RESIDENTIAL

QUALITY GRADE OR CLASS

The quality grade of materials and workmanship is the one most significant variable to be considered in estimating the replacement cost of a structure. Two buildings may be built from the same general plan, each offering exactly the same facilities and with the same specific features, but with widely different cost due entirely to the quality of materials and workmanship used in their construction. For instance, the cost of a dwelling constructed of high quality materials and with the best of workmanship throughout can be more than twice that of one built from the same floor plan but with inferior materials and workmanship prevailing.

The following schedule has been developed to distinguish between variations in cost. This schedule represents the full range of conventional dwelling construction. The basic specifications for each grade, as to type of facilities furnished is relatively constant; that is, each has a specific type of heating system, two bathrooms, kitchen unit, and other typical living facilities, but with variable quality of materials and workmanship prevailing.

The basic grade represents cost of construction using average quality materials, with average workmanship. The majority of dwellings erected fall within one class above and one class below the base grade of C. The layman or professional appraiser can readily distinguish between these classes. The three classes of grade of quality for this group of dwelling have been established as follows:

Grade C+	Good	Quality 110%
Grade C	Average	Quality 100%
Grade C-	Fair	Quality 95%

In order to justify variation in cost, maintain uniformity and retain complete control throughout the cost range, we have established these base grades. The pricing spread of 20% ± between each grade is based upon the use of better grade materials and higher quality workmanship from C Grade to B Grade. B Grade dwellings are found to have better individual features and interior finish, which reflects approximately 25% higher costs than C Grade. Likewise, the D Grade dwelling would be constructed of approximately 15% less quality than C Grade, due to the type of materials used and workmanship. Consequently, better quality of construction or construction of cheaper quality can be comparatively observed.

To cover the entire range of dwelling construction, three additional classes of dwellings above the three base grade dwellings must be considered along with one grade dwelling below the base three grades.

The three base grades above are:

"A"	Excellent Quality	155%
"S"	Superior Quality	200%
"SS"	Ultimate Quality	275%

The A, S and SS Grade dwelling incorporates the best quality of materials and workmanship. Construction costs of SS Grade dwellings usually run 275% and higher than the cost of C Grade dwellings. The prestige type and the mansion, or country estate-type homes are usually in this class. The S Grade dwellings having exceptional architectural style and design are generally the custom built homes and are 200% better in overall construction than the C Grade dwellings. The A Grade dwellings having outstanding architectural style and design are generally the custom built homes and are 55% better in overall construction than the C Grade dwellings.

The dwelling of the cheapest quality construction built of low-grade materials and is the E Grade quality.

These seven (7) established base graded or classes of quality will cover the entire range of dwelling construction, from the cheapest to the finest in quality.

USE OF GRADE FACTORS

The grading method is based on C Grade as standards of quality and design. A factor highest grade level to the lowest grade level is established by means of grade factor multipliers. Since not all dwellings are constructed to fall into one of the precise grade levels with no adjustments, it becomes necessary to further refine our grading system. It is not unusual for conventional houses to be built incorporation qualities that fall above or below these established grades. If the house that is being appraised does not fall exactly on a specific grade, but should be classified within that grade, the use of Grade Factor Symbols (+ or -) will accomplish this adjustment in the Grade S, A, B, C, D and E Classes.

For a grading increase in the S Grade category, a plus factor can be used, which will result in each factor being higher than the last.

A Sample Would Be - A dwelling with outstanding architectural style and design, constructed with the finest quality materials and workmanship throughout. Superior quality interior, finish with extensive built-in features. Deluxe heating system and high-grade lighting and plumbing fixtures may be graded A+. The A+ Grade places this house in the Superior Quality range. The + part of the A+ Grade places this house one level above the A Grade category. Grade A+ has a multiplier of 165%. Thus, once you have priced this house to the base level of C, a multiplier of 165% would be applied to adjust the C Grade base level up to the A+ Grade level you desired.

