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SCHEDULE A

Dwelling Base Prices (in hundreds of dollars)

100 to 5000

Area	First Floor			Half Upper Story			(+/- 1)		Full Upper Story			Unfin	Attic	Unfin	Bsmt	
	1 - 5	+	6 - 8	1 - 5	+	6 - 8	1 - 5	6 - 8	1 - 5	+	6 - 8	Attic	Fin	Bsmt	Crawl	Fin
100	327	6	362	123	0	123	25	47	173	7	217	40	24	164	32	82
125	346	6	383	132	-	132	26	49	184	7	229	41	27	168	34	91
150	365	7	404	140	-	140	27	51	194	8	241	43	31	173	35	99
175	385	7	426	149	-	149	28	52	205	8	253	44	34	177	37	108
200	404	7	447	157	-	157	29	54	215	8	265	45	37	181	38	116
225	423	8	468	166	-	166	30	56	226	9	277	47	41	185	40	125
250	442	8	489	174	-	175	31	58	236	9	290	48	44	190	42	134
275	461	8	510	183	-	183	32	59	247	9	302	49	47	194	43	142
300	480	9	531	191	-	192	33	61	257	10	314	51	51	198	45	151
325	500	9	553	200	-	200	34	63	268	10	326	52	54	202	46	159
350	519	9	574	208	-	209	35	65	278	10	338	53	57	207	48	168
375	538	10	595	217	-	217	36	66	289	11	350	55	61	211	49	176
400	557	10	616	225	0	226	37	68	299	11	362	56	64	215	51	185
425	578	11	640	234	-	235	38	70	311	11	376	57	68	221	53	194
450	599	11	665	243	-	245	40	72	323	12	389	58	72	228	54	203
475	620	12	689	252	-	254	41	74	335	12	403	59	76	234	56	212
500	642	12	713	262	-	263	43	77	347	12	417	61	80	241	57	221
525	663	13	737	271	-	272	44	79	358	12	430	62	84	247	59	230
550	684	13	762	280	-	282	45	81	370	13	444	63	88	253	60	239
575	705	14	786	289	-	291	47	83	382	13	457	64	92	260	62	248
600	726	14	810	298	0	300	48	85	394	13	471	65	96	266	63	257
625	746	14	831	306	0	309	48	86	402	13	481	66	99	271	64	265
650	766	15	853	314	0	317	48	86	409	14	490	68	103	276	64	274
675	786	15	874	322	0	326	47	87	417	14	500	69	106	281	65	282
700	806	15	896	331	1	334	47	87	425	14	509	71	109	286	66	291
725	825	15	917	339	1	343	47	88	432	14	519	72	112	291	66	299
750	845	16	938	347	1	351	47	88	440	15	528	73	116	296	67	307
775	865	16	960	355	1	360	46	89	447	15	538	75	119	301	67	316
800	885	16	981	363	1	368	46	89	455	15	547	76	122	306	68	324
825	906	16	1,003	369	1	374	47	91	463	15	557	77	124	311	69	332
850	927	16	1,025	375	1	381	48	93	471	16	567	78	126	316	70	340
875	948	16	1,047	381	1	387	49	95	479	16	577	79	128	321	71	347
900	969	17	1,069	388	1	394	50	97	488	17	588	80	130	326	72	355
925	990	17	1,091	394	1	400	51	98	496	17	598	81	132	331	73	363
950	1,011	17	1,113	400	1	406	52	100	504	17	608	82	134	336	74	371
975	1,032	17	1,135	406	1	413	53	102	512	18	618	83	136	341	75	378
1,000	1,053	17	1,157	412	1	419	54	104	520	18	628	84	138	346	76	386
1,025	1,069	17	1,174	417	1	424	56	106	528	18	638	85	140	352	77	393
1,050	1,084	18	1,192	422	1	430	57	109	537	19	648	86	143	358	78	401
1,075	1,100	18	1,209	427	1	435	59	111	545	19	658	87	145	363	79	408
1,100	1,115	19	1,226	433	1	441	60	114	553	19	668	88	148	369	80	415
1,125	1,131	19	1,243	438	1	446	62	116	561	19	677	89	150	375	81	422
1,150	1,146	19	1,261	443	1	451	63	118	570	20	687	90	152	381	82	430
1,175	1,162	20	1,278	448	1	457	65	121	578	20	697	91	155	386	83	437
1,200	1,177	20	1,295	453	1	462	66	123	586	20	707	92	157	392	84	444
1,225	1,194	20	1,314	459	1	469	68	124	596	20	716	93	160	398	85	451
1,250	1,210	21	1,333	466	2	475	70	126	605	20	726	95	163	404	86	458
1,275	1,227	21	1,352	472	2	482	71	127	615	20	735	96	166	409	87	465
1,300	1,243	21	1,371	478	2	488	73	128	624	20	744	97	169	415	88	472
1,325	1,255	21	1,384	484	2	494	75	130	633	20	753	98	172	419	89	480
1,350	1,267	22	1,397	489	2	499	76	131	641	20	762	99	175	424	89	487
1,375	1,279	22	1,409	495	2	505	78	133	650	20	770	99	178	428	90	495
1,400	1,291	22	1,422	500	2	510	79	134	658	20	779	100	181	432	90	502
1,425	1,305	22	1,437	506	2	516	80	136	666	20	789	101	184	437	91	509
1,450	1,318	23	1,452	511	2	521	82	138	674	21	798	102	187	442	92	516
1,475	1,332	23	1,467	517	2	527	83	140	682	21	808	103	189	446	92	522
1,500	1,345	23	1,482	522	2	532	84	142	690	21	817	104	192	451	93	529
1,525	1,360	23	1,499	528	2	538	86	145	700	21	829	105	195	456	94	537
1,550	1,375	24	1,516	534	2	544	89	148	710	22	840	106	198	461	95	545
1,575	1,389	24	1,532	539	2	550	91	151	720	22	852	107	200	465	96	553
1,600	1,404	24	1,549	545	2	556	93	154	730	22	863	108	203	470	97	561
1,625	1,421	24	1,568	551	2	563	94	156	738	22	874	109	206	476	98	569
1,650	1,439	25	1,587	558	2	569	95	158	747	23	885	110	210	481	99	576
1,675	1,456	25	1,606	564	2	576	96	160	755	23	895	111	213	487	100	584
1,700	1,474	25	1,625	571	2	583	97	162	764	24	906	113	217	493	101	591
1,725	1,491	25	1,644	577	2	589	98	164	772	24	917	114	220	498	102	599
1,750	1,508	26	1,663	583	2	596	99	166	780	24	928	115	223	504	103	606
1,775	1,526	26	1,682	590	2	602	100	168	789	25	938	116	227	509	104	614

SCHEDULE A

Dwelling Base Prices (in hundreds of dollars)

100 to 5000

Area	First Floor			Half Upper Story			(+/- 1)		Full Upper Story			Unfin	Attic	Unfin	Bsmt	
	1 - 5	+	6 - 8	1 - 5	+	6 - 8	1 - 5	6 - 8	1 - 5	+	6 - 8	Attic	Fin	Bsmt	Crawl	Fin
1,800	1,543	26	1,701	596	2	609	101	170	797	25	949	117	230	515	105	621
1,825	1,558	26	1,717	602	2	615	102	172	805	25	958	118	233	520	106	629
1,850	1,574	26	1,733	608	2	621	103	173	813	25	968	119	235	524	106	636
1,875	1,589	26	1,749	614	2	627	104	175	821	26	977	120	238	529	107	644
1,900	1,604	27	1,766	620	2	633	105	177	829	26	986	121	241	534	107	652
1,925	1,620	27	1,782	625	2	639	106	178	837	26	995	122	244	538	108	659
1,950	1,635	27	1,798	631	2	645	107	180	845	26	1,005	124	246	543	108	667
1,975	1,650	27	1,814	637	2	650	108	182	853	26	1,014	125	249	547	109	675
2,000	1,666	27	1,830	643	2	656	109	183	861	27	1,023	126	252	552	109	682
2,025	1,681	27	1,846	649	2	662	110	185	869	27	1,032	127	254	557	110	690
2,050	1,696	27	1,862	655	2	668	111	187	877	27	1,042	128	257	561	110	698
2,075	1,712	27	1,878	661	2	674	112	188	885	27	1,051	129	260	566	111	705
2,100	1,727	28	1,895	667	2	680	114	190	893	28	1,060	130	263	571	112	713
2,125	1,742	28	1,911	672	2	686	115	192	901	28	1,069	131	265	575	112	721
2,150	1,758	28	1,927	678	2	692	116	193	909	28	1,079	132	268	580	113	728
2,175	1,773	28	1,943	684	2	698	117	195	917	28	1,088	133	271	584	113	736
2,200	1,788	28	1,959	690	2	704	118	197	925	28	1,097	134	273	589	114	744
2,225	1,804	28	1,975	696	2	710	119	198	933	29	1,106	135	276	594	114	751
2,250	1,819	28	1,991	702	2	715	120	200	941	29	1,116	137	279	598	115	759
2,275	1,834	28	2,007	708	2	721	121	202	949	29	1,125	138	281	603	115	767
2,300	1,850	29	2,024	714	2	727	122	203	957	29	1,134	139	284	608	116	774
2,325	1,865	29	2,040	719	2	733	123	205	965	29	1,143	140	287	612	116	782
2,350	1,880	29	2,056	725	2	739	124	207	973	30	1,153	141	290	617	117	790
2,375	1,896	29	2,072	731	2	745	125	208	981	30	1,162	142	292	621	117	797
2,400	1,911	29	2,088	737	2	751	126	210	989	30	1,171	143	295	626	118	805
2,425	1,929	29	2,108	744	2	758	127	212	998	30	1,182	144	298	632	119	813
2,450	1,947	30	2,127	750	2	764	129	214	1,007	31	1,193	145	301	638	120	821
2,475	1,966	30	2,147	757	2	771	130	217	1,017	31	1,204	146	304	644	121	829
2,500	1,984	30	2,166	763	2	777	131	219	1,026	31	1,215	147	307	649	122	837
2,525	2,002	30	2,186	770	2	784	133	221	1,035	32	1,226	148	310	655	123	845
2,550	2,020	31	2,206	776	2	791	134	223	1,044	32	1,237	150	313	661	124	853
2,575	2,038	31	2,225	783	2	797	135	226	1,054	32	1,248	151	316	667	125	861
2,600	2,057	31	2,245	789	2	804	137	228	1,063	33	1,259	152	319	673	127	869
2,625	2,075	31	2,264	796	2	810	138	230	1,072	33	1,270	153	321	679	128	876
2,650	2,093	32	2,284	802	2	817	139	232	1,081	33	1,281	154	324	684	129	884
2,675	2,111	32	2,304	809	2	824	141	234	1,090	33	1,292	155	327	690	130	892
2,700	2,129	32	2,323	815	2	830	142	237	1,100	34	1,303	156	330	696	131	900
2,725	2,147	32	2,343	822	2	837	143	239	1,109	34	1,314	157	333	702	132	908
2,750	2,166	33	2,362	828	2	843	145	241	1,118	34	1,325	158	336	708	133	916
2,775	2,184	33	2,382	835	2	850	146	243	1,127	35	1,336	159	339	714	134	924
2,800	2,202	33	2,402	841	3	857	148	246	1,137	35	1,348	161	342	720	135	932
2,825	2,220	33	2,421	848	3	863	149	248	1,146	35	1,359	162	345	725	136	940
2,850	2,238	34	2,441	854	3	870	150	250	1,155	36	1,370	163	348	731	137	948
2,875	2,257	34	2,460	861	3	876	152	252	1,164	36	1,381	164	351	737	138	956
2,900	2,275	34	2,480	867	3	883	153	254	1,173	36	1,392	165	354	743	139	964
2,925	2,293	34	2,499	874	3	889	154	257	1,183	37	1,403	166	357	749	140	972
2,950	2,311	35	2,519	880	3	896	156	259	1,192	37	1,414	167	360	755	141	980
2,975	2,329	35	2,539	887	3	903	157	261	1,201	37	1,425	168	363	760	142	988
3,000	2,348	35	2,558	893	3	909	158	263	1,210	38	1,436	169	366	766	144	996
3,025	2,366	35	2,578	900	3	916	160	265	1,219	38	1,447	170	368	772	145	1,003
3,050	2,384	36	2,597	906	3	922	161	268	1,229	38	1,458	171	371	778	146	1,011
3,075	2,402	36	2,617	913	3	929	162	270	1,238	38	1,469	173	374	784	147	1,019
3,100	2,420	36	2,637	919	3	936	164	272	1,247	39	1,480	174	377	790	148	1,027
3,125	2,438	36	2,656	926	3	942	165	274	1,256	39	1,491	175	380	795	149	1,035
3,150	2,457	37	2,676	932	3	949	166	277	1,266	39	1,502	176	383	801	150	1,043
3,175	2,475	37	2,695	939	3	955	168	279	1,275	40	1,513	177	386	807	151	1,051
3,200	2,493	37	2,715	945	3	962	169	281	1,284	40	1,524	178	389	813	152	1,059
3,225	2,510	37	2,733	952	3	969	170	283	1,293	40	1,534	179	392	818	153	1,067
3,250	2,526	37	2,751	959	3	976	171	284	1,302	40	1,545	180	395	824	154	1,075
3,275	2,543	38	2,769	965	3	983	172	286	1,311	41	1,555	182	398	829	155	1,083
3,300	2,560	38	2,787	972	3	990	173	288	1,320	41	1,565	183	401	834	155	1,091
3,325	2,576	38	2,805	979	3	997	174	289	1,329	41	1,575	184	404	839	156	1,098
3,350	2,593	38	2,823	986	3	1,004	175	291	1,338	41	1,586	185	408	845	157	1,106
3,375	2,610	39	2,841	993	3	1,011	176	293	1,347	42	1,596	187	411	850	158	1,114
3,400	2,627	39	2,859	1,000	3	1,018	178	294	1,356	42	1,606	188	414	855	159	1,122
3,425	2,643	39	2,877	1,006	3	1,025	179	296	1,364	42	1,617	189	417	860	160	1,130
3,450	2,660	39	2,895	1,013	3	1,032	180	298	1,373	42	1,627	190	420	866	160	1,138
3,475	2,677	39	2,913	1,020	3	1,039	181	299	1,382	42	1,637	191	423	871	161	1,146

