY)
An expensive steel or galvanized siding generally used for commercial construction.

D-LOG
The shape of the log in cross-section, with the interior side milled flat and the exterior side curved, like the capital letter D.

FACE BRICK
The better quality of brick such as that used on exposed parts of a building and is usually color treated and finished.

FACE BLOCK
The better quality of block such as that used on exposed parts of a building and is usually color treated, textured and finished.

GLASS/THERMOPLANE
A glass sandwich designed for use on exterior walls. Typically this is tinted and with an aluminum or metal framing system. This normally occurs only on large commercial office buildings.

LOG
The exterior wall is made of logs, typically interior being logs.

MARBLE
A hard crystalline metamorphic form of limestone, typically white with mottling's or streaks of color, that is capable of taking a polish and is used in sculpture and architecture.

MASONITE
Highly compressed wood fiber hardboard siding, may come in 6 to 12 inch boards or in sheets.

PREFAB/MODULAR METAL
Typically refers to the common pre-finished metal walls used in warehouses, older mobile homes, commercial construction and other similar prefab metal walls.

PRECAST PANEL
A modular construction material usually made with a washed pebble finish. Such panels are pre-cast and brought to the site to be erected or poured in place and tilted up. Normally used as the major exterior wall finish, it is most often found on commercial and industrial buildings.

PREFINISHED METAL
This refers to the enameled or anodized metal, which is commonly used on service stations, convenience stores and other metal, commercial structures.

REINFORCED CONCRETE
This refers to concrete which has been reinforced with steel bars and poured in place as exterior walls.

SIDING MAXIMUM
A mixture of expensive siding or a siding put on in an unusual fashion.

SIDING MINIMUM
Used to describe infrequent or unusual combinations not otherwise described and reflects very low quality materials.

SINGLE SIDING WITH WOOD FRAMING NOT SHEATHING
This denotes inexpensive wood framing without sheathing.

STONE
This refers to various good stone.

STONE VENEER
Manufactured cultured stone veneer, on the other hand, is a man-made product designed to resemble natural stone. The product is typically made of concrete and aggregate materials that have been pressed into molds.

STUCCO
Stucco is a coating in which cement is used for covering walls and is put on wet, but when dry it becomes exceedingly hard and durable. Stucco may be applied to block.

STUCCO SYNTHETIC
This is an exterior wall consisting of rigid insulation board, a wire of wood lath, reinforcing mesh and synthetic plaster or stucco covering.

UTILITY BRICK
Utility brick or jumbo brick is normally a 4" brick wall backed with masonry or wood.

VINYL, ARCHITECTURE
A plastic exterior siding used for decoration and weatherproofing, imitating wood clapboard, board and batten, slate or shakes, and used instead of other materials such as aluminum or fiber cement siding.

VINYL SIDING
A plastic exterior siding used for decoration and weatherproofing, imitating wood clapboard.

WOOD ON SHEATHING OR PLYWOOD
Wood is either lapped or 4 x 8 panels. Horizontal wood siding, which is normally lapped over the sheathing and painted, or a wood paneled (plywood) nailed to the sheathing.

WOOD SHINGLE
The shingles are usually cedar or redwood shingles, and usually appears on expensive homes; the irregular shaped cedar shakes being the most expensive.

ROOFING STRUCTURE –RESIDENTIAL

SHED ROOF
Similar to Flat Roof except that it has a noted slope in one direction.

FLAT ROOF
A flat roof refers to a structural material, which spans a horizontal or nearly horizontal position from wall-to-wall or beam-to-beam.

GABLE
A gable roof is pitched (pitch is the slope of the roof) in two directions.

GAMBREL
A type of roof which has its slope broken by an obtuse angle so that the lower slope is steeper than the upper slope; a roof with two pitches such as is common on a barn.

HIP ROOF
The hip roof is usually pitched in four directions.

VAULT/CATHEDRIAL ROOF
This is any of a variety of unusual slopes, which do not have the same rise per foot, run throughout. Ceilings that extend to the roof pitch.

IRREGULAR/TREY ROOF
This is any of a variety of unusual slopes, which do not have the same rise per foot, run throughout. Ceilings that extend to the roof pitch.

MANSARD
A roof with two slopes on all four sides; the lower slope very steep, the upper slope almost flat.

