Highlights from the Alabama Appraisal Manual

“October 1, 2015 Edition”

Objectives

- Provide a detailed orientation of the 2015 Alabama Appraisal Manual
- Discussion Areas:
  - Manual development process
  - Overview of the cost tables
  - Review important new items

5th Edition

- There have been 4 prior editions of the Alabama Appraisal Manual
  - 1940 Original Edition
  - 1995 Manual
  - 2000 Valuation Update
  - 2005 Valuation Update
- The 2015 Update will be the 5th Edition

5th Edition

- 2015 Manual Objective – "Break it and build it back"
  - New Base Rates
  - New Cost Curves
  - New Extra Features
  - New Miscellaneous Improvements

Base Rate Table Development

- Gathered a control sample from the following counties to develop the new cost curve
  - Autauga
  - Elmore
  - Montgomery
  - Lee
  - Tuscaloosa
- The cost curve was then tested in various areas across Alabama

Base Rate Table Development

- 111 Single Family Residential Table
  - Samples were obtained and verified for overall cost.
  - Extra features and construction units were backed out of the overall cost to reach the base cost.
  - Base cost was then divided by the *total adjusted area* to arrive at the *base rate.*

Base Rate Table Development

- 111 Single Family Residential Table
  - Vertical spread was calculated through direct comparison of similar samples with different square footages.
  - Horizontal spread found using relationship between different classes and their median base rates.
    - Median base rates for each class were found.
    - Vertical spread was applied.
    - Horizontal spread was calculated to form smooth curve for class relationships.

A Sample Cost Curve

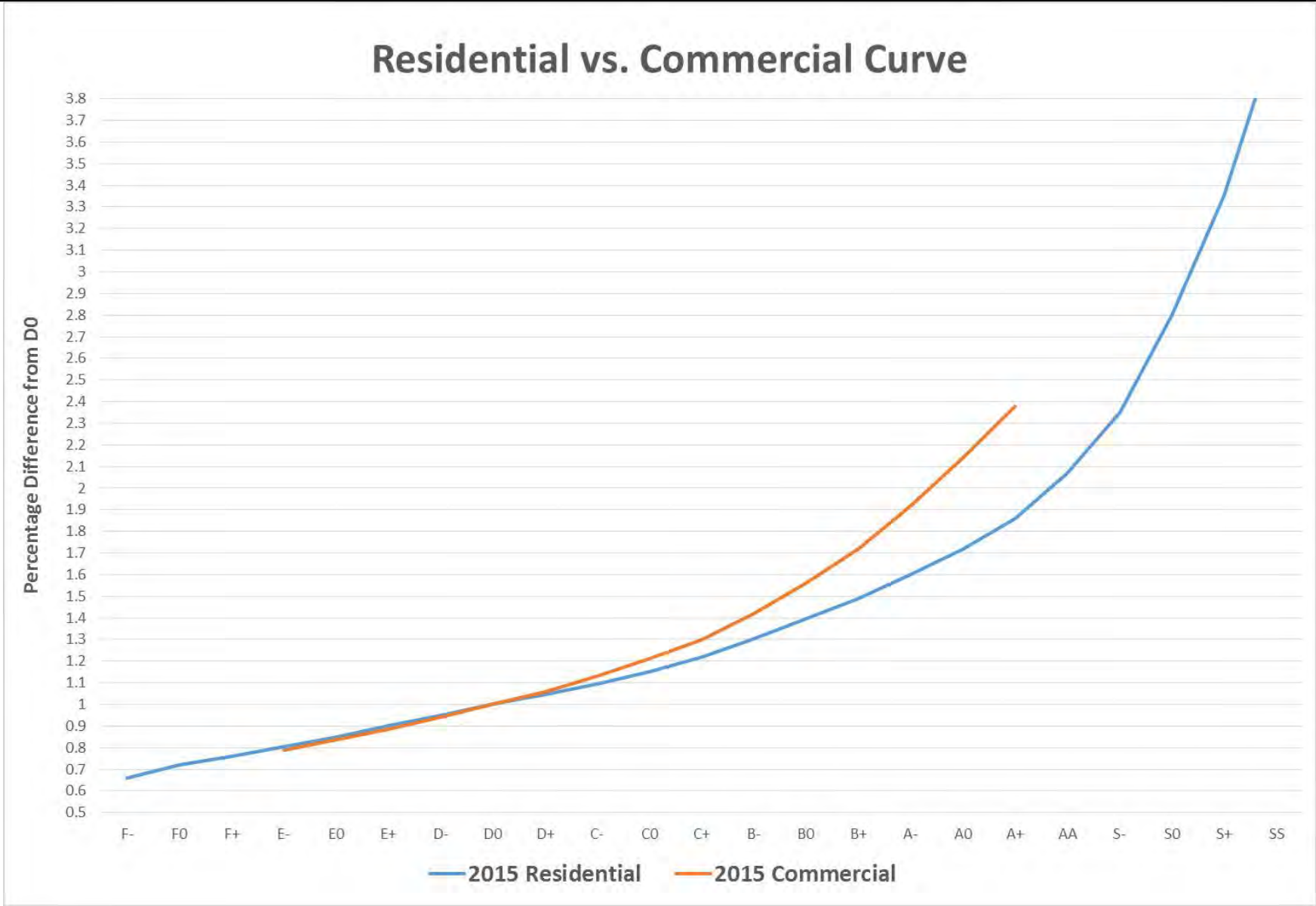
- The Cost Curve has two components
  - Class / Construction Quality Relationship
  - Size Relationship
- The two relationships combined generates the cost curve
  - An Example…