SCHEDULE A

Dwelling Base Prices (in hundreds of dollars)

100 to 5000

Area	First Floor			Half Upper Story			(+/- 1)		Full Upper Story			Unfin	Attic	Unfin	Bsmt	
	1 - 5	+	6 - 8	1 - 5	+	6 - 8	1 - 5	6 - 8	1 - 5	+	6 - 8	Attic	Fin	Bsmt	Crawl	Fin
3,500	2,694	39	2,931	1,027	3	1,046	182	301	1,391	42	1,647	192	426	876	162	1,154
3,525	2,710	39	2,949	1,034	3	1,053	183	302	1,400	42	1,658	193	429	882	163	1,162
3,550	2,727	40	2,967	1,040	3	1,060	184	304	1,409	43	1,668	195	432	887	164	1,170
3,575	2,744	40	2,985	1,047	3	1,067	185	306	1,418	43	1,678	196	435	892	164	1,178
3,600	2,760	40	3,003	1,054	3	1,074	186	307	1,427	43	1,688	197	438	897	165	1,185
3,625	2,777	40	3,021	1,061	3	1,081	187	309	1,436	43	1,699	198	442	903	166	1,193
3,650	2,794	41	3,039	1,068	3	1,088	188	311	1,445	44	1,709	200	445	908	167	1,201
3,675	2,811	41	3,057	1,075	3	1,095	190	312	1,454	44	1,719	201	448	913	168	1,209
3,700	2,827	41	3,075	1,081	3	1,102	191	314	1,462	44	1,730	202	451	918	169	1,217
3,725	2,844	41	3,093	1,088	3	1,109	192	316	1,471	44	1,740	203	454	924	169	1,225
3,750	2,861	41	3,111	1,095	3	1,116	193	317	1,480	44	1,750	204	457	929	170	1,233
3,775	2,877	42	3,129	1,102	3	1,123	194	319	1,489	45	1,760	206	460	934	171	1,241
3,800	2,894	42	3,147	1,109	3	1,130	195	321	1,498	45	1,771	207	463	939	172	1,248
3,825	2,911	42	3,165	1,115	3	1,137	196	322	1,507	45	1,781	208	466	945	173	1,256
3,850	2,927	42	3,183	1,122	3	1,144	197	324	1,516	45	1,791	209	469	950	174	1,264
3,875	2,944	43	3,202	1,129	4	1,151	198	326	1,525	46	1,802	211	473	955	175	1,272
3,900	2,961	43	3,220	1,136	4	1,158	199	327	1,534	46	1,812	212	476	960	175	1,280
3,925	2,977	43	3,238	1,143	4	1,165	200	329	1,543	46	1,822	213	479	966	176	1,288
3,950	2,994	43	3,256	1,149	4	1,172	201	330	1,552	46	1,832	214	482	971	177	1,296
3,975	3,011	43	3,274	1,156	4	1,179	202	332	1,561	46	1,843	215	485	976	178	1,304
4,000	3,027	44	3,292	1,163	4	1,186	203	334	1,570	47	1,853	217	488	981	179	1,311
4,250	3,194	46	3,471	1,232	4	1,257	211	347	1,654	49	1,951	230	518	1,033	187	1,389
4,500	3,361	48	3,650	1,301	5	1,327	218	361	1,737	52	2,048	242	549	1,085	195	1,467
4,750	3,528	50	3,829	1,369	5	1,398	226	374	1,821	54	2,146	255	579	1,136	202	1,545
5,000	3,695	52	4,008	1,438	5	1,468	233	387	1,904	56	2,243	267	609	1,188	210	1,623

Note: Dwelling base prices of highlighted rows may be used as interpolation points if desired.

**SCHEDULE A.1
Dwelling Pricing Notes**

“A” FRAME TYPE RESIDENCES

The standard residential schedule should be used to compute the replacement cost of “A” Frame type construction. If the entire living area is on one (1) level, price as one (1) story. If there is a loft living area, which is commonly the case with “A” Frames, the actual area of the loft should be priced from the Loft Schedule.

KIT TYPE LOG HOMES

Kit type log homes are defined as log homes, offered as a model by the builder. All logs are precut and preassembled, following a standard set of plans. There is little or no flexibility in style, size, or quality available from the manufacturer. Because of the post and beam frame and log exterior walls, the cost of a log home with eight (8) inch log walls will cost ninety-five percent (95%) of a conventional home of the same general quality, and a home with six (6) inch log walls will cost ninety percent (90%). The standard residential schedule should be used to compute the cost new of a log home with five percent (5%) or ten percent (10%) decrease in grade and design.

CUSTOM TYPE LOG HOMES

Custom log homes are built individually from customized drawings and floor plans. These homes are individually constructed for specific owners. Custom log walls can run from ten (10) inches to fourteen (14) inches in thickness. The cost of a new log home with ten (10) inch log walls will cost one hundred percent (100%) of a conventional home of the same general quality and a home with approximately fourteen (14) inch walls will cost one hundred five percent (105%). The residential schedule should be used to compute the cost new of a log home with either no change or a five percent (5%) increase in grade and design.

Note: Owner-built log homes are often of a lower quality grade than professionally crafted and erected log homes.

POLE TYPE CONSTRUCTION HOMES

When determining replacement on pole type construction, the difference in cost, as compared with conventional construction, should be reflected in the quality grade. The factor should be lowered by a full grade. In other words, “C” would be “D,” and “D,” in pole type construction, would be “E.”

Note: Pole buildings of mixed use (i.e., both storage and living area) should be priced from the schedule which is most represented in the pole structure. For example, if a pole building is eighty percent (80%) storage and twenty percent (20%) living area, it should be priced from the type – 3 barn schedule with the appropriate amount added, from the bottom of the schedule for the actual finished living area. If, however, eighty percent (80%) of the pole building is finished living area, and twenty percent (20%) is unfinished storage, then price the entire building as finished living area with the appropriate deduction from the residential schedule applied to the actual unfinished area.

KIT TYPE GEODESIC DWELLINGS

Kit type geodesic homes are predesigned and prefabricated by the manufacturer and sold to the home buyer as a unit, without much opportunity for the buyer to add individuality. A large portion of these homes are owner built. These homes should be priced from the residential schedule A. The quality grades for these types of homes will generally run five percent (5%) to ten percent (10%) lower than a conventional

dwelling, with the lower grades being assigned to pre-fabricated, owner-constructed, and unprofessional type dwellings.

CUSTOM BUILT GEODESIC DWELLINGS

Custom built, or “built-to-suit,” geodesic dwellings are individually designed, fabricated, and professionally constructed to the specific style requested by the owner. These dwellings are often built with unique features not found in conventional type construction. These homes should be priced from the residential schedule A. The quality grades will follow those of conventional type construction with the use of a five percent (5%) to ten percent (10%) increase in cost and design factor to reflect the uniqueness of construction.

Note: For all Geodesic dwellings, if there is a loft living area, the actual area of the loft should be priced from the Loft Schedule.

EARTH HOMES

When pricing an earth home, the following specifications are to be utilized:

Floor	four (4) inch concrete, steel mesh reinforced
Walls	ten (10) inch steel reinforced concrete
Support Walls	six (6) inch concrete extending out fourteen (14) foot, tapering six (6) foot to two (2) foot high
Roof	
conventional concrete	included in base specifications four (4) concrete steel mesh reinforced, increase the grade and design factor by five percent (5%)

In determining replacement costs new for earth homes, the base area should be computed and related to the general pricing schedule as one (1) story concrete. The quality grading of such constructed buildings will vary much as conventional type structures. However, most earth homes will be “C” grade.

PERCENTAGE OF COMPLETION

The following is a guideline for estimating the percent completion for a typical, average-quality, single-family residence.

Excavation, forms, water/sewage hook up, and concrete	14%
Rough framing	21%
Windows, exterior door, and floor cover	5%
Rough-in plumbing, insulation, and electrical service	16%
Exterior	6%
Interior drywall and ceiling finish	8%
Built-in cabinets, interior doors, trim, etc.	13%
Plumbing fixtures	5%
Floor covers and built-in appliances	6%
Light fixtures, painting, and decorating	6%
TOTAL	100%

Appendix C

Residential and Agricultural Cost Schedules

SCHEDULE B

Row Type Adjustment

		Total Number of Units						
		2	3	4	6	8	10	Over
Frame or equal wall types	(1-5)	0.95	0.93	0.90	0.86	0.84	0.82	0.81
Brick or equal wall types	(6-8)	0.92	0.90	0.86	0.82	0.80	0.77	0.76

For masonry increments of 3 or less, use frame factor.

For masonry increments of 4 or more, use brick factor.