ROOFING STRUCTURE - COMMERCIAL

BOWSTRING TRUSS
A large curved truss common to airplane hangars and Quonset huts.

PRESTRESSED CONCRETE
Roofs that are made up of concrete, which has been made up elsewhere, pre-stressed, and erected in place with cranes. Pre-stressing makes it possible to use less steel and usually less bulky than reinforcing.

REINFORCED CONCRETE ROOF
Roof framing where concrete is formed and poured in place with a system of steel rods or mesh for absorbing tensile and shearing stresses. Roof framing of this type has been formed and poured on the ground, and, through a system of hydraulic jacks, raised to proper position.

RIGID FRAME WITH BAR JOIST
Bar joists are fabricated steel open trusses, which have been set close together, and serve as roof beams or ceiling joists. The span of these is limited due to their lightness and depth. Bar joists limit roof shape to flat or shed and is to be used in place of flat or shed roofs on commercial buildings with medium spans.

SAW TOOTH ROOF
A roof, which is formed of a number of trusses having unequal slopes. When viewed from the end, such a roof presents a serrated profile similar to the teeth of a saw.

STEEL FRAME OR TRUSS
A truss made up of various shapes of steel members either bolted or welded together and which can, due to strength of steel and depth of truss, cover large spans in either flat, shed, hip, gable, mansard, or gambrel shapes and is to be used on commercial buildings with heavy loads or wide spans in place of flat, shed, gable, hip, mansard or gambrel shapes.

WOOD TRUSS
A truss made up of various size lumber or timber such as beams, bars, and ties, usually arranged in triangular units to form a rigid framework and may be flat, shed or pitched. Spans are limited due to the strength of the material. This is to be used in place of the flat or shed on commercial buildings with limited spans.

ROOFING COVER

ASBESTOS or FIBER SHINGLE OR CORRUGATED
Typically made of rigid products, which come in individual shingles or sheets and are, fastened down in the same manner as wood or composition. This includes products such as Ondura.

BUILT UP TAR AND GRAVEL
Gravel embedded in tar is hot mopped over various types of composition concrete, metal or gypsum roofing. The product requires a very low pitched or flat roof shape. Built up refers to the building up of waterproof layers with the mopped tar.

COMPOSITION SHINGLE
Shingles made from felt or fiberglass saturated with asphalt and surfaced with mineral or ceramic granules 235 lbs. or less. They are pliable shingles, which are fastened down by nailing to some type of sheathing.

COMPOSITION SHINGLE 310 – HEAVY
Shingles made from felt or fiberglass saturated with asphalt and surfaced with mineral or ceramic granules greater than 235 lb. They are pliable shingles, which are fastened down by nailing to some type of sheathing.

CEDAR SHAKES
Wood shingles made of cedar which come in random widths, lengths and very expensive. They are pliable shingles, which are fastened down by nailing to some type of sheathing.

CEMENT FIBER SHINGLES
Siding composed of asbestos-free fiber and cement combined under pressure.

COPPER
Various types of copper roofing; flat, standing seam or batten seam.

ENAMEL METAL SHINGLE
Typically refers to metal shingles with a heat-bonded enamel glazed coating. This type of shingle is usually predrilled and fastened down by nailing to some type of sheathing on strips.

METAL PREFINISHED/MODULAR
Metal roofing that comes in sheets or shingles and has a baked-on paint finish.

METAL – STANDING SEAM
Metal roofing that comes in sheets has standing seams and has a baked-on paint finish.

MINIMUM ROOFING, CORRUGATED OR SHEET METAL
Sheet metal is either flat, corrugated or V-crimp metal of either aluminum or steel products, and is fastened over wood or steel framing.

ROLLED COMPOSITION
A roof consisting of felt saturated with asphalt and assembled with asphalt cement, which comes in rolls and is fastened over decking with tar and nails.

RUBBERIZED
All of the lines of rubber, composition or plastic roofing materials used on flat roof surfaces.

SLATE
Shingles made of slate fastened down to sheathing or strips.

STAINLESS STEEL SHINGLES
Any shingle constructed of stainless steel.

TILE - CLAY OR BERMUDA
Clay tile is usually a half-round clay product, which has been kiln, baked to a hardness, which gives a wearing surface that needs no paint. Bermuda roofing is formed from lightweight cement and or gypsum products to give the appearance of a heavy, wide lapped roof.