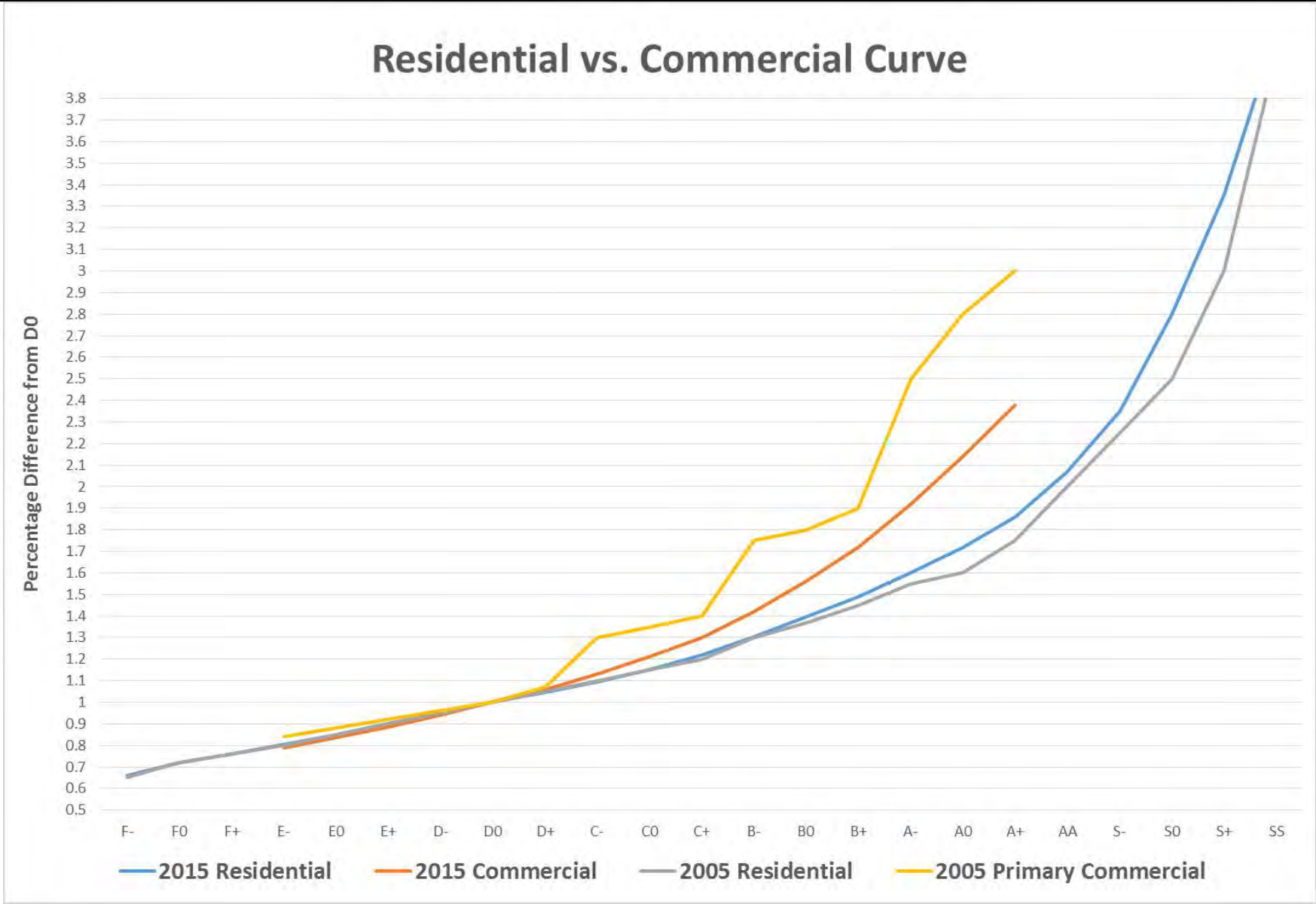
Class / Construction Quality

Class / Construction Quality						
Sq Ft	F0	E0	D0	C0	B0	A0
1,500	$41.71	$49.24	$57.93	$66.62	$80.81	$99.64
	72%	85%	100%	115%	140%	172%

Size

SqFt	Class D0	
900	$60.80	105%
1000	$60.32	104%
1100	$59.84	103%
1200	$59.36	102%
1300	$58.89	102%
1400	$58.41	101%
1500	**$57.93**	**100%**
1600	$57.45	99%
1700	$56.97	98%


Residential vs. Commercial Curve
Percentage Difference from D0
3.8
3.7
3.6
3.5
3.4
3.3
3.2
3.1
3
2.9
2.8
2.7
2.6
2.5
2.4
2.3
2.2
2.1
2
1.9
1.8
1.7
1.6
1.5
1.4
1.3
1.2
1.1
1
0.9
0.8
0.7
0.6
0.5
F- F0 F+ E- E0 E+ D- D0 D+ C- C0 C+ B- B0 B+ A- A0 A+ AA S- S0 S+ SS
2015 Residential
2015 Commercial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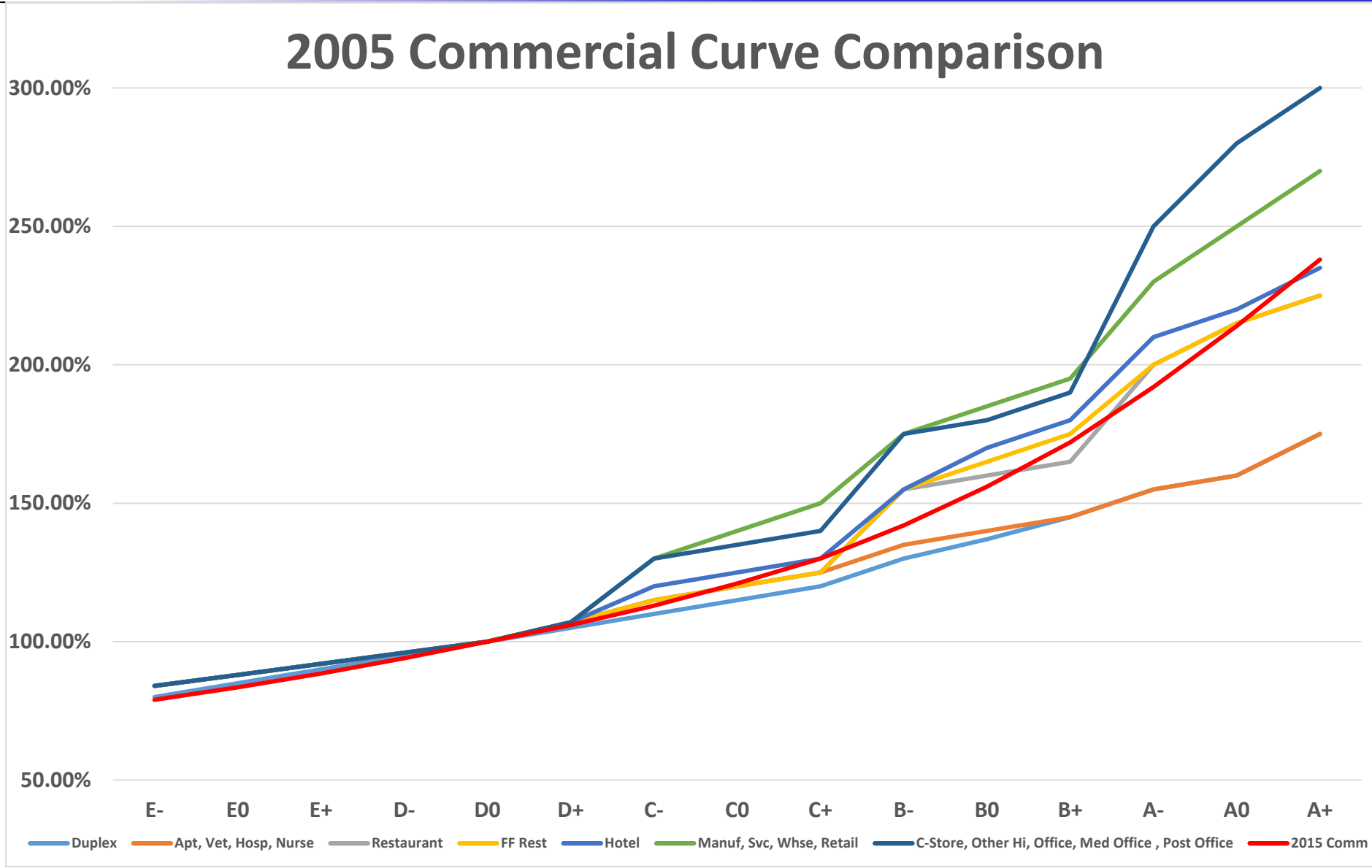
1.4
1.3
1.2
1.1
1
0.9
0.8
0.7
0.6
0.5
F- F0 F+ E- E0 E+ D- D0 D+ C- C0 C+ B- B0 B+ A- A0 A+ AA S- S0 S+ SS
2015 Residential
2015 Commercial
2005 Residential
2005 Primary Commercial