SCHEDULE C

Base Price Components and Adjustments (in hundreds of dollars)

Area	Deduct (-) Unfinished Int			Deduct (-) No Central			Deduct (-) No Electricity			Add (+) Central Air Conditioning			Add (+) Basement Recreation Room				Add (+) For Loft
	Half Story	Full Story	First Floor	Half Upper	Full Upper	Attic	First Floor	Upper Floor	First Floor	Half Upper/Loft	Full Upper	Attic	Rec 1	Rec 2	Rec 3	Rec 4	
	100	35	49	7	1	2	1	40	7	23	1	2	1	10	21	37	52
200	53	74	13	2	4	2	45	13	27	2	4	2	16	31	51	72	112
300	71	100	18	4	7	3	50	20	31	4	7	3	21	40	64	91	149
400	89	125	24	5	9	4	55	26	35	5	9	4	27	50	78	111	185
500	107	150	30	6	11	5	60	32	39	6	11	5	33	60	92	131	221
600	131	180	35	8	13	5	66	38	42	8	13	5	38	67	106	150	258
700	150	208	40	9	15	6	72	44	46	9	15	6	44	76	119	168	279
800	169	235	45	10	17	7	77	49	50	10	17	7	50	85	131	186	300
900	180	262	60	11	19	8	82	55	44	11	19	8	56	94	144	202	324
1000	190	289	75	12	20	8	87	60	38	12	20	8	61	102	156	217	347
1100	202	314	77	14	23	9	93	66	40	13	22	9	67	111	169	230	369
1200	214	338	79	15	25	10	98	71	42	14	24	10	72	120	182	242	391
1300	229	368	81	16	27	11	103	77	44	15	26	10	78	129	195	254	419
1400	243	389	83	18	30	12	108	82	46	16	28	11	83	137	206	265	445
1500	257	411	85	19	32	13	114	88	48	18	30	12	89	145	218	277	465
1600	271	436	87	20	34	14	119	93	50	19	31	13	94	153	231	290	495
1700	287	459	90	22	37	15	120	99	52	20	33	14	100	162	244	306	520
1800	303	481	92	23	39	16	136	104	54	21	35	14	105	171	257	321	544
1900	316	506	94	25	42	17	142	110	56	22	37	15	111	180	269	335	568
2000	330	531	97	26	44	18	147	115	58	23	39	16	117	188	282	349	591
2100	343	556	99	28	47	19	153	121	61	25	41	17	123	197	294	364	615
2200	356	580	101	29	49	19	159	127	63	26	43	17	128	205	306	378	638
2300	370	605	104	31	52	20	164	132	65	27	45	18	134	214	319	392	662
2400	383	630	106	32	54	21	170	138	67	28	47	19	140	222	331	406	685
2500	398	654	115	33	56	22	177	144	71	29	49	20	146	231	344	420	482
2600	413	679	124	35	59	23	183	150	75	30	51	21	152	240	358	435	
2700	427	703	133	36	61	24	190	155	79	31	53	21	157	249	371	449	
2800	442	728	142	38	64	25	197	161	83	33	55	22	163	259	385	463	
2900	457	752	151	39	66	26	203	167	87	34	56	23	169	268	398	477	
3000	472	776	160	40	68	27	210	173	91	35	58	24	175	277	411	492	
3100	486	801	169	42	71	28	216	178	95	36	60	24	180	286	425	506	
3200	501	825	178	43	73	29	223	184	99	37	62	25	186	295	438	520	
3300	516	851	181	44	75	30	230	190	101	38	64	26	192	304	451	534	
3400	532	877	183	46	78	31	236	196	104	39	66	27	198	313	464	548	
3500	547	903	186	47	80	32	243	201	106	40	68	27	204	322	477	561	
3600	562	930	188	49	83	33	249	207	108	42	70	28	210	331	491	575	
3700	577	956	191	50	85	34	256	213	110	43	72	29	215	340	504	589	
3800	593	982	193	51	87	35	262	219	113	44	74	30	221	349	517	603	
3900	608	1,008	196	53	90	36	269	224	115	45	76	30	227	358	530	616	
4000	623	1,034	198	54	92	37	275	230	117	46	78	31	233	367	543	630	
4100	638	1,061	200	56	95	38	281	236	119	47	80	32	239	376	556	644	
4200	653	1,087	203	57	97	39	288	242	121	48	82	33	245	385	569	657	
4300	668	1,114	205	59	100	40	294	247	124	50	84	33	250	393	582	671	
4400	683	1,140	208	60	102	41	301	253	126	51	86	34	256	402	595	684	
4500	698	1,167	210	62	105	42	307	259	128	52	88	35	262	411	608	698	
4600	712	1,193	212	63	107	43	313	265	130	53	90	36	268	420	621	711	
4700	727	1,220	215	65	110	44	320	271	132	54	92	37	274	429	634	725	
4800	742	1,246	217	66	112	45	326	276	135	56	94	37	279	437	647	738	
4900	757	1,273	220	68	115	46	333	282	137	57	96	38	285	446	660	752	
5000	772	1,299	222	69	117	47	339	288	139	58	98	39	291	455	673	765	

Note: For areas above 5,000 square feet extrapolation procedures are applicable in 1000 square foot increments for all columns other than "Loft" column.

SCHEDULE D

Plumbing and Built-Ins (in hundreds of dollars)

Base price includes kitchen sink, one (1) 3 - fixture bathroom (sink, toilet and tub or tub/shower combination), water heater and accessories commensurate with the quality grade for one (1) living unit. Make the following addition and deductions as required.

Deduct for no plumbing, per living unit	66
Deduct for water only	58
Add per fixture more than 5 per unit	8
Deduct per fixture less than 5 per unit	8

Add for each additional living unit depending on whether the unit was originally designed as an individual family unit, or later converted to accommodate an additional family. Note that all attic apartments are to be considered as conversion units. The plumbing count for both the designed and conversion unit is five (5) plumbing fixtures.

Designed	88
Conversion	88

NOTE: Per fixture prices reflect only the cost of plumbing for the fixture and the cost of the fixture itself. The cost of the structure's original plumbing system is included in the total per living unit cost.

Add for specialty items:

Per each bathtub with jets	18
Per each bathtub with steam conversion, 220 cubic feet max	39
<hr/>	
Per Sauna bath:	
2 person capacity	65
4 person capacity	83
6 person capacity	95
8 person capacity	139
10 person capacity	148
<hr/>	
Per Steam bath:	
2 person capacity	87
4 person capacity	110
6 person capacity	126
8 person capacity	167
10 person capacity	174
<hr/>	
Whirlpool - permanent installation with water source	
2 person capacity	67
4 person capacity	75
6 person capacity	98
8 person capacity	142
10 person capacity	152
<hr/>	
Per portable spas (nonpermanent installation without water source): all sizes	17

SCHEDULE E.1

Interior Features

Fireplaces (in hundreds of dollars)

Average Quality Stack

	Masonry	Prefab Steel
First opening	45	47
Each additional opening	35	16

A fireplace with two (2) openings on the same floor (see through) counts as one (1) fireplace opening.

SCHEDULE E.2

Garages and Carports

Add or deduct per value point - \$100.00

Area >	100	150	200	250	300	350	400	450	500	550	600	650	700	750	800	850	900	950	1000	1050	1100	1150	1200	+50
Car Capacity	--	1	+				--	2	+		--	3	+		--	4	+		--	5	+		--	

Attached Garage, add per item

Frame or																									
Equal	92	103	113	128	150	165	176	189	201	214	247	260	275	290	304	319	336	354	371	388	403	418	434	11	
Brick or																									
Equal	92	103	113	130	152	166	178	194	207	223	258	273	290	306	323	339	358	377	396	415	432	449	467	12	

Integral Garage, deduct per item

Per car capacity	8	14	19	32	40	49	61	73	83	95	106	119	123	127	131	135	142	148	155	161	168	175	182	10
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Basement Garage, add per item

Add per item, per capacity	30	33	35	36	43	45	47	49	51	53	70	72	75	78	81	84	90	95	101	106	109	113	116	2
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Attached Carports, add per item

Integral roof extension	25	35	44	54	63	71	80	88	97	105	113	121	129	138	146	154	162	170	178	186	194	202	210	8
Shed type	18	26	33	40	47	54	61	67	74	80	87	93	99	106	112	118	124	131	137	143	149	156	162	6

SCHEDULE E.2 (continued)

Additions (1)

Add per value point - \$100.00

3 WALL ADDITION ATTACHED AT 1 END

	Area																				Per
	25	50	75	100	125	150	175	200	225	250	275	300	325	350	375	400	425	450	475	500	25
1 S Frame/Slab	41	57	72	88	99	110	118	128	136	146	157	169	179	188	196	204	212	220	231	240	9
Add for Half Upper	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Full Upper	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
1 S Brick/Slab	67	88	106	124	137	148	157	165	174	185	195	204	213	222	231	239	247	254	263	271	9
Add for Half Upper	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Full Upper	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Basement	38	53	65	77	84	91	97	103	107	110	114	117	121	125	133	140	150	159	168	176	8
Add for Crawl	1	4	7	9	11	12	12	12	12	12	12	12	13	13	13	13	13	13	13	13	1

3 WALL ADDITION ATTACHED AT 1 SIDE OR A SQUARE ADDITION

	Area																				Per
	25	50	75	100	125	150	175	200	225	250	275	300	325	350	375	400	425	450	475	500	25
1 S Frame/Slab	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Half Upper	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Full Upper	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
1 S Brick/Slab	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Half Upper	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Full Upper	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Basement	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Crawl	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

2 WALL ADDITION

	Area																				Per
	25	50	75	100	125	150	175	200	225	250	275	300	325	350	375	400	425	450	475	500	25
1 S Frame/Slab	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Half Upper	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Full Upper	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
1 S Brick/Slab	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Half Upper	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Full Upper	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Basement	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Add for Crawl	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

- Add for attic finish and basement finish from Schedule A.
- Adjust for unfinished interior, heating, air conditioning and basement rec rooms from Schedule C. (2)
- Add for plumbing from Schedule D.
- Add for fireplaces and exterior features from Schedule E.
- Adjust for quality grade from Schedule F.

Note (1): The primary purpose of this table is to accommodate annual maintenance by providing the means to price additions as line - entries, rather than repricing the entire dwelling. It is not intended for use during general revaluation's other than pricing additions to mobile homes as may be required.

Note (2): Adjustments for unfinished interior, heating and air conditioning from Schedule C are the difference between the adjustment applicable to the total area and the area including the addition and the area existing prior to the addition. For example, the deduction for no heating in a four hundred (400) square feet addition to a one thousand two hundred (1,200) feet dwelling with no heating would be calculated as the difference between the deduction for one thousand six hundred (1,600) feet and the deduction for one thousand two hundred (1,200) square feet; similarly the additive for air conditioning in the same addition to a one thousand two hundred (1,200) square feet air conditioned dwelling would be calculated as the difference between the additive for one thousand six hundred (1,600) square feet and the additive for one thousand two hundred (1,200) square feet.

SCHEDULE E.2

Exterior Features

Add per value point - \$100.00

		Area															Per	
		25	50	75	100	125	150	175	200	225	250	275	300	325	350	375	400	100
PATIOS																		
Concrete, at Grade	ConcP	2	4	6	8	10	12	13	15	17	19	20	22	24	25	27	29	8
Flagstone or Brick	FsP, BrP	5	10	14	19	23	27	31	35	40	44	48	51	55	59	63	67	16
Treated Pine	WdP	2	4	6	8	9	11	13	14	16	18	19	21	22	24	25	27	6
Add for Terraced Type	T	6	7	8	8	9	9	10	10	10	11	11	11	11	12	12	13	2
CANOPIES																		
Roof Extension	RFX	8	10	13	16	19	21	24	27	29	32	35	37	40	42	44	47	10
Conventional Shed Type	Cnpy	4	5	8	9	11	13	14	16	18	19	21	22	24	25	27	29	7
PORTICOS																		
Two Story Height	Port	13	24	32	42	52	58	69	75	83	93	99	106	114	122	128	137	30
STOOPS																		
Masonry, Elevated	MStp	18	23	27	32	35	38	41	44	48	51	53	56	59	62	65	67	11
PORCHES																		
Open Frame or Equal	OFP	34	43	53	63	75	83	92	101	109	120	132	140	146	156	164	172	31
Add per Upper Floor		19	24	29	34	41	46	51	56	61	67	76	81	86	90	95	99	19
Enclosed Frame or Equal	EFP	48	63	78	94	106	116	128	138	150	160	170	180	187	200	209	219	38
Add per Upper Floor		26	37	48	58	66	73	81	87	95	102	108	115	122	128	135	141	26
Open Masonry	OMP	38	47	57	67	80	88	97	105	113	125	142	149	155	165	172	180	29
Add per Upper Floor		24	29	34	39	48	53	58	62	67	76	89	94	98	103	107	112	18
Enclosed Masonry	EMP	52	69	86	103	116	127	139	150	162	173	183	194	201	214	224	234	40
Add per Upper Floor		43	55	68	81	90	97	106	114	123	130	138	145	152	160	167	174	28
**BAYS																		
Frame or Masonry	Bay	32	47	61	73	85	96	108	119	130	139	149	158	168	177	187	197	41
Add per Upper Floor		24	36	46	55	64	72	80	88	97	104	111	118	125	132	139	146	28
WOOD DECKS																		
Treated Pine or Equal	WdDk	12	17	23	28	33	37	41	46	50	54	59	63	67	71	75	79	17
BALCONIES																		
Uncovered, w/Railing	Balc	17	20	25	27	31	32	35	37	40	43	45	47	48	49	53	54	10
SOLARIUMS																		
	SOL	102	191	276	359	439	519	598	675	753	829	905	980	1055	1129	1204	1277	296

**Reference is to extended living floor space, not bay windows.

When using the exterior feature schedule, round the exterior feature's square footage to the nearest twenty-five (25) square feet. There is no need to interpolate between sizes.