TILE - CONCRETE
Typically a cement product in either flat or half-round form, which is laid over a built-up surface and painted.

TILE - PLASTIC
Typically a plastic product in either flat or half-round form, which is laid over a built-up surface and is available in a variety of colors.

WOOD SHINGLE
The product is typically cedar or redwood shingles and usually appears on expensive homes.

INTERIOR WALL CONSTRUCTION

DRYWALL
A sandwich of plaster with paper surfaces normally available in 4' x 8' sheets, which are cut to fit. It is fastened to studding or furring strips, and requires a seal where joints occur, and only paint as finish. It has become popular due to ease of installation and also to the fact that no plastering, as such, is necessary.

MASONRY INTERIOR WALL
Normally exterior walls, which serve as an interior, wall face usually of brick or block material which are usually unfinished although they may be painted.

PLASTERED
All plaster on lath interior walls.

PLYWOOD PANEL
Inexpensive 4' x 8' plywood panels, which are decorative in nature and characteristically a veneer.

WALL BOARD OR WOOD WALL
Wall boards come in many marks or trade names, but all are made up of a composition of materials to form boards which are usually 4' x 8' in size. They are treated paper such as "Celotex", plasterboards, or other paper products pressed together. Wood Wall is used for older painted board walls.

CUSTOM
Very high grade plywood veneers or solid hardwoods in tongue and groove, which are used as interior finish. Considered very high-grade wallpapers or very high-grade moldings, trims, doors or any combination, which creates an expensive interior finish. Custom kitchen items, cabinets, and counter tops.

WOOD-TONGUE & GROOVE
The method of fitting wood boards together, edge to edge, allowing two flat pieces to be joined strongly together to make a single flat surface.

LOG
Typically used on a true log siding home that has log for interior and exterior walls.

INTERIOR FLOORING

ASPHALT TILE
Applies to the various composition tiles that are laid over wood or concrete floors, and includes the concrete or wood.

CARPET
Carpeting is the floor finish where the base is prepared and the carpet acts as the finish, and includes the underlay. Carpet is fastened to the floor.

CERAMIC TILE
Refers to hard burned high gloss ceramic tile set in grout.

CONCRETE COATED/TAPPERED
Same as finished concrete that has had a surface treatment applied. A coating that is sprayed or troweled, generally with colored chips added.

CONCRETE FINISHED
A floor finish where the concrete is troweled and a hardener applied with no other floor covering.

CORK
The harvested from the bark of the cork oak tree found in the Mediterranean. It comes in tiles and sheets.

HARDWOOD
A layer of hard wood usually over sub-flooring.

HEART PINE
The heartwood of the longleaf pine (Pinus palustris) tree. Because of properties particular to this species of pine, Heart Pine wood is extremely hard, strong, and stable, making it an excellent wood for flooring. Flooring milled from Heart Pine boards produces incredible color, tone, and hardness.

MARBLE
A metamorphic rock composed of recrystallized carbonate minerals, most commonly calcite or dolomite.

NONE
Dirt floors

PARQUET
Refers to a wearing surface made up of small pieces of hardwood set in patterns or designs over sub-flooring. Can also be made up in blocks and laid in mastic over concrete.

PINE OR SOFTWOOD
Flooring finished of pine or other similar soft woods.

PLYWOOD, LINOLEUM
A single layer of light wood, usually of small thickness lay on floor joists; a composition material known as linoleum, which comes in sheets or tiles and is used as a floor covering.

PRECAST CONCRETE
Applies in this case to either pre-stressed or poured concrete floors, which are suspended as in multistory commercial buildings.

QUARRY OR HARD TILE
Hard burned tiles, which are machine made and glazed.

RUBBER TILE / SHEET
A fibrous rubber floor covering.

SHEET VINYL
A smooth, seamless floor covering material, manufactured with a resilient backing usually to either concrete or wood sub-flooring.

SLATE FLOOR
Cut or random broken slate set in grout over concrete.

SOFTWOOD
Pine or other soft woods used for flooring.

TERRAZZO
A ground and polished terrazzo where metal strips with a finite modular spacing are incorporated in the poured terrazzo.