2005 Commercial Curve Comparison
300.00%
250.00%
200.00%
150.00%
100.00%
50.00%
E-
E0
E+
D-
D0
D+
C-
C0
C+
B-
B0
B+
A-
A0
A+
Duplex
Apt, Vet, Hosp, Nurse
Restaurant
FF Rest
Hotel
Manuf, Svc, Whse, Retail
C-Store, Other Hi, Office, Med Office , Post Office
2015 Comm

The New Base Rate Tables

- Each Base Rate Table is based on the new cost curve
  - Residential Occupancy Curve
  - Commercial Occupancy Curve
    - Class consistency across building types
- There will be increases
- Counties should focus on:
  - Construction Class Accuracy
  - Condition / Depreciation Accuracy

Test County	
Improvements	85,067
Mean	104
Median	**102**
Minimum	88
Maximum	177
COD	3.7

Preparing for the 2015 Alabama Appraisal Manual

Improvement Type	Parcels	% Parcel Count	Median	MIN	MAX	COD
Apts	2,124	2.5%	109%	105%	126%	1.90%
Bank	89	0.1%	118%	108%	132%	3.80%
Conv. Store	56	0.1%	137%	127%	160%	5.20%
Duplex	1,224	1.4%	128%	96%	134%	1.40%
Factory, Hwy.	65	0.1%	111%	95%	126%	5.60%
Factory, Lt.	314	0.4%	114%	95%	127%	5.90%
Fast Food	149	0.2%	143%	119%	160%	5.20%
Hospital	7	0.0%	150%	123%	162%	8.00%
Med. Office	305	0.4%	107%	96%	136%	4.40%
Motel	168	0.2%	123%	97%	139%	5.90%
Nur. Home	33	0.0%	126%	108%	151%	5.60%
Office	1,783	2.1%	130%	104%	151%	6.50%
Other High	610	0.7%	156%	122%	177%	6.90%
Post Office	14	0.0%	109%	97%	116%	4.60%
Restaurant	216	0.3%	111%	88%	119%	3.40%
Retail	1,391	1.6%	112%	91%	129%	5.40%
Service	1,291	1.5%	122%	99%	140%	5.20%
Single Fam.	73,836	86.8%	102%	91%	110%	1.40%
Vet. Office	27	0.0%	111%	102%	125%	4.20%
Warehouse	1,365	1.6%	117%	95%	130%	5.00%
County Wide	**85,067**	100.0%	102%	88%	177%	3.70%

Chapter 8 Residential Tables

Class S

- Indicates Superior Residential Construction
- Residences of this class are luxury homes or "mansions"
- These homes are the ultimate in terms of
  - Materials (often imported)
  - Craftsmanship
  - Cost.

8-12 Residential Classification

Class S

8-12 Residential Classification

Class S

8-12 Residential Classification

Class S

8-12 Residential Classification

Class S

Class A

- Represents the ultimate of homes built of ***ordinary*** materials
- Craftsmanship is highly skilled with architectural supervision
- Buildings of this type far surpass the building codes and standards of mortgage loan agencies

8-13 Residential Classification

Class A

8-13 Residential Classification

Class A

Residential Classification

Class A

Residential Classification

Class A

Class B

- Expensive type of residence
  - Generally custom designed and built for the owners
- Ornate trim around eaves, gables, and entrance
- Foundation and frame conform with good engineering practices
- Material and workmanship is of high quality and the building fulfills all requirements of building codes and of lending agencies.

Residential Classification

Class B

Residential Classification

Class B

Residential Classification

Class B

Residential Classification

Class B

Class C

- Good, better-than-average construction
- Generally contain more living area than houses of lower classes
  - Are located in a good residential section
- Materials are better quality
- Workmanship is of a skilled nature
- Plumbing fixtures are better than average
- There will be many closets and cabinets

Residential Classification

Class C

Residential Classification

Class C

Residential Classification

Class C

Residential Classification

Class C

Class D "Average"

- Considered the ***"standard"*** house in Alabama
- Has more design features than the lower class houses
  - Although it may have been constructed from stock plans
- Material and workmanship are good
- Meets all building code requirements and mortgage loan standards

Residential Classification

Class D

Residential Classification

Class D

Residential Classification

Class D

Residential Classification

Class D

Class E

- Considered slightly below “average or fair
- Usually built from stock plans by contractors
- Plumbing is of medium grade
- Adequate power outlets, but not excessive
- Closets and cabinets are adequate but not excessive

Residential Classification

Class E

Residential Classification

Class E

Residential Classification

Class E

Residential Classification

Class E

Class F

- Low cost or poor type of structure
- Generally is a one-story, square or rectangular building of some simple design
- Constructed for its utility, no thought given to its design or appearance
- Often owner built without formal plans
- Used materials are often utilized
- Does not meet requirements for loan purposes.

Residential Classification

Class F

Residential Classification

Class F

Residential Classification

Class F

Residential Classification

Class F

8-42: Elevated Structures

Elevated	10 Units
Elevated, Coastal	20 Units

8-45: Table 111 – Single Family Res.