The same approach would apply should you have a house constructed with a very cheap grade of materials, usually culls and seconds, and very poor quality workmanship resulting from unskilled, inexperienced, do-it-yourself type labor. Minimal code, low-grade mechanical features and fixtures may be graded E. The E Grade places this house in the Cheap Quality range. Grade E has a multiplier of 55%. Thus once you have priced this house to the base level of "C", a multiplier of 55% would be applied to adjust the C Grade base level down to the E Grade level you desired.

NOTE: The quality factor ultimately selected is to represent a composite judgment of the overall Quality Grade. Generally, the quality of materials and workmanship is fairly consistent throughout the construction of a specific building; however, since this is not always the case, it is frequently necessary to weigh the quality of each major component in order to arrive at the proper overall Quality Grade. Equal consideration must also be given to any additions which are constructed of materials and workmanship inconsistent with the quality of the main building.

The appraiser must use extreme caution not to confuse Quality and Condition when establishing grades for older houses in which a deteriorated condition may have a noticeable effect on their appearance. Grades should be established on original built-in quality as new dwellings, and not be influenced by physical condition. Proper grading must reflect replacement cost of new buildings. Bear in mind a house will always retain its initial grade of construction, regardless of its present deteriorated condition.

SS Quality Dwellings

These dwellings are constructed of the finest quality materials and workmanship, exhibiting unique and elaborate architecturally styling and treatment, and having all the features typically characteristic of mansion-type homes.

BASE SPECIFICATIONS

FOUNDATION: Brick or reinforced concrete foundation walls on concrete footings with interior piers.

EXTERIOR WALLS: Stone, brick veneer, stucco, log, or frame siding. All exterior walls will be of high quality and constructed with much detail and workmanship. Ample insulation and numerous openings for windows and doors are typical.

ROOF: Slate, tile, cedar shake, or architectural asphalt shingles on quality sheathing with well braced rafters having various slopes and ridges.

INTERIOR FINISH: The interior of these homes is of the highest custom design and construction with much attention given to fine detail and master craftsmanship.

FLOORS: Heavy construction utilizing wood or steel joists and sub floor with the best quality combination of hardwoods, ceramic tile, terrazzo, marble or granite tile, vinyl, or luxurious carpeting.

PLUMBING: A combination of high quality fixtures, good quality materials, and skilled workmanship. Considered typically and adequate for the type of construction, generally exceeding a total of twelve fixtures.

CLIMATE CONTROL: A heating system equal to forced air with ample capacity and insulated ductwork throughout. Air conditioning is included as a part of the specifications; however, this item is considered an add-on item and is excluded from base pricing.

ELECTICAL: Good quality wiring, maximum electrical outlets and expensive light fixtures.

NOTE: The following photos are examples of homes that should be classified within this grade class. They cover the entire range of this class including + or – grade factors.

Grade SS

Grade SS

Grade SS

S Quality Dwellings

These homes are architecturally designed and custom built by contractors who specialize in good quality construction. Extensive detail is given to ornamentation with the use of good grade materials and skilled craftsmanship. Homes of this quality are located in affluent areas that will enhance and benefit the home the most.

BASE SPECIFICATIONS

FOUNDATION: Brick or reinforced concrete foundation walls on concrete footings with interior piers.

EXTERIOR WALLS: Stone, brick veneer, stucco, log, or frame siding. All exterior walls will be of high quality and constructed with much detail and workmanship. Ample insulation and numerous openings for windows and doors are typical.

ROOF: Slate, tile, cedar shake, or architectural asphalt shingles on quality sheathing with well braced rafters having various slopes and ridges.

INTERIOR FINISH: The interior of these homes is of the highest custom design and construction with much attention given to fine detail and master craftsmanship.

FLOORS: Heavy construction utilizing wood or steel joists and sub floor with the best quality combination of hardwoods, ceramic tile, terrazzo, marble or granite tile, vinyl, or luxurious carpeting.

PLUMBING: A combination of high quality fixtures, good quality materials, and skilled workmanship. Considered typically and adequate for the type of construction, generally exceeding a total of twelve fixtures.

CLIMATE CONTROL: A heating system equal to forced air with ample capacity and insulated ductwork throughout. Air conditioning is included as a part of the specifications; however, this item is considered an add-on item and is excluded from base pricing.

ELECTICAL: Good quality wiring, maximum electrical outlets and expensive light fixtures.