In the per one hundred (100) column, four hundred forty-nine (449) square feet rounds to four hundred (400) square feet, whereas, four hundred fifty (450) or more square feet rounds to five hundred (500) square feet.

SCHEDULE F

Quality Grade and Design Factor

<u>-1</u>	<u>E</u>	<u>+1</u>	<u>+2</u>					<u>-1</u>	<u>C</u>	<u>+1</u>	<u>+2</u>					<u>-1</u>	<u>A</u>	<u>+1</u>	<u>+2</u>	<u>-1</u>	<u>AA</u>	<u>+1</u>	<u>+2</u>	<u>-1</u>	<u>AAA</u>
				<u>-1</u>	<u>D</u>	<u>+1</u>	<u>+2</u>					<u>-1</u>	<u>B</u>	<u>+1</u>	<u>+2</u>										
30	40	50	60	70	80	85	90	95	100	105	110	115	120	130	140	150	160	180	200	220	240	270	300	330	360
	E				D				C				B				A				AA			AAA	

SCHEDULE G.1

Residential & Yard Improvements

Detached Garages

Per square foot

Area	Detached Garages				Add for Living Quarters Over Garage						Deduct for Unfin.			
	Average Quality				Half Story			Full Story			Int.			
	Pole	Frame	C.B.	Brk/Stn	Frame	C.B.	Brk/Stn	Frame	C.B.	Brk/Stn	Half Story	Full Story		
100	64.31	97.20	96.13	127.52	217.56	217.25	219.50	277.55	291.59	315.22	112.83	139.37		
150	55.26	82.17	81.24	108.62	171.61	171.34	173.26	217.57	229.44	249.43	88.39	109.36		
200	46.20	67.14	66.34	89.71	125.65	125.43	127.01	157.58	167.28	183.63	63.94	79.34		
250	40.48	59.52	58.83	78.96	112.98	112.70	114.72	140.88	149.14	163.04	58.57	72.91		
300	40.05	55.64	55.06	71.88	103.65	103.31	105.75	128.87	136.18	148.47	54.95	68.56		
350	35.97	51.44	50.95	65.43	96.93	96.58	99.16	120.24	126.87	138.02	52.31	65.39		
400	33.62	48.82	48.36	61.96	92.54	92.13	95.12	114.42	120.55	130.84	50.32	63.00		
450	31.55	46.21	45.77	58.68	90.07	89.70	92.34	111.42	117.14	126.78	49.50	61.85		
500	30.02	44.13	43.71	56.07	88.08	87.76	90.12	109.01	114.42	123.53	48.83	60.92		
550	28.65	42.58	42.17	53.93	86.31	85.96	88.49	106.87	111.97	120.56	48.25	60.12		
600	29.07	41.81	41.44	52.25	82.08	81.73	84.24	101.70	106.58	114.78	46.15	57.47		
650	29.48	41.04	40.70	50.57	77.84	77.50	79.99	96.53	101.18	109.00	44.04	54.82		
700	28.64	39.83	39.50	49.10	75.54	75.22	77.54	92.69	97.14	104.63	43.04	53.68		
750	27.79	38.62	38.30	47.62	73.24	72.95	75.10	88.85	93.10	100.26	42.04	52.53		
800	26.95	37.41	37.10	46.15	70.94	70.67	72.65	85.01	89.06	95.89	41.04	51.39		
900	26.08	36.00	35.71	44.11	68.23	67.99	69.76	81.83	85.70	92.23	39.76	50.69		
1000	25.20	34.59	34.32	42.07	65.52	65.31	66.87	78.64	82.34	88.56	38.48	49.99		
1100	24.98	33.88	33.63	41.01	62.19	61.99	63.41	75.30	78.88	84.90	36.44	48.05		
1200	24.76	33.17	32.93	39.94	58.85	58.67	59.95	71.95	75.41	81.24	34.39	46.10		
1300	24.18	32.47	32.24	39.00	57.21	57.03	58.30	70.29	73.63	79.25	33.50	45.10		
1400	23.59	31.76	31.54	38.06	55.56	55.38	56.65	68.63	71.85	77.26	32.61	44.11		
1500	23.01	31.06	30.85	37.12	53.92	53.74	55.01	66.98	70.07	75.27	31.72	43.11		
1600	22.43	30.36	30.15	36.18	52.27	52.10	53.36	65.32	68.28	73.27	30.83	42.11		
1700	21.84	29.65	29.46	35.24	50.63	50.45	51.71	63.66	66.50	71.28	29.94	41.12		
1800	21.26	28.95	28.76	34.30	48.98	48.81	50.06	62.00	64.72	69.29	29.05	40.12		
1900	20.99	28.61	28.42	33.81	48.06	47.90	49.11	60.90	63.57	68.04	28.53	39.60		
2000	20.73	28.27	28.09	33.32	47.15	46.99	48.17	59.81	62.41	66.79	28.00	39.07		
2100	20.46	27.93	27.75	32.83	46.23	46.08	47.22	58.71	61.26	65.54	27.48	38.55		
2200	20.19	27.58	27.41	32.34	45.31	45.16	46.27	57.61	60.10	64.28	26.96	38.02		
2300	19.93	27.24	27.08	31.85	44.40	44.25	45.33	56.52	58.95	63.03	26.43	37.50		
2400	19.66	26.90	26.74	31.36	43.48	43.34	44.38	55.42	57.79	61.78	25.91	36.97		
Deduct for earth floor	4.17													
Add for unfinished loft	4.96													

Make applicable adjustments from Schedules C-D-E-F.

From Schedule C for living quarters:

- 1 No heat only, deduct first floor price.
- 2 No electric, deduct upper floor price.
- 3 Air conditioning, add first floor price.

From Schedule D for living quarters:

No plumbing, deduct for a conversion unit.

Note: The unfinished deduction for living quarters includes amounts for interior finish, heating and plumbing.

Boat Houses

With or without overhead living area

Use detached garage Schedule G.1

Deduct for earth floor.

Deduct fifteen percent (15%) from base price per open side.

Add for living quarters above from detached garage schedule.

Adjust for quality grade from Schedule F.

Gazebos

Typical range per square foot

Average quality 44.91

NOTE: The above rates are for residential type gazebos only. In pricing commercial gazebos, multipliers of 2.00 to 3.00 are to be applied

SCHEDULE G.1

Residential Yard Improvements

In-Ground Swimming Pools

Per square foot, contractor installed, three (3) foot to eight (8) foot deep, including filter.

	Area											
	300	350	400	450	500	550	600	650	700	800	900	1000
Sandbase, Plastic Liner	34.38	33.70	33.08	32.57	32.14	31.75	31.43	31.04	30.75	30.33	29.87	29.45
C.B. or Equal, Plastic Liner	41.16	40.39	39.74	39.11	38.72	38.22	37.81	37.46	37.14	36.57	36.16	35.65
Prefab Steel, Vinyl Liner	44.50	43.74	43.02	42.38	41.96	41.49	41.02	40.66	40.25	39.70	39.25	38.65
Reinforced Concrete	85.16	83.88	82.75	81.77	80.94	80.18	79.43	78.82	78.22	77.24	76.33	75.50
Fiberglass	57.54	56.85	56.32	55.75	55.28	54.89	54.40	54.08	53.65	53.13	52.64	52.13
Gunited Steel	71.61	70.44	69.53	68.67	67.98	67.34	66.63	66.09	65.52	64.70	63.99	63.22
Add for Underwater Lighting	1.53	1.50	1.49	1.48	1.46	1.45	1.44	1.43	1.42	1.39	1.37	1.36
Add for Pool Heating, Gas	7.22	7.12	7.02	6.96	6.87	6.80	6.74	6.67	6.62	6.52	6.44	6.39
Add for Pool Heating, Electric	12.88	12.73	12.59	12.42	12.30	12.17	12.05	11.94	11.84	11.67	11.53	11.41
Add for Ceramic Tile*	19.82	19.57	19.34	19.11	18.91	18.70	18.52	18.35	18.19	17.94	17.73	17.57
Add for Plastic Tile*	13.56	13.38	13.21	13.07	12.93	12.78	12.66	12.56	12.44	12.26	12.13	12.02
Deduct for Lack of Filter	3.94	3.57	3.28	3.09	2.88	2.72	2.61	2.50	2.37	2.18	2.05	1.92

*Wall & bottom

Irregular, or kidney shaped pool Add 15% to base

Concrete Aprons 6.23 SF

Adjust for quality grade from Schedule F.

RESIDENTIAL INDOOR SWIMMING POOLS

Price area of pool enclosure as a separate part of the dwelling area from the appropriate type of enclosure schedule. Add pool cost from residential pools schedule in summary of improvements.

Above-Ground Swimming Pools

Average quality installed, including pump, motor and filter

Diameter	Circular		Oval/Rectangular	
	Cost	Size	Cost	
12'	2400	10'x 20'	4200	
14'	3200	12'x 22'	4600	
16'	3800	12'x 24'	4900	
18'	4200	14'x 26'	5400	
20'	4500	14'x 28'	5600	
24'	5200	15'x 30'	6000	
27'	5900	16'x 32'	6600	
30'	6900	18'x 36'	7200	
Over / SF	8.27	Over / SF	9.15	

Adjust for quality grade from Schedule F

If subject above ground pool is within the size constraints of this schedule, use the rate nearest to the subject's size. For those above ground pools larger than those listed in the schedule, use the sq. ft. rate for the total area of the pool.

Note:

Area of circle formula is: Area = R x R x 3.1416

Depreciate from the Above Ground Pool Depreciation Table

Sound Value Range \$200 to \$1,500

Car Sheds

Per square foot, average quality

Open type 10.10

Enclosed type (three (3) walls and open front)

Area	Frame	C.B.	Brick
100	51.34	67.56	87.56
200	39.70	53.62	63.41
300	36.54	49.44	55.51
400	34.96	47.28	51.55
500	31.79	43.58	45.86
600	29.65	41.05	42.04
700	28.10	39.20	39.30
800	26.91	37.77	37.23
1000	25.78	36.29	34.87
1200	24.37	34.58	32.46
1400	23.67	33.66	31.06
1600	22.89	32.68	29.69
1800	22.26	31.89	28.60
2000	21.72	31.22	27.68

Deduct for back-to-back configuration

Frame	1.48
C.B.	1.80
Brick	2.70

Deduct for earth floor 6.09

Add for stall walls	
Frame	2.28
Brick	6.62

Adjust for quality grade from Schedule F.

SCHEDULE G.1 (continued)

Residential Yard Improvements

Swimming Pool Enclosures

Cost represents average cost ranges per square floor of complete shell - type enclosures or buildings excluding swimming pools and aprons.

Swimming pool enclosure depreciation:

Use Swimming Pool and Pool Enclosure Depreciation Table

Type 1	Unfinished - none of the following items are finished: floor, ceiling or walls.
Type 2	Semifinished - one (1) or two (2) of the following are finished in a similar quality as the dwelling: floor, ceiling or walls.
Type 3	Finished - all of the following items: floors, ceiling and walls are finished commensurate with the quality of the dwelling.