TABLE 111 SINGLE FAMILY RESIDENCE

Sq Ft	F-	F0	F+	E-	E0	E+	D-	D0	D+	C-	C0	C+	B-	B0	B+	A-	A0	A+	AA	S-	S0	S+	SS
500	$41.39	$45.15	$47.66	$50.48	$53.30	$56.44	$59.57	$62.71	$65.53	$68.67	$72.12	$76.51											
600	41.07	44.81	47.30	50.10	52.90	56.01	59.12	62.23	65.03	68.14	71.57	75.92	$81.21										
700	40.76	44.46	46.93	49.71	52.49	55.58	58.67	61.75	64.53	67.62	71.02	75.34	80.59	$86.15									
800	40.44	44.12	46.57	49.33	52.08	55.15	58.21	61.28	64.03	67.10	70.47	74.76	79.96	85.48	$91.30								
900	40.13	43.77	46.21	48.94	51.68	54.72	57.76	60.80	63.53	66.57	69.92	74.17	79.34	84.81	90.59	$97.28							
1,000	39.81	43.43	45.84	48.56	51.27	54.29	57.30	60.32	63.03	66.05	69.37	73.59	78.72	84.15	89.88	96.51	$103.75						
1,100	39.50	43.09	45.48	48.17	50.87	53.86	56.85	59.84	62.53	65.53	68.82	73.01	78.09	83.48	89.16	95.75	102.93	$111.31					
1,200	39.18	42.74	45.12	47.79	50.46	53.43	56.40	59.36	62.04	65.00	68.27	72.42	77.47	82.81	88.45	94.98	102.11	110.42	$122.88				
1,300	38.86	42.40	44.75	47.40	50.05	53.00	55.94	58.89	61.54	64.48	67.72	71.84	76.85	82.15	87.74	94.22	101.28	109.53	121.89	$138.38			
1,400	38.55	42.05	44.39	47.02	49.65	52.57	55.49	58.41	61.04	63.96	67.17	71.26	76.22	81.48	87.03	93.45	100.46	108.64	120.90	137.26	$163.54		
1,500	38.23	41.71	44.03	46.63	49.24	52.14	55.03	57.93	60.54	63.43	66.62	70.67	75.60	80.81	86.32	92.69	99.64	107.75	119.92	136.14	162.20	$194.07	
1,600	37.92	41.37	43.66	46.25	48.83	51.71	54.58	57.45	60.04	62.91	66.07	70.09	74.97	80.15	85.60	91.92	98.82	106.86	118.93	135.01	160.87	192.46	$235.55
1,700	37.60	41.02	43.30	45.86	48.43	51.28	54.13	56.97	59.54	62.39	65.52	69.51	74.35	79.48	84.89	91.16	98.00	105.97	117.94	133.89	159.53	190.86	233.59
1,800	37.29	40.68	42.94	45.48	48.02	50.85	53.67	56.50	59.04	61.86	64.97	68.93	73.73	78.81	84.18	90.39	97.17	105.08	116.95	132.77	158.19	189.26	231.63
1,900				45.09	47.62	50.42	53.22	56.02	58.54	61.34	64.42	68.34	73.10	78.15	83.47	89.63	96.35	104.19	115.96	131.64	156.85	187.66	229.68
2,000				44.71	47.21	49.99	52.76	55.54	58.04	60.82	63.87	67.76	72.48	77.48	82.76	88.86	95.53	103.31	114.97	130.52	155.51	186.06	227.72
2,100				44.33	46.80	49.56	52.31	55.06	57.54	60.29	63.32	67.18	71.86	76.81	82.04	88.10	94.71	102.42	113.98	129.40	154.17	184.46	225.76
2,200				43.94	46.40	49.13	51.86	54.58	57.04	59.77	62.77	66.59	71.23	76.15	81.33	87.34	93.89	101.53	112.99	128.27	152.84	182.86	223.80
2,300				43.56	45.99	48.70	51.40	54.11	56.54	59.25	62.22	66.01	70.61	75.48	80.62	86.57	93.06	100.64	112.00	127.15	151.50	181.26	221.84
2,400				43.17	45.58	48.27	50.95	53.63	56.04	58.72	61.67	65.43	69.99	74.81	79.91	85.81	92.24	99.75	111.01	126.03	150.16	179.66	219.88
2,500				42.79	45.18	47.84	50.49	53.15	55.54	58.20	61.12	64.84	69.36	74.15	79.19	85.04	91.42	98.86	110.02	124.90	148.82	178.06	217.92
2,600							50.26	52.90	55.29	57.93	60.84	64.54	69.04	73.80	78.83	84.65	91.00	98.40	109.51	124.33	148.13	177.23	216.91
2,700							50.03	52.66	55.03	57.66	60.56	64.24	68.72	73.46	78.46	84.25	90.57	97.94	109.00	123.75	147.44	176.41	215.90
2,800							49.79	52.41	54.77	57.39	60.27	63.94	68.40	73.11	78.09	83.86	90.15	97.49	108.49	123.17	146.75	175.58	214.89
2,900							49.56	52.17	54.51	57.12	59.99	63.64	68.08	72.77	77.73	83.47	89.73	97.03	107.98	122.59	146.06	174.76	213.88
3,000							49.32	51.92	54.26	56.85	59.71	63.34	67.76	72.43	77.36	83.07	89.30	96.57	107.47	122.01	145.38	173.93	212.87
3,500										56.58	59.42	63.04	67.43	72.08	76.99	82.68	88.88	96.11	106.96	121.43	144.69	173.11	211.86
4,000										56.31	59.14	62.74	67.11	71.74	76.63	82.28	88.46	95.65	106.45	120.85	144.00	172.28	210.85
4,500										56.04	58.86	62.44	66.79	71.40	76.26	81.89	88.03	95.20	105.94	120.28	143.31	171.46	209.84
5,000										55.77	58.58	62.14	66.47	71.05	75.89	81.50	87.61	94.74	105.44	119.70	142.62	170.63	208.83
5,500										55.50	58.29	61.84	66.15	70.71	75.53	81.10	87.18	94.28	104.93	119.12	141.93	169.81	207.82
6,000										55.23	58.01	61.54	65.83	70.37	75.16	80.71	86.76	93.82	104.42	118.54	141.24	168.98	206.81

8-46 Table 3

CODE	FOUNDATION	UNIT	CODE		UNIT	CODE		UNIT
S05	BRICK	0	W53	TERRA COTTA TILE, 12"	38	F31	CONCRETE, STAMPED	17
S06	CONCRETE	0	W10	TERRA COTTA TILE, STUCCO	33	F29	FLAGSTONE	19
S04	CONCRETE BLOCK	0	W27	VINYL SIDING	33	F08	HARDWOOD	16
S03	CONTINUOUS WALL	0	W01	WALLBOARD	15	F30	HARDWOOD, SELECT	19
S02	PIERS	0	W11	WOOD & SHEATHING	33	F33	LAMINATE	14
S01	SLAB	0	W04	WOOD FRAME ASBESTOS	32	F34	LUXURY VINYL PLANK	14
S07	STONE	0	W06	WOOD FRAME, NO SH.	30	F13	MARBLE	36
S08	WOOD	0	W05	WOOD FRAME, STUCCO	32	F21	NOT APPLICABLE	0
S09	WOOD SUBFLOOR	0	W56	WOOD ON 8" BRICK	45	F10	PARQUET	18
	EXTERIOR WALLS		W49	WOOD ON CONCRETE BLOCK	38	F07	PINE, DOUBLE	10
W26	ALUMINUM SIDING	33	W39	WOOD SHAKES	35	F20	PINE, DOUBLE & A. TILE	11
W08	ASBESTOS, CORRUGATED	32		**ROOF TYPE**		F02	PINE, SINGLE	5
W58	ASPHALT SHINGLES	30	T14	A FRAME	10	F15	PINE, SINGLE & A. TILE	6
W14	BRICK 8"	38	T10	BAR JOIST & RIGID INSULATION	14	F01	PLYWOOD	3
W15	BRICK 12"	41	T15	BAR JOIST, METAL DECK	14	F28	RUBBER TILE	13
W36	BRICK 16"	43	T03	BAR JOIST, WOOD DECK	8	F23	SANDWICH PANELS	12
W13	BRICK ON MASONRY	38	T08	CONCRETE, PRE-STRESSED	10	F22	SINGLE PINE ON CONCRETE	15
W12	BRICK ON WOOD	38	T18	DOME	9	F18	SLATE	21
W48	BRICK STUCCO	40	T01	FLAT-SHED	7	F24	STEEL PLATES/GRATES	8
W52	BRICK STUCCO 12"	43	T05	GAMBREL	9	F06	TERRAZZO	17
W54	BRICK STUCCO 16"	45	T02	HIP-GABLE	8	F12	TILE, CERAMIC	17
W59	BRICKCRETE	35	T06	MANSARD	9	F26	TILE, CORK	14
W07	C. B., 8" PLAIN	31	T07	MONITOR	9	F11	TILE, QUARRY	17
W32	C. B., 12" PLAIN	33	T04	SAWTOOTH	8	F17	TORGINAL	14
W61	C. B., SPLIT FACE	34	T13	STEEL FR. CONCRETE	26	F32	TRAVERTINE	24
W09	C. B., STUCCO	33	T12	STEEL FR. RIGID INS	23	F16	VINYL	10
W45	C. B., STUCCO SCORED BR.	36	T11	STEEL TRUSSES	15		**INTERIOR FINISH**	
W51	CEDAR LAP SIDING	43	T16	STEEL, CONC. SLAB REINFORCED	26	I13	ACOUSTICAL CEILING	30
W46	CEDAR SHAKES	43	T17	TIMBERS, HEAVY WOOD DECK	13	I14	ACOUSTICAL CEILING, SUSP.	34
W64	CEDAR SIDING	33	T09	WOOD TRUSS, WOOD DECK	13	I10	CELOTEX	18