NOTE: The following photos are examples of homes that should be classified within this grade class. They cover the entire range of this class including + or – grade factors.

Grade S

Grade S

Grade S

Grade S

Grade S

Grade S

Grade S

Grade S

Grade S

A Quality Dwellings

These homes are architecturally designed and custom built by contractors who specialize in good quality construction. Extensive detail is given to ornamentation with the use of good grade materials and skilled craftsmanship. Homes of this type are located in areas that are specifically developed for this level of quality.

BASE SPECIFICATIONS

FOUNDATION: Brick or reinforced concrete foundation walls on concrete footings with interior piers.

EXTERIOR WALLS: Stone, brick veneer, stucco, log, or frame siding. All exterior walls will be of good quality and constructed with detail and workmanship. Ample insulation and adequate openings for windows and doors is typical.

ROOF: Slate, tile, cedar shake, or architecture asphalt shingles on quality sheathing with well braced rafters having various slopes and ridges.

INTERIOR FINISH: The interior of these homes is of good design and good construction with much attention given to detail and good quality craftsmanship.

FLOORS: Heavy construction utilizing wood or steel joists and sub floor with a good quality combination of hardwoods, ceramic tile, marble or granite tile, vinyl, or good quality carpeting.

PLUMBING: A combination of good quality fixtures, good quality materials, and skilled workmanship. Considered typically and adequate for the type of construction, generally exceeding a total of twelve fixtures.

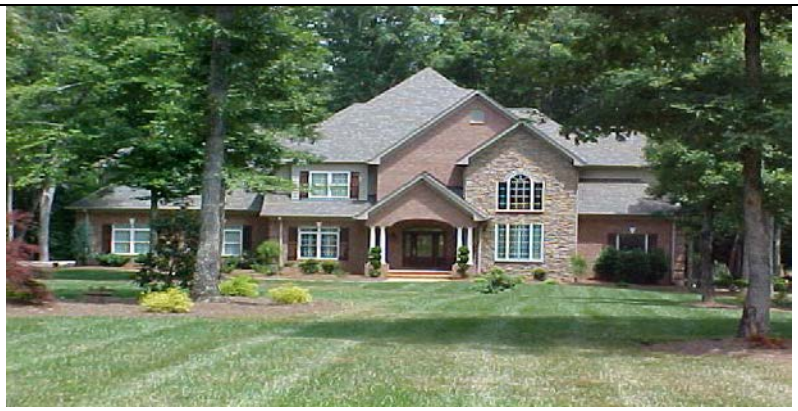
CLIMATE CONTROL: A heating system equal to forced air with ample capacity and insulated ductwork throughout. Air conditioning is included as a part of the specifications; however, this item is considered an add-on item and is excluded from base pricing.

ELECTICAL: Good quality wiring, maximum electrical outlets and expensive light fixtures.

NOTE: The following photos are examples of homes that should be classified within this grade class. They cover the entire range of this class including + or – grade factors.

Grade A

Grade A



Grade A

Grade A

Grade A

Grade A

Grade A

Grade A

Grade A

B Quality Dwellings

These homes are architecturally designed and built by contractors who specialize in good quality construction. Much detail is given to ornamentation with the use of good grade materials and skilled workmanship. Custom built homes normally fall into this classification.

BASE SPECIFICATIONS

FOUNDATION: Brick or reinforced concrete foundation walls on concrete footings with interior piers.

EXTERIOR WALLS: Stone, brick veneer, stucco, log, or frame siding. All exterior walls will be of good quality and constructed with detail and workmanship. Ample insulation and adequate openings for windows and doors is typical.

ROOF: Slate, tile, cedar shake, or architecture asphalt shingles on quality sheathing with well braced rafters having various slopes and ridges.

INTERIOR FINISH: The interior of these homes is of good design and good construction and good quality workmanship.

FLOORS: Moderate construction utilizing wood or steel joists and sub floor with a good combination of hardwoods, ceramic tile, vinyl, or good quality carpeting.

PLUMBING: A combination of quality fixtures, quality materials, and skilled workmanship. Considered typically and adequate for this type of construction, generally having at least eight fixtures.