Frame (or equal), per square foot, average quality

Area	Type - 1	Type - 2	Type - 3
100	119.29	135.71	143.97
200	93.73	107.99	115.83
300	68.17	80.26	87.68
400	42.61	52.55	59.55
500	39.25	48.94	55.78
600	35.89	45.34	52.00
700	33.11	42.40	48.95
800	30.33	39.47	45.90
900	28.90	37.91	44.25
1000	27.46	36.34	42.60
1200	25.73	34.41	40.52
1300	25.07	33.66	39.72
1400	24.14	32.66	38.66
1500	23.52	31.96	37.91
1600	22.94	31.31	37.21

Brick (or equal), per square foot, average quality

Area	Type - 1	Type - 2	Type - 3
100	202.73	221.28	230.61
200	160.33	176.64	185.63
300	117.92	131.98	140.64
400	75.52	87.34	95.66
500	69.82	81.44	89.63
600	64.11	75.54	83.59
700	59.21	70.51	78.47
800	54.31	65.48	73.35
900	51.83	62.90	70.70
1000	49.35	60.32	68.05
1200	46.46	57.27	64.89
1300	45.32	56.07	63.64
1400	43.58	54.26	61.79
1500	42.51	53.13	60.62
1600	41.55	52.11	59.55

Adjust for quality grade from Schedule F.

Bath Houses

Per square foot

Area	Frame	C.B.	Brick	Add Heating
100	90.81	104.86	142.53	6.10
200	64.84	74.54	100.59	5.77
300	53.50	60.81	80.41	5.58
400	47.93	54.05	70.47	5.45
500	43.67	49.09	63.60	5.35
600	40.34	45.01	57.56	5.32
700	38.54	42.85	54.43	5.28
800	36.58	40.64	51.51	5.16
900	35.09	38.95	49.30	5.07
1000	33.75	37.39	47.18	5.00
1100	31.94	35.25	44.13	4.84
1200	30.69	33.84	42.28	4.74

Price includes 1 - hose bib and shower

Deduct for no plumbing 900

Add per additional fixture 800

Adjust for quality grade from Schedule F.

Utility Sheds

Per square foot, average quality

Area	Fr/Mtl	C.B.	Brick/Stn
25	44.62	111.78	128.13
50	31.58	79.06	90.59
75	26.02	64.23	73.60
100	23.66	57.51	65.81
125	21.97	52.54	60.00
150	21.43	50.65	57.71
175	20.94	48.83	55.62
200	20.44	47.05	53.55
250	19.35	43.41	49.32
300	18.20	40.06	45.33
350	17.96	38.81	43.89
400	17.72	37.78	42.64
500	17.18	35.56	40.09

Adjust for quality grade from Schedule F.

Sound value range \$200 to \$1,200

Use the twenty (20) year depreciation schedule.

SCHEDULE G.1 (continued)
Residential Yard Improvements

Greenhouses

Per square foot, average quality, steel/tubular framed glass

Area	Free Standing	Attached 1 End	Lean To
50	119.78	109.26	94.92
100	93.01	85.67	76.89
150	86.30	79.95	72.28
200	80.63	74.27	68.33
250	76.56	70.93	65.63
300	73.63	68.54	63.64
350	71.34	66.56	62.09
400	69.45	65.10	60.83
500	66.74	62.71	58.95
600	64.75	61.04	57.60
800	61.82	58.64	55.62
1000	59.84	56.99	54.38

Adjust for quality grade from Schedule F.

Use the twenty (20) year depreciation schedule.

Tennis Courts

Add per value point - \$100

Typical cost per court, 60' x 120' average quality, including fencing.

	Type		
	Clay	Sod	Asphalt
Single Court	489	478	478
Add per Multiple	385	381	378

Adjust for quality grade from Schedule F.

Stables

Per square foot, average quality

Area	Frame	C.B.	Brick
200	59.06	63.34	104.22
300	50.05	52.63	86.26
400	47.89	50.04	84.03
500	43.30	45.06	74.69
600	40.24	41.76	68.50
700	38.35	39.74	64.35
800	36.62	37.92	60.93
900	35.95	37.18	60.21
1000	35.27	36.43	59.48
1200	34.24	35.25	56.49
1400	32.63	33.50	53.61
1600	31.84	32.69	51.99
1800	30.46	31.26	49.05
2000	30.03	30.83	48.17
3000	26.70	27.32	40.39
4000	24.98	25.52	36.85

Deduct for earth floor 4.48

Add for unfinished loft 6.52

Add for masonry walls 1.47

Adjust for quality grade from Schedule F.

Note: Price pole frame construction from pole barn table (Type - 3) in Schedule G.2

Residential - Type Solar Heating and Cooling Systems

INDEPENDENT SOLAR SYSTEM (COMPLETE) RATES

Type	Liquid System	Air System
A	17900	21000
B	11000	13000
C	7000	8300
D	1800	2300

COMPONENT COSTS OF INDEPENDENT SOLAR SYSTEM

SOLAR COLLECTION UNITS

Type	SF	Per Unit
A	30	1800
B	25	900
C	20	500
D	minimal	300

SOLAR STORAGE MEDIUMS

Type	Liquid Storage	
	Gallons	Per Tank
A	120	500
B	80	300
C	60	100
D	40	100

Type	Rock Storage	
	Surface SF	Per Container
A	400	3600
B	300	2300
C	200	1400
D	Under 200	600

SOLAR DISTRIBUTION UNITS

(Includes the cost of pipe loops, transfer pumps, heat exchangers, air handlers, blowers, ducts, controls and control panels associated with either a liquid or air system.)

Type	
A	15600
B	9900
C	6400
D (integrated with existing base system.)	1400

SCHEDULE G.1 (continued)
Residential Yard Improvements

Geothermal Heating and Cooling System Base Rates

HORIZONTAL CLOSED LOOP SYSTEMS

System Tonnage	HCLSWD w/distribution	HCLSWOD w/o distribution
2 Ton	10400	9100
2.5 Ton	13300	11200
3 Ton	16300	13600
3.5 Ton	19100	15900
4 Ton	22000	18100
5 Ton	27200	22600
6 Ton	32400	27000

VERTICAL CLOSED LOOP SYSTEMS

System Tonnage	VCLSWD w/distribution	VCLSWOD w/o distribution
2 Ton	12400	10900
2.5 Ton	15700	13700
3 Ton	20600	17800
3.5 Ton	22600	19100
4 Ton	25600	22400
5 Ton	32200	27400
6 Ton	38400	33000

OPEN DISCHARGE OPEN LOOP SYSTEMS

System Tonnage	ODOLSWD w/distribution	ODOLSWOD w/o distribution
2 Ton	8900	7600
2.5 Ton	11300	9300
3 Ton	13800	11100
3.5 Ton	16300	12800
4 Ton	18700	14600
5 Ton	22900	18200
6 Ton	27000	21800

RETURN WELL OPEN LOOP SYSTEMS

System Tonnage	RWOLSWD w/distribution	RWOLSWOD w/o distribution
2 Ton	9700	8600
2.5 Ton	12200	10300
3 Ton	14700	12100
3.5 Ton	17000	13700
4 Ton	19600	15500
5 Ton	23700	19000
6 Ton	27900	22600

Appendix C

Residential and Agricultural Cost Schedules

SCHEDULE G.2

Farm Buildings and Structures

Barns and Sheds

Per square foot, average quality, based either on 14' or 16' eaves heights, depending on type.

Type-1 Special purpose dairy and horse barns, 2-story with masonry stable walls and wood or metal sided loft walls, concrete ground floor, lighting, ventilation bibs, and drains, stalls and stanchions.

Type-2 General purpose conventional framed barns, 1-story flat or 2-story bank type with masonry foundation or lower level walls, wood or metal sided upper walls, concrete ground floor, plumbing, lighting and stalls.

Size	Area	(1) Dairy		(2) Bank & Flat		
		Height 16'	+/-2'	2-Story 8+16	1-Story 16'	+/-2'
24 x 24	576	91.99	2.68	81.91	48.24	1.31
24 x 30	720	86.53	2.68	77.95	46.55	1.31
24 x 40	960	76.28	2.53	69.44	42.26	1.24
24 x 60	1440	66.05	2.35	61.33	37.64	1.15
24 x 80	1920	60.84	2.25	57.05	35.44	1.10
24 x 100	2400	58.13	2.20	54.60	33.98	1.08
30 x 40	1200	69.13	2.45	64.12	39.20	1.20
30 x 50	1500	62.51	1.68	58.62	36.19	1.13
30 x 60	1800	58.73	1.63	55.51	34.35	1.10
30 x 80	2400	54.81	1.58	52.06	32.59	1.07
30 x 100	3000	50.92	1.50	48.57	30.69	1.01
36 x 50	1800	57.43	1.62	54.44	33.97	0.77
36 x 60	2160	54.24	1.58	51.99	32.38	0.75
36 x 70	2520	51.09	1.53	49.14	31.05	0.73
36 x 80	2880	49.02	1.49	47.35	29.88	0.71
36 x 100	3600	46.00	1.44	44.84	28.28	0.68
40 x 60	2400	52.68	1.49	50.67	32.01	0.75
40 x 80	3200	47.91	1.41	46.70	29.46	0.71
40 x 100	4000	45.06	1.36	44.24	28.20	0.69
40 x 120	4800	43.26	1.33	42.67	27.22	0.67
40 x 140	5600	41.06	1.28	40.79	26.12	0.65
50 x 60	3000	47.91	1.42	46.65	29.64	0.72
50 x 80	4000	43.92	1.36	43.46	27.76	0.69
50 x 100	5000	41.44	1.32	41.24	26.63	0.67
50 x 120	6000	39.59	1.28	39.42	25.45	0.65
50 x 140	7000	37.59	1.24	37.79	24.47	0.63
60 x 80	4800	44.92	1.44	44.89	29.05	0.73
60 x 100	6000	42.04	1.39	42.46	27.49	0.70
60 x 120	7200	40.29	1.36	40.79	26.71	0.69
60 x 140	8400	39.17	1.33	39.81	25.98	0.67
60 x 160	9600	38.09	1.31	38.67	25.31	0.66
60 x 180	10800	37.12	1.29	37.66	24.73	0.65
60 x 200	12000	36.34	1.27	37.11	24.31	0.64

Included for (deduct if not present):

Stalls and Other Features	4.52	3.81	3.75
Loft Floor	7.05	--	--
Plumbing	1.58	0.56	0.41
Lighting	1.58	1.37	0.77
Concrete Floor	4.18	4.18	4.18
Roof Insulation	--	--	--

Add for wood loft floors (included in Type -1)	6.34
Add per square foot (bin area) for wood bins	12.76
Add for stable stall walls	3.81
Deduct for earth floor	3.37
Adjust for quality grade from Schedule F.	

Type 3

General purpose pole-framed barns and machine sheds, 1-story, trussed roof, wood or metal siding, concrete floor and lighting. Alternative prices are given for insulated and partially open buildings.