8-46 Table 3 cont.

W30	CEDAR, BEVELED	38			**ROOF MATERIAL**			I15	CERAMIC TILE	50
W20	CEDAR, ROUGH	33		M16	ALUMINUM SANDWICH PANEL	11		I07	DRYWALL(SHEETROCK)	30
W37	CEDAR, ROUGH B & B	43		M05	ASBESTOS SHINGLES	5		I16	FORMICA	30
W28	CEDAR, TEXTURE III, 4 X 8	33		M04	ASPHALT SHINGLES	4		I19	INSULATION ONLY	5
W02	COMPOSITION	15		M22	ASPHALT SHINGLES HVY	5		I17	METAL, CEILING TILES	24
W34	CONCRETE, PRECAST (AGG)	38		M08	BERMUDA	8		I18	METAL, CORRUGATED	24
W35	CONCRETE, PRECAST (DOUBLE TEE)	40		M03	BUILT-UP TAR & GRAVEL	5		I09	METAL, ENAMEL	50
W24	CONCRETE, PRECAST (PLAIN)	31		M18	COPPER	12		I02	PAINTED	5
W16	CONCRETE, REINFORCED	43		M10	CORRUGATED ASBESTOS	8		I06	PLASTER & FURRING	30
W21	CONCRETE, TILT-UP	29		M11	ENAMEL METAL SHINGLES	8		I05	PLASTER, NO FURRING	24
W55	COPPER SIDING	45		M15	FIBERGLASS PANELS	6		I11	PLYWOOD	24
W38	CYPRESS BOARD & BATTEN	43		M14	FIBERGLASS(COMMERCIAL)	8		I01	UNFINISHED	0
W60	DRYVIT (EIFS)	35		M12	GYPSUM	8		I12	VINYL COATED WOOD PANELS	30
W43	DRYVIT, REINFORCED (EIFS)	38		M01	METAL, CORRUGATED	5		I04	WALL BOARD	18
W50	FIBERGLASS PANELS	16		M20	METAL, STAND. SEAM LT	7		I03	WOOD CEILING BOARDS	15
W42	GLASS, PLATE, ALUM TRIM	67		M21	METAL, STANDING SEAM HEAVY	8		I08	WOOD PANELS	35
W41	GLASS, WINDOW WALL	50		M02	ROLL COMPOSITION	2			**PLUMBING**	
W22	HARDBOARD-LAP	32		M17	RUBBER MEMBRANE	5		P03	AVERAGE	8
W63	HARDIE PLANK	34		M09	SLATE	10		P01	NONE	0
W29	LOGS, SINGLE WALLS	37		M19	TERNE	12		P02	POOR	3
W23	MASONITE, 4' X 8'	30		M06	TILE, CEMENT	7			**ADJUSTMENTS**	
W18	METAL ON STEEL	60		M07	TILE, CLAY	10		A05	APARTMENT EQUIVALENT	
W62	METAL, BONDED PANEL	30		M13	WOOD SHINGLES	8		A10	COASTAL, ELEVATED	20
W03	METAL, CORRUGATED	16			**FLOORS**			A09	ELEVATED	10
W40	METAL, SANDWICH PANEL	50		F25	ASPHALT ON GRADE	3		A02	FRAMING REINF. CONCRETE	
W00	NOT APPLICABLE	0		F19	BRICK IN MORTAR	17		A08	FRAMING TIMBER	
W57	PLYWOOD PANELS	33		F14	CARPET & UNDERLAY	12		A03	FRAMING, FIREPROOF STEEL	
W31	REDWOOD	39		F03	CONCRETE ON GRADE	6		A01	FRAMING, OPEN STEEL	
W17	STONE ON MASONRY	44		F27	CONCRETE ON GRADE /DRAINS	10		A07	FRONT AND INTERIOR	
W47	STONE ON WOOD FRAME	44		F04	CONCRETE, ASPHALT TILE	10		A04	HEIGHT	
W33	STONE, ARTIFICAL	38		F09	CONCRETE, PRECAST/FORMED	12		A00	NO ELECTRIC	-5
W19	STONE, ROUGH	70		F05	CONCRETE, RAISED	8		A06	STALLS	
W25	TERRA COTTA TILE	31		F35	CONCRETE, STAINED	12				

8-48 Table 5

Table 5

Residential Heating and Air Conditioning

Item	Cost
Gravity	$1.40
FHA	3.40
Hot Water	5.80
AC Only	5.50
Thru-Wall HP	3.20
FHA/AC	6.30
Package Unit	**3.70**
Engineered Warm/Cool Air	7.90
Engineered Hot/Chilled Water	12.20
Geo Thermal	**10.00**

Note: Calculate total heated living area and apply cost per square foot. Heated living area includes base area; upper floor adjusted area and finished basement adjusted living area.

8-52 Table 12

Area	Gunite Sq Ft	Irregular Shape Gunite Sq Ft	Vinyl Lined Sq Ft	Irregular Shape Vinyl Lined Sq Ft	Fiberglass Sq Ft	Irregular Shape Fiberglass Sq Ft
300	$71.00	$78.10	$54.50	$60.00	$88.80	$97.70
400	60.20	$66.20	43.30	$47.60	75.30	$82.80
500	54.40	$59.80	38.20	$42.00	68.00	$74.80
600	49.70	$54.70	34.60	$38.10	62.10	$68.30
700	46.70	$51.40	32.40	$35.60	58.40	$64.20
800	42.50	$46.80	29.60	$32.60	53.10	$58.40
900	41.30	$45.40	28.70	$31.60	51.60	$56.80
1,000	40.10	$44.10	27.70	$30.50	50.10	$55.10
	Add for Hydrotherapy Jets, Each		560			
	Add for Underwater Lights, Each		690			
	Add for Heater, Lump Sum		5,130			

8-52 Table 13

Table 13
Aquatic Exercise Pools
Cost are for ***each*** item.

