

EXEMPT/INSTITUTIONAL BUILDINGS

This section of the Manual includes basic procedures and applications to be utilized to determine the Replacement Cost New for a variety of institutional type structures. Prices are provided based on the structure type and exterior wall material.

BASE SPECIFICATIONS

Base prices assume normal construction, mechanical, and other features such as plumbing, heating, air conditioning, interior finish, framing, elevators, etc., according to the designed building structure type.

SCHEDULE APPLICATION

Select the structure type which is most representative of the subject building. Establish the Quality Grade of the building, which is contingent upon the exterior wall material of the structure type. Determine the total square feet of floor area and multiply the cost per square foot by the total area to establish the replacement cost.

Note: separate prices are provided for finished or unfinished basements.

PERCENT (%) GOOD GUIDELINES

Physical deterioration of institutional buildings should be based on the effective age and condition. Structures of this type normally have an expected life which is longer than other types of similar structures. Actual age and life expectancy can be extended through continued maintenance and renovation. When establishing the percent (%) good, the adjustment should be based on anticipated additional life as compared to normal life guidelines.



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ARMORY



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SCHOOL



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GYMNASIUM

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FIRE/POLICE
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MANUFACTURED HOUSING

While many site-built homes are constructed according to a specific building code to ensure proper design and safety, all manufactured homes are constructed in accordance with the Federal Manufactured Home Construction and Safety Standards, in effect since June 15, 1976. This building code, administered by the United States Department of Housing and Urban Development (HUD) and known as the HUD Code, regulates manufactured home design and construction, strength and durability, fire resistance, and energy efficiency. In the early 1990s, this building code was revised to enhance energy efficiency and ventilation standards and to improve the wind resistance of manufactured homes in areas prone to winds of hurricane force.

Every manufactured home has red and silver label certifying that it was built and inspected in compliance with the HUD Code. No manufactured home may be shipped from the factory unless it complies with the HUD Code and receives the certification label from an independent, third-party inspection agency.

MANUFACTURED HOME CLASSIFICATION STANDARDS

Any multi-section manufactured home (Doublewide) will be considered *real property* and will be valued in accordance with the schedule of values if the owner of both the home and the land it occupies is the same. If the owner of the manufactured home does not own the land it occupies, the home will be considered a *personal property* item, but will be valued in accordance with the schedule of values.

Any single-section manufactured home (Singlewide) will be considered *real property* if it meets the following guidelines.

The towing hitch and axle assemble should be removed.

The home should have a perimeter wall or skirting that resembles a *permanent* foundation.

The home must be on land owned by the owner of the home.

Any single-section home having additions or attachments that would hamper its mobility or cause structural damage if removed and meets the previously mentioned ownership requirement will be considered real property. If the axle assemble requirement can not be determined by the appraiser, he or she should consider it removed.

Ownership of both land and home will be the assumption when other guidelines are indeterminable and no clear decision is possible.

If the single-section manufactured home is considered a *personal* item, it will be noted within the miscellaneous items section of the property record card.

YADKIN COUNTY, NORTH CAROLINA 2003 SCHEDULE OF VALUES