(3)-Pole Framed General Purpose Buildings										
Size	Area	All Walls		All Walls Insulated		1 Side Open		No Walls		
		14'	+/-2'	14'	+/-2'	14'	+/-2'	14'	+/-2'	
20 x 20	400	29.15	1.01	34.55	1.78	23.72	0.75	17.37	0.32	
20 x 30	600	25.15	0.80	29.67	1.45	20.29	0.56	15.38	0.26	
20 x 40	800	22.51	0.71	26.58	1.29	18.51	0.47	14.31	0.22	
20 x 60	1200	20.32	0.60	23.92	1.12	16.97	0.38	13.50	0.21	
20 x 80	1600	18.71	0.55	22.06	1.03	15.84	0.33	12.74	0.19	
20 x 100	2000	17.80	0.51	20.99	0.97	15.11	0.30	12.23	0.18	
24 x 20	480	26.16	0.90	31.12	1.61	21.68	0.70	15.90	0.26	
24 x 30	720	23.83	0.71	27.94	1.30	19.81	0.51	15.41	0.29	
24 x 40	960	21.15	0.61	24.83	1.14	17.84	0.42	14.12	0.24	
24 x 60	1440	18.54	0.52	21.77	0.98	15.77	0.33	12.74	0.19	
24 x 80	1920	17.16	0.47	20.15	0.89	14.66	0.29	11.98	0.17	
24 x 100	2400	16.27	0.43	19.11	0.84	13.95	0.26	11.48	0.16	
24 x 120	2880	15.44	0.41	18.17	0.80	13.30	0.24	10.98	0.14	
30 x 20	600	24.73	0.80	29.25	1.45	20.42	0.64	15.21	0.26	
30 x 50	1500	17.68	0.47	20.72	0.90	15.23	0.32	12.38	0.19	
30 x 60	1800	16.76	0.43	19.63	0.84	14.43	0.29	11.84	0.17	
30 x 80	2400	15.63	0.39	18.27	0.76	13.55	0.25	11.28	0.16	
30 x 100	3000	14.56	0.36	17.06	0.71	12.70	0.22	10.64	0.13	
30 x 120	3600	13.94	0.34	16.33	0.68	12.23	0.20	10.30	0.12	
30 x 140	4200	13.37	0.32	15.69	0.65	11.78	0.19	9.95	0.11	
30 x 160	4800	13.06	0.31	15.32	0.63	11.51	0.18	9.75	0.10	
36 x 20	720	23.76	0.74	27.98	1.34	20.19	0.60	15.37	0.29	
36 x 40	1440	17.77	0.47	20.80	0.90	15.42	0.34	12.50	0.19	
36 x 80	2880	14.39	0.33	16.79	0.68	12.65	0.22	10.66	0.14	
36 x 100	3600	13.53	0.31	15.79	0.63	11.97	0.19	10.18	0.12	
36 x 120	4320	12.84	0.29	15.01	0.60	11.41	0.18	9.74	0.10	
36 x 140	5040	12.45	0.27	14.55	0.57	11.07	0.16	9.49	0.10	
36 x 160	5760	11.97	0.26	14.02	0.55	10.67	0.16	9.16	0.08	
36 x 180	6480	11.65	0.25	13.65	0.54	10.40	0.15	8.95	0.08	
40 x 20	800	21.94	0.71	26.00	1.29	18.74	0.59	14.11	0.22	
40 x 60	2400	15.59	0.35	18.09	0.71	13.75	0.25	11.60	0.16	
40 x 80	3200	14.13	0.31	16.41	0.63	12.56	0.20	10.72	0.12	
40 x 100	4000	13.41	0.28	15.56	0.59	12.01	0.18	10.35	0.11	
40 x 120	4800	12.87	0.26	14.93	0.56	11.54	0.16	10.00	0.10	
40 x 140	5600	12.29	0.25	14.28	0.53	11.05	0.15	9.59	0.09	
40 x 160	6400	11.90	0.24	13.84	0.51	10.72	0.14	9.34	0.08	
40 x 180	7200	11.73	0.23	13.63	0.50	10.46	0.14	9.13	0.07	
40 x 200	8000	11.51	0.22	13.36	0.49	10.29	0.13	9.00	0.07	
50 x 40	2000	16.44	0.38	19.09	0.76	14.63	0.30	12.15	0.18	
50 x 50	2500	15.18	0.33	17.60	0.68	13.52	0.25	11.40	0.15	
50 x 60	3000	14.24	0.30	16.51	0.63	12.76	0.22	10.87	0.13	
50 x 80	4000	13.13	0.26	15.20	0.56	11.87	0.18	10.27	0.11	
50 x 100	5000	12.40	0.23	14.34	0.51	11.22	0.16	9.79	0.10	
50 x 120	6000	11.78	0.22	13.64	0.48	10.71	0.14	9.39	0.08	
50 x 140	7000	11.33	0.21	13.12	0.46	10.32	0.13	9.09	0.08	
50 x 160	8000	11.11	0.20	12.85	0.44	10.02	0.12	8.86	0.07	
50 x 180	9000	10.85	0.19	12.54	0.43	9.82	0.11	8.70	0.06	
50 x 200	10000	10.59	0.18	12.26	0.42	9.61	0.11	8.54	0.06	
60 x 40	2400	16.75	0.35	19.24	0.71	15.14	0.28	12.86	0.16	
60 x 60	3600	14.64	0.27	16.76	0.57	13.40	0.20	11.68	0.12	
60 x 80	4800	13.58	0.23	15.50	0.50	12.47	0.16	11.03	0.10	

SCHEDULE G.2 (continued)

Farm Buildings and Structures

Barns and Sheds (continued)

(3)-Pole Framed General Purpose Buildings

Size	Area	All Walls		All Walls Insulated		1 Side Open		No Walls	
		l4'	+/-2'	l4'	+/-2'	l4'	+/-2'	l4'	+/-2'
60 x 100	6000	12.73	0.20	14.54	0.46	11.74	0.14	10.47	0.08
60 x 120	7200	12.29	0.19	14.01	0.43	11.24	0.13	10.08	0.07
60 x 140	8400	11.88	0.18	13.53	0.41	10.90	0.11	9.82	0.07
60 x 160	9600	11.55	0.17	13.16	0.40	10.63	0.11	9.62	0.06
60 x 180	10800	11.29	0.16	12.86	0.38	10.42	0.10	9.44	0.06
60 x 200	12000	11.05	0.16	12.59	0.37	10.21	0.10	9.27	0.05
60 x 250	15000	10.63	0.14	12.11	0.35	9.86	0.09	8.99	0.05
60 x 300	18000	10.31	0.14	11.73	0.34	9.58	0.08	8.76	0.05
80 x 40	3200	15.10	0.31	17.38	0.63	13.88	0.26	11.85	0.12
80 x 60	4800	13.44	0.23	15.36	0.50	12.44	0.18	10.94	0.10
80 x 80	6400	12.28	0.19	14.02	0.44	11.43	0.14	10.19	0.08
80 x 100	8000	11.73	0.17	13.35	0.40	10.83	0.12	9.76	0.07
80 x 120	9600	11.26	0.15	12.81	0.37	10.45	0.11	9.48	0.06
80 x 140	11200	10.90	0.14	12.38	0.35	10.13	0.10	9.23	0.06
80 x 160	12800	10.62	0.13	12.06	0.34	9.90	0.09	9.06	0.05
80 x 180	14400	10.37	0.13	11.78	0.33	9.69	0.08	8.89	0.05
80 x 200	16000	10.17	0.12	11.54	0.32	9.51	0.08	8.75	0.05
80 x 250	20000	9.79	0.11	11.10	0.30	9.18	0.07	8.48	0.04
80 x 300	24000	9.55	0.11	10.82	0.29	8.94	0.06	8.29	0.04
80 x 350	28000	9.30	0.10	10.54	0.28	8.72	0.06	8.10	0.04
80 x 400	32000	9.10	0.10	10.32	0.27	8.55	0.06	7.96	0.04
100 x 40	4000	14.30	0.28	16.45	0.59	13.31	0.24	11.42	0.11
100 x 60	6000	12.54	0.20	14.34	0.46	11.72	0.17	10.35	0.08
100 x 80	8000	11.66	0.17	13.28	0.40	10.83	0.13	9.72	0.07
100 x 100	10000	11.03	0.15	12.55	0.36	10.30	0.11	9.34	0.06
100 x 120	12000	10.58	0.13	12.01	0.34	9.89	0.10	9.03	0.05
100 x 140	14000	10.27	0.12	11.65	0.32	9.63	0.09	8.85	0.05
100 x 160	16000	10.01	0.11	11.34	0.30	9.41	0.08	8.67	0.05
100 x 180	18000	9.79	0.11	11.09	0.29	9.22	0.07	8.53	0.05
100 x 200	20000	9.61	0.10	10.88	0.28	9.06	0.07	8.40	0.04
100 x 250	25000	9.29	0.09	10.51	0.27	8.75	0.06	8.15	0.04
100 x 300	30000	9.01	0.09	10.19	0.26	8.50	0.05	7.94	0.04
100 x 350	35000	8.80	0.08	9.94	0.25	8.30	0.05	7.77	0.03
100 x 400	40000	8.63	0.08	9.75	0.24	8.13	0.05	7.63	0.03

Included for (deduct if not present):

Stalls & other features	--	--	--	--
Loft floor	--	--	--	--
Plumbing	--	--	--	--
Lighting	0.25	0.25	0.15	0.10
Concrete Floor	4.18	4.18	4.18	4.18
Roof Insulation	--	1.01	--	--

Add for interior Finish - shop type (interior liner, heat, insulation, & up-graded lighting)	8.88
Add for interior finish office area (wall and ceiling finish, minimal ptns and floor covering)	30.83
Add for milk parlor & milk houses - Type - 3	11.09
Add for wood loft floors	6.34
Add per square foot (of bin area) for wood bins	12.76
Add for stable stall walls	3.81
Deduct for Earth floor	3.37

Adjust for quality grade from Schedule F.

Barns and Sheds

Sound Value Guidelines

Type -1	\$ 800	to	\$ 9,200
Type -2	\$ 600	to	\$ 8,300
Type -3	\$ 200	to	\$ 8,700

Interpolation Procedures – Type 3 Barns

1. Select the model width and length closest to the subject.
2. Select (or calculate) the square foot rate applicable to each of the two (2) areas immediately smaller than and larger than the subject.
3. Calculate the difference in the whole dollar value applicable to each of the areas selected in step #2.
4. Divide the result from step #3 by the difference in the areas used in step #2.
5. Apply the rate arrived at in step #4 to the difference in the area of the subject and the smaller area of the two (2) used in step #2.
6. Add the result from step #5 to the whole dollar value calculated for the smaller area in step #3 and round the result to the nearest ten dollars (\$10.00).

Note: For areas larger than those included in the table, calculate the additive value by following the same procedure (steps #1 to #6) for the two (2) largest representative areas provided.

Chicken, Duck, and Turkey Barns

(Typically associated with floor type operations.)

Per square foot, average quality, 12' eaves height

Area	Rate	+/-2	Area	Rate	+/-2
2000	17.00	0.95	7000	11.94	0.63
2400	16.06	0.95	8000	11.42	0.63
2800	15.33	0.72	9000	11.10	0.44
3200	14.68	0.72	10000	10.78	0.44
3600	14.27	0.72	12000	10.57	0.44
4000	13.75	0.72	14000	10.25	0.44
4400	13.41	0.63	16000	9.93	0.44
4800	13.10	0.63	18000	9.61	0.44
5200	12.89	0.63	20000	9.40	0.44
5600	12.58	0.63	22000	9.30	0.44
6000	12.37	0.63	24000	9.10	0.32

Prices are for metal clad, wood, or light metal framed buildings with earth floor, minimal lighting, and mechanically operated ventilator upper side walls.

Included for lighting	0.77
Add for plumbing	0.41
Add for concrete floor	4.18
Add for roof insulation	1.01
Add for loft floor	7.05

Adjust for quality grade from Schedule F
Use the twenty (20) year depreciation schedule.

SCHEDULE G.2 (continued)
Farm Buildings and Structures

Hog Confinement Facilities

Per square foot, average quality, based on 8' eaves height

Area	Wood	Pole	Add for Slatted Floor	Add for Pits
	Frame Siding	Frame Metal Siding		
600	30.08	25.15	5.87	37.38
700	28.85	24.22	4.95	33.32
800	26.48	22.38	3.99	25.20
900	25.32	21.45	3.95	22.06
1000	23.59	20.07	3.87	15.77
1200	22.83	19.61	3.82	14.48
1400	22.22	19.14	3.78	13.64
1600	21.17	18.40	3.71	12.23
1800	20.69	18.13	3.67	11.67
2000	20.32	17.85	3.64	11.05
2200	20.03	17.58	3.61	10.43
2400	19.25	17.12	3.56	9.49
2600	19.01	16.95	3.54	9.17
2800	18.82	16.78	3.51	8.85
3000	18.65	16.60	3.49	8.53
3500	18.02	16.21	3.43	7.87
4000	17.72	15.99	3.39	7.53
4500	17.45	15.78	3.36	7.30
5000	16.97	15.34	3.30	6.70
5500	16.57	15.10	3.28	6.33
6000	16.19	14.87	3.26	5.96
7000	16.49	15.18	3.23	5.59
7500	16.64	15.31	3.17	5.03
8000	16.30	15.13	3.15	4.83
9000	16.12	14.95	3.13	4.63
10000	15.72	14.77	3.10	4.43
11000	15.61	14.59	3.08	4.23
12000	15.51	14.28	3.04	3.94
13000	15.24	14.15	3.01	3.85
14000	15.12	14.02	2.99	3.75
15000	14.78	13.89	2.97	3.66
16000	14.73	13.76	2.95	3.57
17000	14.42	13.63	2.92	3.48
18000	14.28	13.50	2.90	3.38
19000	14.14	13.38	2.88	3.29
20000	13.94	13.25	2.86	3.20
& Over	13.62	12.99	2.81	3.01

Included for (deduct if not present):

Plumbing	1.22
Lighting	1.46
Concrete floor	4.18
Insulation	1.01
Walls per LF	
Wood siding, wood frame	52.83
Metal siding, pole frame	31.82

Use the twenty (20) year depreciation schedule.