CLIMATE CONTROL: A heating system equal to forced air with ample capacity and insulated ductwork throughout. Air conditioning is included as a part of the specifications; however, this item is considered an add-on item and is excluded from base pricing.

ELECTICAL: Good quality wiring, maximum electrical outlets and good light fixtures.

NOTE: The following photos are examples of homes that should be classified within this grade class. They cover the entire range of this class including + or – grade factors.

Grade B

Grade B

Grade B

Grade B

Grade B

Grade B

Grade B

Grade B

Grade B

C Quality Dwellings

These homes are designed and built by contractors who specialize in average quality construction. Adequate detail is given to ornamentation with the use of average grade materials and typical workmanship. Homes of this type are located in areas that are specifically developed for this level of quality. These homes represent the prevalent quality.

BASE SPECIFICATIONS

FOUNDATION: Brick or reinforced concrete foundation walls on concrete footings with interior piers.

EXTERIOR WALLS: Stone, brick veneer, stucco, log, or frame siding. All exterior walls will be average quality and constructed with detail and workmanship. Ample insulation and adequate openings for windows and doors is typical.

ROOF: Tile, cedar shake, or asphalt shingles on average quality sheathing with frame trusses and having typical slopes.

INTERIOR FINISH: The interior of these homes is of average design and average construction with attention given to detail and average quality workmanship.

FLOORS: Moderate construction utilizing wood or steel joists and sub floor with an average combination of hardwoods, ceramic tile, vinyl, or average quality carpeting.

PLUMBING: A combination of average quality fixtures, average quality materials, and workmanship. Considered typically and adequate for the type of construction, generally not exceeding a total of twelve fixtures.

CLIMATE CONTROL: A heating system equal to forced air with ample capacity and insulated ductwork throughout. Air conditioning is included as a part of the specifications; however, this item is considered an add-on item and is excluded

ELECTICAL: Average quality wiring, adequate electrical outlets and average light fixtures from base pricing.

NOTE: The following photos are examples of homes that should be classified within this grade class. They cover the entire range of this class including + or – grade factors.

Grade C

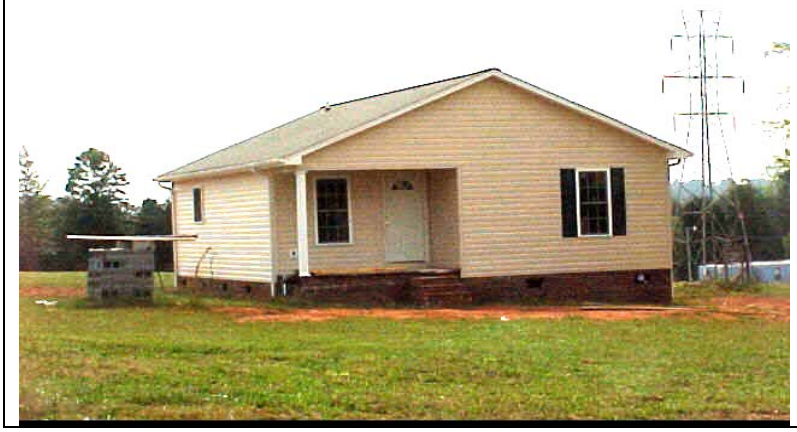
Grade C

Grade C

Grade C

Grade C

Grade C



Grade C

Grade C

Grade C

D Quality Dwellings

These homes are usually built of fair quality materials with expense-saving construction. Economy built homes would normally fall into this classification.

BASE SPECIFICATIONS

FOUNDATION: Brick or concrete block walls on concrete footings.

EXTERIOR WALLS: Stone, brick veneer, stucco, log, or frame siding. All exterior walls are average quality or less and constructed with minimal detail and workmanship. Insulation is minimal and openings for windows and doors are typical.

ROOF: Light weight asphalt shingles on adequate sheathing and frame trusses with minimal slope.

INTERIOR FINISH: The interior of these homes is below average design and construction with limited attention given to detail and quality workmanship.

FLOORS: Low cost construction utilizing wood or steel joists and sub floor with some hardwoods, vinyl, and/or low quality carpeting.