Depth	Cost
42" flat floor	$29,290
50" side wall water return channels	34,270
60" deep water running platform	41,330
Add for natural gas heater in lieu of electric heater	1,090
Add for custom fit thermal blanket	440

Table 12: Swimming Pools

Fiberglass Pools

Table 13: Aquatic Exercise Pools

Aquatic Exercise Pools

Table 13: Aquatic Exercise Pools

Aquatic Exercise Pools

8-53 Table 15

Additional Pool Items

Item	Low Cost	Average	Good
Rockscape Grotto	$6,570	$16,340	$26,100
Waterfall, Precast	380	1,490	2,610
Screen Pool Enclosure, Per Sq Ft	7.40	11.10	13.30
Sheer Descent Waterfall, 24" width		1,700	
Sheer Descent Waterfall, 36" width		1,900	
Sheer Descent Waterfall, 48" width		2,100	
Sheer Descent Waterfall, 60" width		2,300	
Sheer Descent Waterfall, 72" width		2,500	

Table 15: Additional Pool Items

Rockscape Grotto

8-54: Table 16

Table 16
Detached Buildings
Cost is ***per square foot***.

Type	Description	Low Cost	Average	Good	Excellent
Misc. Structure	Living Area	$22.10	$33.70	$42.10	
Garage	Wood Frame, Sh. Metal, No Floor, No Door	12.50			
Garage	Wood Frame, Sh. Metal, Floor	15.20			
Garage	Wood or C.B., No Floor	19.20	26.70	36.70	$43.70
Garage	Wood or C.B., Floor	21.90	29.10	39.90	46.90
Garage	Brick, Floor, & Door	23.20	31.20	42.20	53.10

For structures with finished upper floor area; price building with total adjusted area.

+1.5 L: full finish, few partitions	0.3
+2 full finish, normal living area	0.7

Low Cost Misc. Structure Living Area: minimal finish of plywood or other low cost wall covering, vinyl or carpet floors, window units and/or space heaters.

Average Cost Misc. Structure Living Area: average finish of drywall or wood paneling, floor coverings are typically carpet and underlay, but may include laminate or some tile. Thru-wall heating and cooling is included.

Good Cost Misc. Structure Living Area: walls are finished in drywall or good wood paneling. Floors are hardwood, laminate, ceramic tile, or carpet and underlay. Good windows and trim. FHA/AC is included.

8-64 Table 17

Table 17

Outdoor Entertainment Pavilions

Outdoor entertainment pavilions, are unique structures which are typically custom built to meet the needs and desires of the owner.

Description	Average	Good	Excellent
Entertainment Pavilion, per sq ft	$28.00	$45.40	$61.60
Add for Outdoor Kitchen, per lin ft	210	410	725
Add for Brick Paver flooring, per sq ft		7.90	7.90
Add for Grouted Flagstone flooring, per sq ft		10.50	10.50
Add for Quarry Tile flooring, per sq ft		7.10	7.10
Add for Restroom, 1/2 Bath, each		2,840	2,840
Add for Fireplace, each	6,000	9,000	14,000
Add for Pavilion screen, per lin ft.	54.00		

Average outdoor kitchen includes cabinets and tile countertops.
Good outdoor kitchen includes cabinets and solid surface countertops.
Excellent outdoor kitchen includes cabinets, solid surface countertops and plumbing.

Table 17: Outdoor Entertainment Pavilions

8-66 Table 18

Table 18

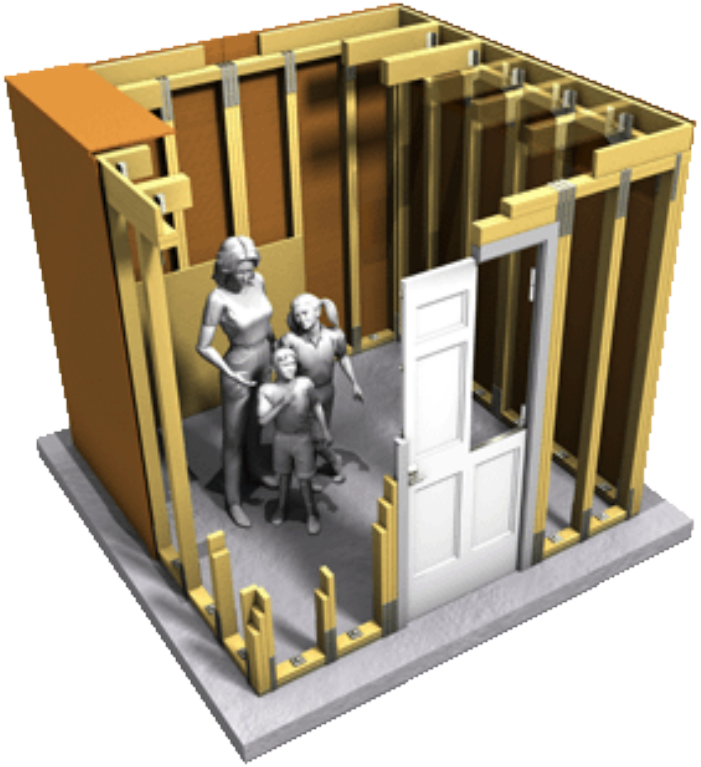
Safety Structures

Safe rooms/storm shelters are structures that are specifically designed to meet certain government criteria to provide protection from extreme weather events such as tornadoes, hurricanes, etc.

Cost is ***per unit.***

Safe Rooms/Storm Shelters				
Floor Area Sq Ft	Interior Underground	Interior Above Ground	Exterior Underground	Exterior Above Ground
24	$6,900	$3,700	$5,900	$4,300
36	8,500	4,600	7,500	5,300
50	10,000	5,400	9,000	6,200
75	12,800	8,500	11,400	9,900
100	14,800	9,100	13,400	10,500
125	16,800	9,600	15,400	11,000
150	18,500	10,900	17,100	12,300

Safety Structure – Extra Features



Safety Structure – Misc. Imp.

Safety Structure – Misc. Imp.