NOTE: When adding for pits and slatted floors, the concrete floor price included in the base building becomes the concrete floor price in the pit area.

Lean-tos

Per square foot

	Average Height				
	8'	10'	12'	14'	16'
Concrete floor	8.80	9.69	10.50	11.69	12.39
Earth floor	4.69	5.58	6.39	7.58	8.28

Veal Confinement Facilities

Price per square foot

Area	Cost	Area	Cost
500	27.74	9500	11.06
600	26.18	10000	10.91
700	24.62	11000	10.76
800	22.12	12000	10.50
900	21.17	13000	10.39
1000	19.40	14000	10.27
1500	16.95	15000	10.16
2000	15.42	16000	10.05
2500	14.52	17000	9.94
3000	14.03	18000	9.83
3500	13.15	19000	9.71
4000	12.76	20000	9.60
4500	12.45	21000	9.49
5000	11.85	22000	9.38
5500	11.55	23000	9.27
6000	11.26	24000	9.16
6500	11.44	25000	9.03
7000	11.63	26000	8.91
7500	11.66	27000	8.79
8000	11.51	28000	8.66
8500	11.36	29000	8.54
9000	11.21	30000	8.42

Included for (deduct if not present):

Plumbing	1.22
Lighting	1.46
Concrete floor	4.18
Insulation	1.01

Use the twenty (20) year depreciation schedule.

Poultry Confinement

(Typically associated with cage type operations)

Per square foot

Size	Area	Wood Siding	Metal Siding
		Frame	Frame
20 X 400	8000	36.88	34.14
20 X 600	12000	34.58	32.10
20 X 800	16000	33.32	31.18
20 x 1000	20000	32.39	30.30
40 x 400	16000	25.71	24.30
40 x 600	24000	24.11	22.87
40 x 800	32000	23.12	21.93
40 x 1000	40000	22.78	21.72
60 x 400	24000	22.41	21.32
60 x 600	36000	21.03	20.02
60 x 800	48000	21.47	20.52
60 x 1000	60000	20.90	19.98

Included for (deduct if not present):

Insulation	--
Concrete floor	4.18
Plumbing	1.28
Electricity	1.43
Factor for high-rise construction	
16' to 18' eaves	120%
Factor of each upper story	75%

Use the twenty (20) year depreciation schedule

**SCHEDULE G.2 (continued)
Farm Buildings and Structures**

Frame Corn Cribs

Per square foot

FREE-STANDING TYPE

Size	Area	Wood Slat	Weld Wire
6 x 24	144	26.38	22.64
6 x 38	228	25.48	22.04
6 x 52	312	25.19	21.96
6 x 66	396	25.10	21.74
6 x 80	480	24.81	21.65

DRIVE-THRU TYPE

Size	Area	Wood Slat	Weld Wire
24 x 30	720	21.46	20.86
28 x 30	840	21.35	20.58
28 x 34	952	21.16	20.46
30 x 36	1080	20.86	20.28
30 x 40	1200	20.77	20.17

Add for storage bins over crib

Wood slat	6.20
Weld wire	3.73

Add for lighting

	1.46
--	------

Sound value range \$ 100 - 1100

Wire Corn Cribs

Per item

Cylindrical wire mesh cribs with concrete base, steel frame and conical steel roof.

Per bushel (1 cubic foot = .80 bushels, or

1 bushel = 1.25 cubic feet)	194
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Included for (deduct if not present)

Concrete floor slab per sf.	4.18
Roof	3.88

Add per square foot of surface for metal skin

	3.37
--	------

Sound value range \$ 100 to \$ 900

See the formula located under the grain bin schedule to calculate

the number of bushels.

Trench & Bunker Silos

Per linear foot

Primarily used for corn & grass silage, the trench type below grade and the bunker type above grade, open ends, concrete and plank floor and side walls. (Both side walls are included in the linear foot rate).

	Depth or Height					
	10'	12'	16'	20'	25'	30'
Trench						
Earth 30' Wide	198	217	248	274	312	352
Plank 30' Wide	298	336	415	486	585	676
+/- 1" Wide	6.50	7.20	8.08	9.05	10.34	11.82
Bunker						
Plank 30' Wide	248	279	366	429	574	664
+/- 1" Wide	3.94	3.94	3.94	3.94	3.94	3.94

Use the twenty (20) year depreciation schedule.

Feed Lots

Per square foot

Canopies	5.05
Concrete flat work	6.30

Slurry Tanks

IN - GROUND

Round tanks	2.83	to	3.56	cu ft
Rectangular	3.09	to	4.29	cu ft
Plank cover, deduct			4.93	per SF
No cover, deduct			9.14	per SF

ABOVE GROUND

42 x 14	48000
42 x 19	56000
42 x 23	68000
62 x 14	68000
62 x 19	86000
62 x 23	107000
81 x 14	107000
81 x 19	131000
81 x 23	164000
101 x 14	134000
101 x 19	170000
101 x 23	188000

Use the twenty (20) year depreciation schedule.

Poultry Houses

Average quality, nonconfinement type

Area	Frame	C. B.
240	29.81	36.32
360	26.47	31.88
480	24.61	29.12
600	23.32	27.36
800	21.96	25.39
1000	20.86	24.01
1200	20.17	23.01
1400	19.59	22.34
1600	19.19	21.62
1800	18.89	21.16
2000	18.62	20.77
2200	18.31	20.46
2400	18.11	20.17
2600	17.92	19.89
2800	17.70	19.59
3000	17.62	19.48

Adjust for quality grade from Schedule F.

Sound value range \$ 100 to \$ 2,700

Butler Low-Moisture Silos

Per item

24' x 58'	88000
27' x 59'	105000
36' x 69'	170000

Granaries

Per square foot, average quality

Size	Area	1 Story & Loft
24 X 36	864	21.93
26 X 36	936	21.43
28 X 36	1008	20.76
28 X 40	1120	20.39
30 X 40	1200	20.08
36 X 40	1440	19.48

Add for storage bins

Adjust for quality grade from Schedule F.

Sound value range \$ 100 to \$ 1,400

SCHEDULE G.2 (continued)**Farm Buildings and Structures****Silos**

Per item, typical costs including floor slabs & foundation

Diameter & Height	Concrete		Masonry		Steel	
	Stave	Reinf	Tile/C.B.	Brick	Unlined	Glass Lined
12' x 20'	8,700	11,300	9,700	13,500	12,200	16,500
12' x 25'	10,600	13,500	11,300	16,000	14,700	20,800
12' x 30'	11,800	16,000	13,500	18,700	17,100	23,400
12' x 40'	14,700	20,800	16,500	23,400	22,300	31,200
12' x 50'	18,700	24,700	20,800	29,000	27,100	38,400
14' x 20'	11,300	13,500	11,800	16,000	14,700	20,800
14' x 25'	12,200	16,000	13,500	18,700	17,700	24,400
14' x 30'	14,100	18,700	16,000	22,300	21,000	28,300
14' x 40'	17,700	24,400	20,800	28,300	25,900	36,500
14' x 50'	21,600	29,000	24,400	34,600	32,000	45,300
16' x 20'	12,200	16,000	13,500	18,700	17,100	23,400
16' x 25'	14,700	19,100	16,000	22,300	21,000	28,300
16' x 30'	16,500	22,300	18,700	25,900	23,400	33,000
16' x 40'	21,000	28,300	23,400	33,000	29,900	41,800
16' x 50'	25,200	34,000	28,300	40,400	36,800	51,700
16' x 60'	29,000	40,400	33,000	47,000	43,400	61,200
18' x 20'	14,700	18,700	16,000	21,000	20,800	26,600
18' x 25'	16,500	22,300	18,700	25,200	23,400	32,000
18' x 30'	19,100	25,200	21,000	29,000	27,100	37,500
18' x 40'	24,400	32,000	26,600	37,500	34,600	48,100
18' x 50'	28,300	38,400	32,000	45,600	41,800	58,300
18' x 60'	33,400	45,600	37,500	53,000	49,200	68,900
18' x 70'	38,400	51,700	42,500	61,200	56,400	82,700
20' x 20'	16,500	21,000	18,700	24,400	22,800	29,900
20' x 25'	19,600	25,200	21,000	28,300	27,100	35,900
20' x 30'	22,300	28,300	24,400	33,400	31,200	41,800
20' x 40'	27,100	35,900	29,900	41,800	39,000	53,500
20' x 50'	33,000	43,400	35,900	50,700	47,600	65,300
20' x 60'	37,500	50,700	41,800	60,100	55,800	77,800
20' x 70'	43,400	58,200	48,100	68,400	63,600	92,600
20' x 80'	48,100	65,300	53,500	77,800	72,000	109,300
20' x 90'	52,900	72,500	58,900	87,100	80,100	125,900
20' x 100'	57,400	79,600	64,600	96,500	88,300	142,500
24' x 20'	21,000	26,600	23,400	29,900	28,300	36,800
24' x 25'	24,400	31,200	26,600	35,900	33,400	44,300
24' x 30'	27,700	35,900	29,900	40,800	38,400	51,200
24' x 40'	34,600	44,300	36,800	51,200	48,100	65,300
24' x 50'	40,400	53,000	44,300	62,300	58,200	80,100
24' x 60'	45,600	62,300	51,200	72,800	67,700	94,600
24' x 70'	52,900	70,800	58,300	83,300	77,200	112,400
24' x 80'	58,300	80,100	65,300	94,600	87,000	131,900
24' x 90'	64,300	89,300	72,400	108,800	96,500	151,700
24' x 100'	69,900	98,700	78,900	120,000	106,000	171,300
25' x 35'	31,500	40,800	34,600	48,100	44,300	60,500
25' x 40'	34,600	45,600	38,400	53,000	49,200	67,700
25' x 65'	50,700	68,900	56,400	75,300	75,300	113,100
25' x 80'	60,500	82,700	67,700	97,500	89,900	137,100
25' x 90'	66,500	92,100	74,600	111,300	99,600	156,700
25' x 100'	72,900	101,300	81,300	122,500	109,300	176,400
28' x 40'	39,100	49,900	41,700	56,800	53,800	72,400
28' x 50'	44,800	58,800	49,200	68,100	64,200	87,000
28' x 60'	49,900	68,100	56,000	78,300	73,400	101,300
28' x 70'	57,100	76,400	63,400	89,000	82,900	119,000
28' x 80'	62,700	85,900	70,000	100,300	92,600	138,900
28' x 90'	68,400	94,100	77,100	111,300	102,200	158,500
28' x 100'	74,300	103,000	83,800	122,500	111,800	178,200
32' x 50'	49,200	64,300	54,100	73,800	69,500	93,700
32' x 60'	54,300	73,400	60,800	84,100	79,200	108,400
32' x 70'	61,300	82,000	68,300	94,700	88,900	125,900
32' x 80'	67,100	91,200	75,200	106,000	98,400	145,700
32' x 90'	72,900	100,600	82,000	117,100	107,800	165,400
32' x 100'	78,800	109,800	88,900	128,300	117,500	184,900

SCHEDULE G.2 (continued)

Farm Buildings and Structures

Silos (continued)

Per item, typical costs including floor slabs & foundation

Diameter & Height	Concrete		Masonry		Steel	
	Stave	Reinf	Tile/C.B.	Brick	Unlined	Glass Lined
36' x 60'	58,800	78,900	65,900	89,800	84,900	115,000
36' x 70'	67,100	87,300	73,200	100,600	94,600	132,800
36' x 80'	71,600	96,600	80,100	111,800	104,100	152,400
36' x 90'	77,200	106,000	87,000	122,800	113,700	172,000
36' x 100'	82,900	115,200	93,700	134,100	123,000	191,800

Deduct for no roof

12'	1,500	18'	3,600	28'	6,400
14'	2,100	20'	4,400	30'	7,600
16'	2,700	24'	5,300	36'	8,600

Sound value range is \$100 - \$65,000

Use the twenty (20) year depreciation schedule.