PLUMBING: A combination of fair quality fixtures and typical quality materials and workmanship. Considered typical and adequate for this type of construction, normally has eight fixtures or less.

CLIMATE CONTROL: A heating system equal to forced air with minimal capacity and ductwork throughout. Air conditioning is not a part of the specifications. This item is excluded from base pricing and should be added if applicable.

ELECTICAL: Adequate quality wiring, minimal electrical outlets and low cost light fixtures.

NOTE: The following photos are examples of homes that should be classified within this grade class. They cover the entire range of this class including + or – grade factors.

Grade D

Grade D

Grade D

Grade D

Grade D

Grade D

Grade D

Grade D

Grade D

E Quality Dwellings

These homes are constructed of low quality materials and usually designed not to exceed minimal building code. Little detail is given to interior or exterior finish. They are usually built for functional use only. Homes of this type are not specifically located within developments, but may be built as in-fill housing.

BASE SPECIFICATIONS

FOUNDATION: Brick or concrete block foundation walls on concrete footings, piers, or concrete slab.

EXTERIOR WALLS: Stone, brick veneer, stucco, log, frame siding, or concrete block. All walls are cheaply constructed with minimal detail and workmanship. Little or no insulation and minimal windows and doors are typical.

ROOF: Light weight asphalt shingles, roll roofing, or metal on plywood sheathing and frame trusses with minimal slope.

INTERIOR FINISH: The interior of these homes is of fair design and construction with low cost materials. Little attention is given to detail and quality workmanship.

FLOORS: Low cost construction utilizing wood or steel joists and sub floor with some hardwoods, vinyl, and/or low quality carpeting.

PLUMBING: A combination of fair quality fixtures, typical quality materials, and workmanship. Considered adequate for the type of construction. Generally not more than a total of five fixtures.

CLIMATE CONTROL: A heating system equal to forced air with minimal capacity and ductwork throughout. Air conditioning is not a part of the specifications. This item is excluded from base pricing and should be added if applicable.

ELECTICAL: Minimal quality wiring, limited electrical outlets and inexpensive lighting.

NOTE: The following photos are examples of homes that should be classified within this grade class. They cover the entire range of this class including + or – grade factors.

Grade E

Grade E

Grade E

Grade E

Grade E

Grade E

Grade E

Grade E

Grade E

RESIDETIAL COST SCHEDULES

The Cost Approach to value lends itself best to property valuation for tax purposes for two principle reasons.

1) Appraisals for Ad Valorem purposes require separate land value estimates.

2) The Cost Approach can be applied to all classes of property.

The use of one approach to the exclusion of others is contrary to the appraisal process. The approach outlined in this manual includes cost schedules which have been developed and are supported through analysis and incorporation of economic factors indicated by all three approaches to value; Cost, Income and Market.

The following cost schedules are based on a model residence constructed using typical components, average quality workmanship and materials, consisting of one thousand (1000) square feet, two full baths, central heating system and crawl space.

All adjustments from base specifications are included in the following schedules.

BASE PRICE FOR RESIDENTIAL SCHEDULE MA 01 SINGLE FAMILY RESIDENCE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
10	$ 75.30	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING
		EXTERIOR WALLS: VINYL SIDING OR EQUAL
		PARTITIONS: ADEQUATE FOR SEPARATION OF ROOMS/STORAGE AREAS
		FRAMING: WOOD JOIST
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/CARPET
ADD FOR FIREPLACES GARAGES/PORCHES/BASEMENT AREAS ADDITIONAL PLUMBING ADD FOR COOLING SYSTEM		INTERIOR FINISH: DRYWALL/PANEL
		HEATING/COOLING: FORCED HOT AIR OR EQUAL
		PLUMBING: 8 PLUMBING FIXTURES

BASE PRICE FOR RESIDENTIAL SCHEDULE MA 49 DUPLEX/TRIPLEX

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
10	$ 67.75	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING
		EXTERIOR WALLS: VINYL SIDING OR EQUAL
		PARTITIONS: ADEQUATE FOR SEPARATION OF ROOMS/STORAGE AREAS
		FRAMING: WOOD JOIST
REMARKS/ADDITIONAL FEATURES: ADD FOR ATTACHMENTS ADD FOR EXTRA PLUMBING ADD FOR COOLING SYSTEM		FLOOR COVER/FINISH: VINYL/CARPET
		INTERIOR FINISH: DRYWALL/PANEL
		HEATING/COOLING: FORCED HOT AIR
		PLUMBING: 8 PLUMBING FIXTURES