Chapter 9 Commercial / Industrial

9-19 Table 20

CODE	FOUNDATION	UNIT	CODE		UNIT	CODE		UNIT
S05	BRICK	0	W53	TERRA COTTA TILE, 12"	38	F31	CONCRETE, STAMPED	17
S06	CONCRETE	0	W10	TERRA COTTA TILE, STUCCO	33	F29	FLAGSTONE	19
S04	CONCRETE BLOCK	0	W27	VINYL SIDING	33	F08	HARDWOOD	16
S03	CONTINUOUS WALL	0	W01	WALLBOARD	15	F30	HARDWOOD, SELECT	19
S02	PIERS	0	W11	WOOD & SHEATHING	33	F33	LAMINATE	14
S01	SLAB	0	W04	WOOD FRAME ASBESTOS	32	F34	LUXURY VINYL PLANK	14
S07	STONE	0	W06	WOOD FRAME, NO SH.	30	F13	MARBLE	36
S08	WOOD	0	W05	WOOD FRAME, STUCCO	32	F21	NOT APPLICABLE	0
S09	WOOD SUBFLOOR	0	W56	WOOD ON 8" BRICK	45	F10	PARQUET	18
	EXTERIOR WALLS		W49	WOOD ON CONCRETE BLOCK	38	F07	PINE, DOUBLE	10
W26	ALUMINUM SIDING	33	W39	WOOD SHAKES	35	F20	PINE, DOUBLE & A. TILE	11
W08	ASBESTOS, CORRUGATED	32		**ROOF TYPE**		F02	PINE, SINGLE	5
W58	ASPHALT SHINGLES	30	T14	A FRAME	10	F15	PINE, SINGLE & A. TILE	6
W14	BRICK 8"	38	T10	BAR JOIST & RIGID INSULATION	14	F01	PLYWOOD	3
W15	BRICK 12"	41	T15	BAR JOIST, METAL DECK	14	F28	RUBBER TILE	13
W36	BRICK 16"	43	T03	BAR JOIST, WOOD DECK	8	F23	SANDWICH PANELS	12
W13	BRICK ON MASONRY	38	T08	CONCRETE, PRE-STRESSED	10	F22	SINGLE PINE ON CONCRETE	15
W12	BRICK ON WOOD	38	T18	DOME	9	F18	SLATE	21
W48	BRICK STUCCO	40	T01	FLAT-SHED	7	F24	STEEL PLATES/GRATES	8
W52	BRICK STUCCO 12"	43	T05	GAMBREL	9	F06	TERRAZZO	17
W54	BRICK STUCCO 16"	45	T02	HIP-GABLE	8	F12	TILE, CERAMIC	17
W59	BRICKCRETE	35	T06	MANSARD	9	F26	TILE, CORK	14
W07	C. B., 8" PLAIN	31	T07	MONITOR	9	F11	TILE, QUARRY	17
W32	C. B., 12" PLAIN	33	T04	SAWTOOTH	8	F17	TORGINAL	14
W61	C. B., SPLIT FACE	34	T13	STEEL FR. CONCRETE	26	F32	TRAVERTINE	24
W09	C. B., STUCCO	33	T12	STEEL FR. RIGID INS	23	F16	VINYL	10
W45	C. B., STUCCO SCORED BR.	36	T11	STEEL TRUSSES	15		**INTERIOR FINISH**	
W51	CEDAR LAP SIDING	43	T16	STEEL, CONC. SLAB REINFORCED	26	I13	ACOUSTICAL CEILING	30
W46	CEDAR SHAKES	43	T17	TIMBERS, HEAVY WOOD DECK	13	I14	ACOUSTICAL CEILING, SUSP.	34
W64	CEDAR SIDING	33	T09	WOOD TRUSS, WOOD DECK	13	I10	CELOTEX	18

9-19 Table 20 cont.

W30	CEDAR, BEVELED	38			**ROOF MATERIAL**			I15	CERAMIC TILE	50
W20	CEDAR, ROUGH	33		M16	ALUMINUM SANDWICH PANEL	11		I07	DRYWALL(SHEETROCK)	30
W37	CEDAR, ROUGH B & B	43		M05	ASBESTOS SHINGLES	5		I16	FORMICA	30
W28	CEDAR, TEXTURE III, 4 X 8	33		M04	ASPHALT SHINGLES	4		I19	INSULATION ONLY	5
W02	COMPOSITION	15		M22	ASPHALT SHINGLES HVY	5		I17	METAL, CEILING TILES	24
W34	CONCRETE, PRECAST (AGG)	38		M08	BERMUDA	8		I18	METAL, CORRUGATED	24
W35	CONCRETE, PRECAST (DOUBLE TEE)	40		M03	BUILT-UP TAR & GRAVEL	5		I09	METAL, ENAMEL	50
W24	CONCRETE, PRECAST (PLAIN)	31		M18	COPPER	12		I02	PAINTED	5
W16	CONCRETE, REINFORCED	43		M10	CORRUGATED ASBESTOS	8		I06	PLASTER & FURRING	30
W21	CONCRETE, TILT-UP	29		M11	ENAMEL METAL SHINGLES	8		I05	PLASTER, NO FURRING	24
W55	COPPER SIDING	45		M15	FIBERGLASS PANELS	6		I11	PLYWOOD	24
W38	CYPRESS BOARD & BATTEN	43		M14	FIBERGLASS(COMMERCIAL)	8		I01	UNFINISHED	0
W60	DRYVIT (EIFS)	35		M12	GYPSUM	8		I12	VINYL COATED WOOD PANELS	30
W43	DRYVIT, REINFORCED (EIFS)	38		M01	METAL, CORRUGATED	5		I04	WALL BOARD	18
W50	FIBERGLASS PANELS	16		M20	METAL, STAND. SEAM LT	7		I03	WOOD CEILING BOARDS	15
W42	GLASS, PLATE, ALUM TRIM	67		M21	METAL, STANDING SEAM HEAVY	8		I08	WOOD PANELS	35
W41	GLASS, WINDOW WALL	50		M02	ROLL COMPOSITION	2			**PLUMBING**	
W22	HARDBOARD-LAP	32		M17	RUBBER MEMBRANE	5		P03	AVERAGE	8
W63	HARDIE PLANK	34		M09	SLATE	10		P01	NONE	0
W29	LOGS, SINGLE WALLS	37		M19	TERNE	12		P02	POOR	3
W23	MASONITE, 4' X 8'	30		M06	TILE, CEMENT	7			**ADJUSTMENTS**	
W18	METAL ON STEEL	60		M07	TILE, CLAY	10		A05	APARTMENT EQUIVALENT	
W62	METAL, BONDED PANEL	30		M13	WOOD SHINGLES	8		A10	COASTAL, ELEVATED	20
W03	METAL, CORRUGATED	16			**FLOORS**			A09	ELEVATED	10
W40	METAL, SANDWICH PANEL	50		F25	ASPHALT ON GRADE	3		A02	FRAMING REINF. CONCRETE	
W00	NOT APPLICABLE	0		F19	BRICK IN MORTAR	17		A08	FRAMING TIMBER	
W57	PLYWOOD PANELS	33		F14	CARPET & UNDERLAY	12		A03	FRAMING, FIREPROOF STEEL	
W31	REDWOOD	39		F03	CONCRETE ON GRADE	6		A01	FRAMING, OPEN STEEL	
W17	STONE ON MASONRY	44		F27	CONCRETE ON GRADE /DRAINS	10		A07	FRONT AND INTERIOR	
W47	STONE ON WOOD FRAME	44		F04	CONCRETE, ASPHALT TILE	10		A04	HEIGHT	
W33	STONE, ARTIFICAL	38		F09	CONCRETE, PRECAST/FORMED	12		A00	NO ELECTRIC	-5
W19	STONE, ROUGH	70		F05	CONCRETE, RAISED	8		A06	STALLS	
W25	TERRA COTTA TILE	31		F35	CONCRETE, STAINED	12				

9-23: Table 27

Table 27
Stall Widths

Average Stall Width	Units
10 feet	12
15 feet	10
20 feet	7
25 feet	6
30 feet	4
over 30	1