TERRAZZO MONOLITHIC
A type of Venetian marble mosaic, using a portland cement matrix. The mixt u re is composed of 2 to 2 1/2 parts marble to 1 part portland cement, to which color pigment and water may be added.

VINYL ASBESTOS
A tough, strong, non-crystalline, thermoplastic tile.

VINYL TILE
All types of vinyl tile. a finished flooring material used primarily in commercial and institutional applications.... In installation the floor tiles or sheet flooring are applied to a smooth, leveled sub-floor using a specially formulated vinyl adhesive or tile mastic that remains pliable.

HEATING FUEL

COAL – coal fired

ELECTRIC - Electrical

GAS - Natural or manufactured gas

OIL - Oil fired

SOLAR - Use of sun's radiation to heat

WOOD- wood fired

HEATING TYPE

CENTRAL BROILER
A Central Boiler outdoor furnace is designed to work with any existing heating system. Water-to-air or water-to-water heat exchangers or direct circulation conveys the heat into the structure's forced-air furnace, boiler or radiant floor heating system. This allows normal thermostatic control.

BASEBOARD
Electric heat, which radiates from baseboard heating units mounted in each room and usually controlled in each room.

DUEL HEAT SYSTEM
A system that has the option of two fuel sources to maximize efficiency.

LOOP SYSTEM GEOTHERMAL
Outdoor furnaces burn wood to heat water and are circulated through insulated pipes. Water can transfer its heat by direct circulation or by moving through one or more heat exchangers, or both.

FORCED AIR (DUCTED)
A central type heating system that provides for the distribution of the air through ducts or conduits to the various parts of the building.

FORCED AIR (NOT DUCTED)
A heating element and fan and/or blower enclosed in a common housing for circulating the heated air but no ducted distribution system.

HEAT PUMP
A reverse cycle refrigeration unit, which can be used for heating or cooling that is ducted throughout the structure.

HEAT PUMP WALL UNIT
A reverse cycle refrigeration unit, which can be used for heating or cooling that is not ducted and built into the wall; not a window.

HEAT PUMP LOOP SYSTEM
A reverse cycle refrigeration unit, which can be used for heating or cooling and is ducted throughout the structure. The unit uses water looped through the ground or well to extract heating or cooling.

MINI SPLIT
Heating and cooling systems that allows you to control the temperatures in individual rooms or spaces. Mini-split systems have two main components -- an outdoor compressor/condenser and an indoor air-handling unit(s) (evaporator).

RADIANT SUSPENDED
A heating system, which heats a space by use of suspended radiant unit heaters, which may be connected to a continuous loop system and uses reflectors.

RADIANT ELECTRIC
A heating system, which heats a room by using concealed resistance wires. Most contemporary radiant-heating systems have extensive wires in the floor structure or in the walls and ceilings, which are to be used as heating panels.

RADIANT WATER
A heating system, which heats a room by use of concealed hot water heating coils. Most contemporary radiant-heating systems have extensive pipe coils in the floor structure or in the walls and ceilings, which are to be used as heating panels.

HOT WATER
A heating system, which circulates hot water through baseboard units in each room (usually residential).

STEAM HEAT
A heating system uses radiators in the rooms to be heated. The steam or vapor being delivered from boiler to radiators through one of several arrangements of piping. The one-pipe gravity vapor system is used for larger installations.

WOOD STOVE
A heater or stove that is fueled by wood.

AIR CONDITIONING TYPE

CENTRAL
Refers to a central cooling system with ductwork, thermostats and forced cold air.

CHILLED WATER
Usually a commercial air conditioning system utilizing a cooling tower as a heat exchanger and associated compressors with ducting.

MIN-SPLIT
Heating and cooling systems that allows you to control the temperatures in individual rooms or spaces. Mini-split systems have two main components: An outdoor compressor/condenser and an indoor air-handling unit(s) (evaporator).

PACKAGED ROOF TOP
Usually found in commercial buildings. The air conditioning unit is located on the roof of the property.

WALL UNIT
A wall unit built into the wall or as part of a wall unit heat pump.

QUALITY ADJUSTMENT

MINIMUM QUALITY
Residences are typically mass produced older residences that do not conform to modern building standards. Quality of material and workmanship meet minimal standards. Interior and exterior finishes are plain and inexpensive with little or no attention given to detail.