Steel Grain Bins

Per item, installed

Size	Capacity	Cost	Size	Capacity	Cost	Size	Capacity	Cost
Dia x Hgt	(Bushels)		Dia x Hgt	(Bushels)		Dia x Hgt	(Bushels)	
15' x 74"	1,035	5,200	27' x 33'0"	15,115	36,700	48' x 58'8"	84,920	145,300
15' x 11'0"	1,555	6,300	27' x 40'4"	18,470	42,300	60' x 18'4"	41,460	68,300
15' x 14'8"	2,070	8,100	27' x 47'8"	21,830	51,900	60' x 25'8"	58,040	96,100
15' x 18'4"	2,590	9,100	30' x 14'8"	8,290	19,100	60' x 33'0"	74,640	123,700
18' x 11'0"	2,240	8,300	30' x 18'4"	10,365	21,700	60' x 40'4"	91,225	151,000
18' x 14'8"	2,985	9,100	30' x 22'0"	12,440	24,900	60' x 47'8"	107,805	184,000
18' x 18'4"	3,730	11,300	30' x 25'8"	14,515	29,200	60' x 55'0"	124,345	199,200
18' x 22'0"	4,480	13,400	30' x 33'0"	18,660	40,300	60' x 66'0"	149,215	233,200
18' x 25'8"	5,225	15,600	30' x 40'4"	22,805	45,000	60' x 77'0"	174,080	268,600
18' x 33'0"	6,720	23,800	30' x 47'8"	26,955	56,700	72' x 33'0"	107,435	178,300
18' x 40'4"	8,210	27,200	36' x 14'8"	11,935	24,900	72' x 40'4"	131,295	210,300
18' x 47'8"	9,705	32,100	36' x 18'4"	14,925	29,200	72' x 47'8"	155,190	242,500
21' x 11'0"	3,050	10,700	36' x 22'0"	17,915	34,000	72' x 55'0"	179,055	276,300
21' x 14'8"	4,060	12,100	36' x 25'8"	20,895	38,400	72' x 66'0"	214,865	323,000
21' x 18'4"	5,170	13,900	36' x 33'0"	26,870	56,700	72' x 77'0"	250,680	366,800
21' x 22'0"	6,095	17,600	36' x 40'4"	32,840	62,600	75' x 33'0"	116,575	186,800
21' x 25'8"	7,110	19,100	36' x 47'8"	38,815	74,300	75' x 40'4"	142,465	222,600
21' x 33'0"	9,145	27,400	36' x 58'8"	47,770	91,000	75' x 47'8"	168,395	259,800
21' x 40'4"	11,175	30,100	42' x 14'8"	16,255	33,000	75' x 55'0"	194,290	292,100
21' x 47'8"	13,205	39,600	42' x 18'4"	20,320	39,100	75' x 66'0"	233,145	341,300
24' x 11'0"	3,980	12,800	42' x 22'0"	24,385	45,600	75' x 77'0"	272,005	398,100
24' x 14'8"	5,310	14,500	42' x 25'8"	28,445	53,000	78' x 33'0"	126,085	201,700
24' x 18'4"	6,635	16,900	42' x 33'0"	36,575	72,800	78' x 40'4"	154,090	240,700
24' x 22'0"	7,960	20,300	42' x 40'4"	44,775	85,900	78' x 47'8"	182,135	281,000
24' x 25'8"	9,290	23,200	42' x 47'8"	52,980	98,700	78' x 55'0"	210,140	315,800
24' x 33'0"	11,945	28,300	42' x 58'8"	65,020	121,100	78' x 66'0"	252,170	369,000
24' x 40'4"	14,595	33,700	48' x 14'8"	21,225	43,600	78' x 77'0"	294,200	418,900
24' x 47'8"	17,250	39,600	48' x 18'4"	26,535	52,200	90' x 33'0"	167,865	258,900
27' x 11'0"	5,040	13,900	48' x 22'0"	31,850	62,600	90' x 40'4"	205,150	308,500
27' x 14'8"	6,715	16,200	48' x 25'8"	37,155	68,300	90' x 47'8"	242,490	354,900
27' x 18'4"	8,395	19,500	48' x 33'0"	47,770	88,000	90' x 55'0"	279,775	398,400
27' x 22'0"	10,075	21,700	48' x 40'4"	58,385	104,300	90' x 66'0"	335,730	478,000
27' x 25'8"	11,755	24,900	48' x 47'8"	68,995	122,800	90' x 77'0"	391,685	557,800

Use the twenty (20) year depreciation schedule.

To calculate the volume of a cylindrical bin:

- Find the area of the circular base - $(3.1415) \times R \times R$ (R=radius)
- Multiply the area of the base times the height of the storage bin.
This results in the cubic feet or volume of storage contained by that particular storage bin.
- You can convert the cubic feet of storage into the number of bushels by multiplying the cubic feet or volume of storage by .80
 $(3.1415) \times R \times R \times H \times .80 = \text{Number of Bushels}$

**SCHEDULE G.2 (continued)
Farm Buildings and Structures**

Milk Houses

Per square foot

Area	Grade		
	D	C	B
100	46.19	57.68	69.19
200	35.14	43.49	52.19
300	29.30	36.63	40.42
400	25.94	32.44	38.96
500	24.21	30.23	36.24
600	22.64	28.34	34.06
700	21.40	26.75	32.09
800	20.70	25.92	31.13
1000	19.61	24.46	29.34
1200	18.51	23.14	27.76
Sound value range		\$200 to	\$2,200

Milking Parlor

Per square foot

Area	Grade		
	D	C	B
100	43.89	54.88	65.86
300	28.22	35.23	42.36
500	24.34	30.40	36.44
700	22.54	28.16	33.78
900	21.03	26.29	31.56
1200	19.50	24.33	29.18
1400	18.75	23.49	28.21
1600	18.18	22.68	27.19
1800	17.65	22.03	26.43
2000	17.17	21.43	25.68
2200	16.80	20.97	25.18
2400	16.43	20.54	24.63
Sound value range		\$200 to	\$3,800

Tobacco Barns

Per square foot, average quality, 20' high

Frame-air curing post and beam or pole framed construction, vented siding, earth floor and ventilation.

Masonry-flue curing, masonry wall bearing construction, earth floor, and plumbing service.

	Area					
	800	1000	2000	4000	6000	8000
Frame	26.93	24.74	20.03	16.59	15.35	14.76
Masonry	58.09	52.24	40.16	31.06	27.61	26.26
Add or deduct for each 1' height						
Frame	0.86	0.68	0.38	0.29	0.29	0.10
Masonry	2.20	2.10	1.45	0.95	0.86	0.86

Add for concrete floor 4.18

Add for lighting 1.46

Adjust for quality grade from Schedule F.

Sound value range \$200 to \$4,600

Quonset Buildings

Standard galvanized steel, minimum openings, concrete footings, excluding flooring, lighting and heating

Length (Feet)	Width			
	30'	40'	60'	70'
30	17.42	18.70	19.77	20.58
36	16.42	17.62	18.70	19.48
48	15.15	16.42	17.62	18.31
60	14.27	15.46	16.54	17.32
72	13.69	14.97	15.74	16.24
84	13.29	14.27	15.15	15.54
96	12.51	13.69	14.57	14.97
108	12.20	13.57	14.08	14.36
120	11.82	13.00	13.69	14.08
160	10.92	12.01	12.70	13.00
200	10.62	11.42	12.01	12.39
240	10.54	10.92	11.42	11.71

Add per square foot floor area:

Asphalt floor	1.64
Concrete slab floor	4.18
Lighting	1.46
Insulation	1.01
Heating (unit gas heaters)	1.54

Adjust for Quality Grade from Schedule F

Potato Storage

Per square foot, average quality, 16' high

Frame - below ground storage, post and girder construction, earth, bottom, and ventilation.

Masonry - masonry wall bearing construction, concrete floor, insulated walls and ceiling, and ventilation.

	Area				
	2000	4000	6000	8000	20000
Frame	17.70	15.74	14.85	14.57	14.08
Masonry	35.73	28.62	24.61	24.01	22.04
Add or deduct for each 1' height					
Frame	0.39	0.30	0.30	0.30	0.30
Masonry	1.28	0.88	0.69	0.69	0.39
Add for concrete floor					4.18
Add for lighting					1.46

Adjust for quality grade from Schedule F.

Sound value range \$200 to \$8,100

Location Cost Multipliers

The residential cost schedules in this manual are based on the building costs for residential structures in the Indianapolis metropolitan area as of January 1, 2022. By applying these cost schedules, the assessing official is attempting to calculate the replacement cost new of a residential structure within his/her jurisdiction. Since construction costs vary from one jurisdiction to another, it shall be necessary to apply location cost multipliers to the costs published in this guideline in order to accurately reflect actual costs within his/her jurisdiction.

These location cost multipliers can be determined in one of two ways. The first and most accurate method is for the county assessor to develop a location cost multiplier for his/her respective county. This can be done using techniques such as surveying residential contractors to determine actual construction costs or by comparing the cost of residential structures built and sold on or about January 1, 2022 to the costs published in this manual. The county assessor may use any acceptable technique of estimating a location cost multiplier and must submit the technique and resultant multiplier to the DLGF for review and approval prior to its application in the county.

The second method, which is presented as an alternative to the preferred method, is to use the location cost multipliers listed in Table C-1 below. These multipliers have been developed by reviewing comparative cost multipliers for various Indiana localities as published in several national cost services.

The location cost multiplier is to be applied to all residential improvements, not just the main structure, in order to arrive at replacement cost new. The only exception to this is with manufactured and mobile homes, they will not receive a cost multiplier, as they are typically built in a given location and delivered to various locations to be used. The proper place for applying the location cost multiplier is discussed in Chapters 3, 4 and 5 of this manual.

Table C-1--Location Cost Multipliers by County

COUNTY	MULTIPLIER	COUNTY	MULTIPLIER	COUNTY	MULTIPLIER
Adams	92%	Hendricks	100%	Pike	89%
Allen	92%	Henry	88%	Porter	98%
Bartholomew	94%	Howard	87%	Posey	93%
Benton	92%	Huntington	93%	Pulaski	90%
Blackford	87%	Jackson	94%	Putnam	100%
Boone	100%	Jasper	95%	Randolph	87%
Brown	94%	Jay	87%	Ripley	89%
Carroll	89%	Jefferson	93%	Rush	100%
Cass	87%	Jennings	94%	Scott	88%
Clark	88%	Johnson	100%	Shelby	99%
Clay	90%	Knox	91%	Spencer	92%
Clinton	100%	Kosciusko	92%	St. Joseph	92%
Crawford	88%	LaGrange	93%	Starke	94%
Daviess	91%	Lake	98%	Steuben	92%
Dearborn	88%	LaPorte	99%	Sullivan	89%
Decatur	94%	Lawrence	92%	Switzerland	89%
Dekalb	92%	Madison	100%	Tippecanoe	92%
Delaware	87%	Marion	100%	Tipton	100%
Dubois	91%	Marshall	92%	Union	87%
Elkhart	92%	Martin	87%	Vanderburgh	93%
Fayette	88%	Miami	87%	Vermillion	91%
Floyd	88%	Monroe	92%	Vigo	89%
Fountain	92%	Montgomery	92%	Wabash	87%
Franklin	88%	Morgan	100%	Warren	92%
Fulton	87%	Newton	95%	Warrick	93%
Gibson	93%	Noble	92%	Washington	88%
Grant	87%	Ohio	88%	Wayne	87%
Greene	92%	Orange	91%	Wells	93%
Hamilton	100%	Owen	92%	White	92%
Hancock	100%	Parke	89%	Whitley	92%
Harrison	88%	Perry	91%		

Appendix C **Residential and Agricultural Cost Schedules**

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