APPRAISAL MANUAL QUICK REFERENCE (Type Code)

IMPROVEMENT	TYPE CODE	RATE TABLE	PLUMBING UNITS APPLY	FIXTURES IN PLUMBING UNITS	ADD SF OFFICE COST	STALLS
AMUSEMENTS (HIGH PARTITION)	730	598	Yes	None	No	No
AMUSEMENTS (LOW PARTITION)	731	500	Yes	None	No	No
APARTMENT BUILDING (4 UNITS+)	113	113	Yes	1-3 Fix Per Unit		
AUTOMOTIVE AGENCY	550	600	No	None	Yes	No
BANK	611	611	Yes	None	No	No
BOWLING ALLEY	748	500	Yes	None	No	No
COMMUNITY CENTER	536	500	Yes	None	No	Local Shop Areas
CONDOMINIUM UNIT	119	111	Yes	1-3 Fix		
CONVENIENCE STORE	590	590	Yes	None	No	Divided Buildings
DEPARTMENT STORE	531	500	Yes	None	No	No

9-27 Table 35

X-Ray Room

Cost is ***per unit.***

Description	Cost
X Ray Room	**$77,800**

X Ray Room

9-29 Table 42

Table 42
Trash Enclosure
Cost is ***per item.***

Description		Cost
Single Dumpster		
Concrete Block	Covered	$4,320
	Open	3,210
Brick on Masonry	Covered	4,920
	Open	3,800
Double Dumpster		
Concrete Block	Covered	5,570
	Open	4,450
Brick on Masonry	Covered	7,460
	Open	5,230

Trash Enclosure

Trash Enclosure

9-30 Table 44

Table 44
Self Service Kiosk Booth
Cost is ***per square foot***.

Description	Cost
Open style, uninsulated booth with minimum electrical and no plumbing.	
up to 25 sq ft	$180
26 sq ft - 50 sq ft	140
51 sq ft - 75 sq ft	110
76 sq ft - 100 sq ft or larger	100
Cashier booths, with good electrical and no plumbing or heat	
up to 50 sq ft	250
51 sq ft - 75 sq ft	200
76 sq ft - 100 sq ft	170
101 sq ft - 125 sq ft or larger	150
Security structure with bullet-proof glass and 2 or 3 commercial plumbing fixtures.	
up to 75 sq ft	360
76 sq fto - 100 sq ft	300
101 sq ft - 150 sq ft	230
151 sq ft - 200 sq ft or larger	190

Kiosk: Self Service – Open

Kiosk: Self Service – Cashier Booth

Kiosk: Self Service – Cashier Booth

Kiosk: Self Service – Security Structure

Kiosk: Self Service – Security Structure

9-34 Table 54

Table 54

Commercial Swimming Pools

Cost is ***per square foot***.

Area	Gunite	Reinforced Concrete Smooth	Reinforced Concrete Tiled
1,999 and Under	$55.40	$69.30	$87.40
2,000 - 3,999	52.60	65.70	83.80
4,000 - 5,999	50.80	63.50	81.60
6,000 - 7,999	50.00	62.60	80.70
8,000 and Over	48.20	60.30	78.40

9-36 Table 57

Table 57

ELECTRIC VEHICLE CHARGING STATION

Input and Output must be verified when determining cost of units.

*For multiple units of Level 3 Chargers, use the rate under Multi-Unit Cost.

Type	Input	Output	Cost per Unit	Multi-Unit Cost
Level 2 Chargers:	208/240 VAC, 30A	7.2 kw 30A		
Single port, wall-type			$2,200	
Single port, on pedestal			3,500	
Single port, wall-type with LCD Screen			5,500	
Single port, on pedestal with LCD Screen			6,500	
Dual port, wall-type with LCD Screen			7,700	
Dual port, on pedestal with LCD Screen			8,700	
Level 3 Chargers (DC):				
Single port, freestanding	208/240 VAC, 160A or 480 VAC, 70A	50 kw 120A (500 VDC)	32,000	$29,000
Single port, freestanding	208-240 VAC, 280A or 480 VAC, 160A	90-135 kw 240A	35,000	32,000
Solar Power Canopy for charging station:	$140 per square foot			

Charging Station: Electric Vehicle

9-37 Table 58

Table 58

Restroom Building

Cost is ***per square foot***.

Description	Cost
Low Cost - Light frame, siding, and unfinished interior	$72.70
Average - Wood frame or concrete block, painted walls, and some ceiling finish	118.90
Good - Wood frame, good stucco or siding, finished interior	160.40
Excellent - Stone veneer with good finish	220.80

Restroom Buildings – Low Cost

Restroom Buildings – Average

Restroom Buildings – Good

Restroom Buildings – Excellent

9-37 Table 59

Table 59

Small Boat Marina

Cost range in modern developments include ramps, anchor piers, utilities, lockers, and designer fee's, but exclude all land improvements. Based on typical mixture of boat types and sizes.

Cost is ***per square foot of deck***.

Description	Low Cost	Average	Good
Frame only:			
metal	$8.70	$14.90	$25.00
wood	4.00	9.10	20.30
Deck only:			
2" treated wood	2.50	3.80	5.60
marine plywood	6.10	7.10	8.30
concrete plank	7.60	9.30	11.50
fiberglass panels	9.80	11.70	14.10
metal decking	7.90	10.10	12.60
Add for:			
handrails, per linear foot	20	30	30
ladders, 4' to 6', each	100	270	730
utilities, electrical, each	360	760	1,630
water or fire (plumbing and fire protection)	210	410	840
Floating slips, each	5,450	7,760	10,080

Marina: Small Boat

9-38 Table 60

Table 60

Boat Storage Building

Cost is ***per square foot***.

Type	Finish	Cost
Low Cost	Post, pole, or light steel framing, Flat shed roof, Light metal or plywood siding, Unfinished interior, Asphalt floor, Minimal electrical and water service, No heat	$19.30
Average	Steel frame or wood pole frame and trusses, Plywood, Light wood or metal siding, Some partitions, Shop area, Asphalt floor, Minimal electrical and water service, No heat	25.80
Good	Good metal or wood siding on heavy steel framing, Small office, Concrete floor, Adequate electrical, Some plumbing, No heat	34.60

Boat Storage Building – Low Cost

Boat Storage Building – Average Cost

Boat Storage Building – Good

9-38 Table 61

Table 61

Boat Storage Shed

Cost is ***per square foot***.

Type	Finish	Cost
Low Cost	End walls only, of light metal, plywood or low cost siding, Unfinished interior, Asphalt floor, No lighting, plumbing or heat	$12.60
Average	Open front, Steel frame or wood pole frame and trusses, Exterior of plywood, light wood or metal siding, Unfinished interior, Asphalt floor, No lighting, plumbing or heat	18.60
Good	Open front, Heavy steel frame, Good wood or metal siding, Unfinished interior, concrete floor, Security lighting, No plumbing, No heat	27.50

Boat Storage Shed – Low Cost

Boat Storage Shed - Average

Boat Storage Shed - Good