BELOW AVERAGE QUALITY
Residences are usually mass produced and will meet or exceed the minimum construction requirements of lending institutions, mortgage insuring agencies and building codes. By most standards, the quality of materials and workmanship is acceptable, but does not reflect typical custom craftsmanship. Cabinets, doors, hardware and plumbing are usually stock items. Architectural design will include ample fenestration and some ornamentation on front elevation.

ABOVE AVERAGE QUALITY
Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

GOOD / CUSTOM QUALITY
Are typical of those built in high quality tracts or developments and are frequently individually designed. Attention has been given to interior refinements and detail. Exteriors have a good fenestration with some custom ornamentation.

EXCELLENT QUALITY
Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

EXCEPTIONAL QUALITY
Exceptional quality residences are usually individually designed and are characterized by the high quality of workmanship, finishes and appointments and the considerable attention to detail.

MANUFACTURED HOUSING/TINY HOMES

G.S. 105-273(13) Effective July 1, 2008 "Real Property," "real estate" and "land" mean not only land itself, but also buildings, structures, improvements and permanent fixtures on the land and all rights and privileges belonging or in any way appertaining to the property. These terms also mean a manufactured home as defined in G.S. 143-143.9(6) if it is a residential structure; has the moving hitch, wheels, and axles removed; and is placed upon a permanent foundation on the land owned by the owner of the manufactured home or on land in which the owner of the manufactured home has a leasehold interest pursuant to a lease with a primary term of at least 20 years for the real property on which the manufactured home is affixed and where the lease expressly provides for disposition of the manufactured home upon termination of the lease. A manufactured home as defined in G.S. 143-143.9(6) that does not meet all of these conditions is considered tangible personal property.

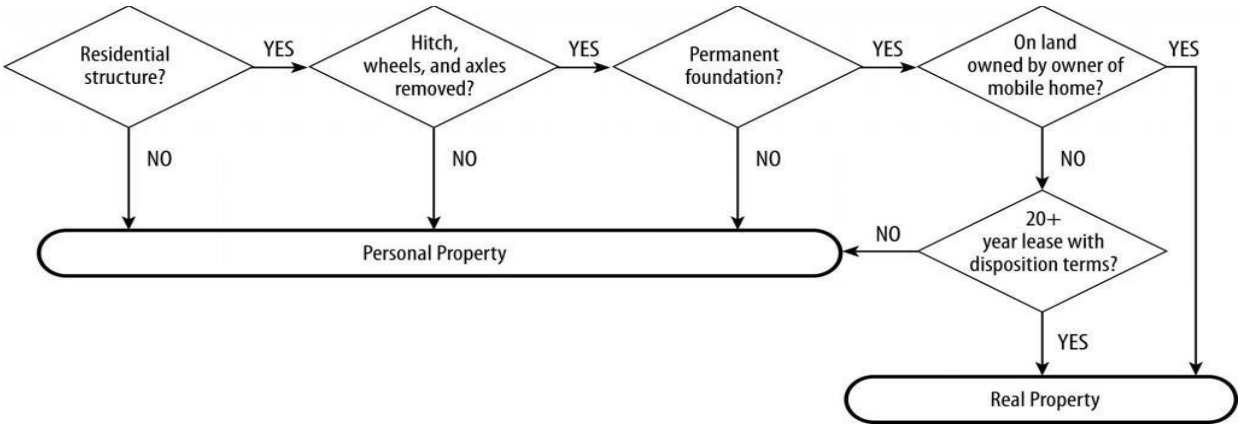
G.S. 143-143.9(6) "Manufactured home" or "Mobile home" means a structure, transportable in one or more sections, which, in traveling mode, is eight feet or more in width or is 40 feet or more in length, or when erected on site is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein.

All manufactured homes, which meet the four requirements, are real:

1. It must be a residential unit.
2. It must have the moving hitch, wheels and axles removed.
3. It must be placed on a permanent foundation
4. It must be located on land owned by the owner of the unit

Note: A manufactured home that does not meet these conditions is considered tangible personal property. If it has commercial use it is personal property. The only foundation required by the building code for a manufactured home is footings and piers. The footings are either of poured concrete type or a pre-cast solid concrete pad.

Modular homes are built under North Carolina Building Code just like site built homes and should be assessed as real property. Even those that may be on the land of someone other than the owner of the home should be considered real property.