BASE PRICE FOR RESIDENTIAL SCHEDULE MA 57 CONDOMINIUM

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
10	$ 75.30	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING
		EXTERIOR WALLS: VINYL SIDING OR EQUAL
		PARTITIONS: ADEQUATE FOR SEPARATION OF ROOMS/STORAGE AREAS
		FRAMING: WOOD JOIST
REMARKS/ADDITIONAL FEATURES: ADD FOR ATTACHMENTS ADD FOR EXTRA PLUMBING ADD FOR COOLING SYSTEM		FLOOR COVER/FINISH: VINYL/CARPET
		INTERIOR FINISH: DRYWALL/PANEL
		HEATING/COOLING: FORCED HOT AIR
		PLUMBING: 8 PLUMBING FIXTURES

BASE PRICE FOR RESIDENTIAL SCHEDULE MA 02 MANUFACTURED HOME (MULTI SECTION)

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
10	$ 52.50	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING
		EXTERIOR WALLS: VINYL SIDING OR EQUAL
		PARTITIONS: ADEQUATE FOR SEPARATION OF ROOMS/STORAGE AREAS
		FRAMING: WOOD JOIST
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/CARPET
ADD FOR ATTACHMENTS ADD FOR EXTRA PLUMBING ADD FOR COOLING SYSTEM		INTERIOR FINISH: DRYWALL/PANEL
		HEATING/COOLING: FORCED HOT AIR
		PLUMBING: 8 PLUMBING FIXTURES

BASE PRICE FOR RESIDENTIAL SCHEDULE MA 52 MANUFACTURED HOME (SINGLE SECTION)

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
10	$ 25.00	STORY HEIGHT: FIRST FLOOR AREA
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING
		EXTERIOR WALLS: VINYL SIDING OR EQUAL
		PARTITIONS: ADEQUATE FOR SEPARATION OF ROOMS/STORAGE AREAS
		FRAMING: WOOD JOIST
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/CARPET
ADD FOR ATTACHMENTS ADD FOR EXTRA PLUMBING ADD FOR COOLING SYSTEM		INTERIOR FINISH: DRYWALL/PANEL
		HEATING/COOLING: FORCED HOT AIR
		PLUMBING: 8 PLUMBING FIXTURES

RESIDENTIAL OUTBUILDINGS AND YARD ITEMS

MS CODE	DESCRIPTION	SIZE TABLE	BASE RATE	DEPREC. TABLE
09	Carport	M21	$ 13.00	PD3
15	Frame Garage	M11	$ 17.90	PD3
28	Shed Open Pole	M14	$ 4.80	PD2
29	Shop Frame/Cblock	M11	$ 19.25	PD3
32	Storage Frame	M14	$ 9.40	PD2
37G	Swimming Pool Concrete	M11	$ 33.00	PD1
46	Tennis / Basketball Court	N0	$ 4.40	PD1
22	Mobile Home Space	N0	$ 3,000	PD1
79	Lean/To Shed	M14	$ 2.25	PD2
29R	Shop RSF	M11	$ 12.50	PD3
37	Swimming Pool Vinyl	M11	$ 26.85	PD1
15A	Garage Frame W/Attic	M11	$ 37.95	PD3
17	Garage w/Living Qrtrs	M11	$ 44.00	PD3
47A	Brick Garage W/Attic	M11	$ 38.65	PD3
47APT	Garage Apartment Brick	M11	$ 44.00	PD3
76	Misc. Dwelling Addition	M12	$ 59.00	PD3
47	Brick Garage	M11	$ 22.70	PD3
09M	Car Shed MTL	M11	$ 2.50	PD1
09E	Car Shed MTL Enclosed	M11	$ 4.00	PD1

Rates are for typical quality construction; use Quality Grade Factors for variations in quality, materials and workmanship.