DEPRECIATION

ACTUAL YEAR BUILT

The last two digits of the Actual Year Built. To be used if the actual year built can be determined and the same as the Effective Year if the Actual Year Built cannot be determined.

EFFECTIVE YEAR BUILT

To be used to adjust the age of an improvement when extensive remodeling has taken place or to reflect a slower depreciation in an area.

ECONOMIC OBSOLESCENCE

A percentage to be added to the normal depreciation to account for increased depreciation due to the impairment of desirability or useful life of the property from an external factor such as changes in the neighborhood.

FUNCTIONAL OBSOLESCENCE

A percentage to be added to the normal depreciation to account for increased depreciation due to the impairment of desirability or usefulness brought about by changes in design, art or construction techniques and including zoning over present use.

SPECIAL CONDITION CODES

SPECIAL CONDITION CODES	UC	-	Under construction
			Use with the percent condition to indicate percent of completion of construction as of January 1 of the tax year, see Ch. 6, overrides all other depreciation.
	PD	-	Physically damaged
			Use with the percent condition to indicate percent of remaining utility after a damaging event as of January 1 of the tax year, overrides all other depreciation.
	AP	-	Abnormal Physical Depreciation
			Use with the percent condition to indicate a percentage to be added to the normal depreciation to account for increased depreciation due to physical depreciation over and above the norm for the age of the property.
	TE	-	Temporary Economic
			Use with the percent condition to indicate a percentage to be added to the normal depreciation to account for increased depreciation due to the impairment of desirability or useful life of the property from an external factor that is temporary in nature. An example would be the widening of a street that may substantially obstruct the access to a commercial property for the entire tax year impacting rent the owner could charge for the property for a given time period of one year or more.
	RV	-	Residual Value
			Use with the percent condition to indicate a percent of remaining utility as of January 1 of the tax year, overrides all other depreciation. Usually used on structures which still exist but have very little remaining useful value.

PERCENT CONDITION

The percent adjustment to be applied to the improvement based on the definition above. 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 UC, PD, TE and RV will override the depreciation developed from the normal depreciation, economic obsolescence and functional obsolescence, AP will add to the other forms of depreciation.

SHAPE / DESIGN FACTOR

The Shape/Design Factor may be used in two ways:

1. As a design factor in less homogenous neighborhoods, such as rural areas, to describe design qualities that seem to enhance the value of a particular property such as the number of turns in the roof and perimeter of the buildings. The appraiser will determine through analysis of the market which method will be used for each neighborhood.

SQUARE DESIGN
4-cornered house; shaped like a square.

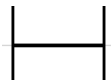
RECTANGULAR DESIGN
4 cornered house; shaped like a rectangle.

SLIGHTLY IRREGULAR
L shaped house or a house with 1 - 2 major breaks or turns in the roof line or perimeter wall.

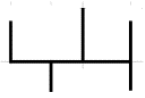
IRREGULAR
Buildings which have an irregular appearance (many contemporary homes). They have 4 or more major breaks or turns in the roof line or perimeter wall.

MODERATELY IRREGULAR
T shaped houses or a house with 3 - 4 major breaks or turns in the roof line or perimeter wall.

VERY IRREGULAR
Round, multi-sided, H-shaped, or a house with many major breaks or turns in the roof line and perimeter wall. Some of these turns may not be 90 degree angles.



EXTREMELY IRREGULAR
Describes the most irregular buildings. The buildings have many turns in the roof and perimeter wall. Many of these turns are at angles that are not 90 degree angles.



MARKET FACTOR

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 area and 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.

1. Cherokee County primarily use it as a market factor in fairly homogenous neighborhoods to work as a supplement to the quality adjustment when the market indicates that more of less value is needed to bring the subject neighborhood to market value.

   01- MARKET FACTOR 01
   02- MARKET FACTOR 02
   03- MARKET FACTOR 03
   04- MAREKT FACTOR 04
   05- MARKET FACTOR 05
   06- MAREKT FACTOR 06
   07- MARKET FACTOR 07

BATHS OR RESTROOMS

NUMBER OF BATHROOMS

The total number of bathrooms in the building. A full bath consists of a bath or shower, bowl and basin. A half bath is any lesser combination having a bowl and one other feature.

NUMBER OF FIXTURES

Models 04, 05, 06, and 07 require that the total number of bathroom fixtures for the entire building be entered other fixtures such as kitchen fixtures should be considered in the number of fixtures. Unusual numbers or combinations of other fixtures should be considered as a component of the quality of construction.

MISCELLANEOUS

NUMBER OF BEDROOMS
Check the appropriate number of bedrooms for single family homes; this should include all rooms that were designed for use as bedrooms regardless of how they are currently used.

NUMBER OF SINGLE FAMILY RESIDENTIAL STORIES
Check the appropriate number of stories for single family homes.

FIREPLACES
01 None.
02 Prefab outlet and stack.
03 One story single stack with one outlet.
04 Two story single stack or a double fireplace outlet with a single story stack.
05 Two or more fireplaces.
06 Massive: A large hearth and stack with stone or brick usually wider than six feet. Typically two or more massive fireplaces.
07 Prefab outlet with stone work design.

COMMERCIAL HEATING & AIR CONDITIONING

HEATING & AIR CONDITIONING PACKAGE
The unit provides for heating and cooling together. The distribution of the air is provided through ducts or conduit leading from the unit to the various parts of the building. The source of supply normally is a single reverse cycle unit.

HEATING & AIR CONDITIONING SPLIT
A system which provided for both the heating and cooling of the building. The distribution system includes ducts for distributing the air to the rooms. The source of supply is normally two separate units; one for heating and one for cooling.

NONE
Used for buildings with no heat or cooling systems or buildings that has heat only.

CONDO / COOP

FLOOR
The floor level the subject unit is on or may be used to describe the total number of floors in a commercial building that are not divided into individual unit interest.

LOCATION
Use the following two digit codes:
CN: Corner, no view
CV: Corner, with view
NV: No corner, with view
NN: No corner, no view

NUMBER OF UNITS
The total number of units in the condominium or cooperative.

LAND TYPE
Use the following two digit codes:

	Urban	Suburban	Rural
Non waterfront	01	11	21
Canal Front	02	12	22
River Front	03	13	23
Lake Front	04	14	24
Bay Front	05	15	25
Gulf Front	06	16	26
Ocean Front	07	17	27

OWNERSHIP %
The percentage of common land, recreational building, golf privileges, etc. which are available to the unit owner.

STRUCTURAL FRAME

FIREPROOF STEEL
A steel structural frame which has been encased in fire resistive material.

MASONRY
Structural frame of stone, brick, cement, concrete, etc., which is not reinforced.

PREFAB
Light-weight steel frame used only in low cost pre-manufactured buildings including Improvement Type 49 or other buildings that are purchased from companies that deal in pre-manufactured buildings.

REINFORCED CONCRETE
Structural frame of concrete which has been reinforced with steel bars.

SPECIAL
Used where the structural frame is more costly due to complicated combinations or uses of any of the structural frames.

STEEL
Steel structural frame supporting the walls, roofs and partitions.

WOOD FRAME
Wooden structural frame supporting the walls, roofs and partitions.

CEILING AND INSULATION QUALITY

CEILING INSULATED ONLY

01 Suspended Acoustical Ceilings
05 Non-suspended Ceilings
09 No finished Ceiling

WALLS INSULATED ONLY

02 Suspended Acoustical Ceilings
06 Non-suspended Ceilings
10 No Finished Ceiling

CEILING AND WALLS INSULATED

03 Suspended Acoustical Ceilings
07 Non-suspended Ceilings
11 No Finished Ceiling

NO INSULATION

04 Suspended Acoustical Ceilings
08 Non-suspended Ceilings
12 No Finished Ceiling

AVERAGE NUMBER OF ROOMS PER FLOOR

For commercial buildings, determine the average number of rooms per floor. A room is defined as any area having three or more sides in the form of walls reaching to the ceiling of the room. Enter as 01, 02, etc.

ESTIMATED PERCENT COMMON WALL

Estimate the percentage of shared wall to the nearest 5% based upon the perimeter of the wall.

NONSTANDARD WALL HEIGHT

Record the height in feet of all non-single-family residential walls. The height of the base area only is to be recorded. Height is to be estimated from the floor to the bottom of the roof structure (usable height). If the building has multiple heights use the average height based on the percentage of square footage covered by each height.