

## COMMERCIAL/INDUSTRIAL SCHEDULES

Commercial and Industrial pricing schedules are provided for a variety of buildings based on the use of the property. The General Commercial Schedule is to be used as a guide for computing the replacement cost of mercantile type buildings, offices, and similar type structures. The Hotel/Motel/Apartment Schedule is to be used to compute the replacement cost of commercial living accommodations and associated support structures. The Industrial Schedule is to be used for computing the replacement cost of manufacturing and warehouse storage type structures.

The general application of all the schedules is essentially the same. . . selecting the base price (per square foot) which is most representative of the subject building and adjusting the base price to account for any significant variation.

### SCHEDULE FORMAT - BASE PRICES

The schedules designate base prices by use type for a series of perimeter-area ratios and wall types. "C" Grade base prices are provided for various finish types at different floor levels with specified floor-to-floor heights, for fire resistant construction with brick (or equal), frame (or equal), and metal superstructure walls and reinforced concrete basement walls.

Pricing adjustments for variations in both wall height and construction type, i.e., wood joist or reinforced concrete, together with prices for the various exterior walls are included. This makes it possible to select the proper base price which is representative of the actual, floor-to-floor heights of the subject buildings for either wood joist, fire resistant, fire proof, or light steel construction.

The base prices are determined by selecting the appropriate square foot price for fire resistant steel frame construction by exterior wall type and use, adjusting it for variations in wall height, and making the proper deduction or addition for wood joist or fire proof construction, if necessary.

The base prices for each floor level use type include the exterior walls with normal openings, interior finish, mechanical features, and other features for that particular floor. In addition to these, each respective floor level includes the following features:

First Floor - site preparation and normal foundation construction for a building at grade level, normal parapets and coping, ground floor slab including base and cement finish, normal roof construction consisting of insulation, decking, framing, and utility service.

Basement - excavation and backfill and structural floor (for first floor) construction consisting of sub floor and framing.

Note: The cost of the basement exterior wall construction and spread footings exclude an allowance for the normal foundation construction included with the first floor.

Upper Floors - structural floor construction consisting of sub-floor and framing for each respective floor.

Normal partitions, plumbing, and lighting are included for each floor level based on use type. Adjustments may be made by for the various base price components if the component is greater or less than what is considered normal for the use type.

Example: For general retail, normal is considered a cross partition (separating the sales area from the stock area) and partitions for two toilet rooms. If the store would be divided into several sales areas, an addition for excessive partitions would be applicable.

Stairways (with enclosures in the finished use types) are included in the basement and upper floor prices.

## BASE PRICE COMPONENTS

This table is provided to identify the cost associated with the various horizontal components included in the base price components for variations in the construction features of the floor level. The adjustments are listed for variations most frequently encountered in the particular type buildings included with the schedule. Adjustments for other variations should be made by using the Special Application Tables, Unit-in-Place Cost Tables, or other appropriate schedules.

Note: In making adjustments for variations, it is important to consider only those items which are significant to value. The replacement cost of a building represents the cost of replacing it with a building of equal utility.

## CONSTRUCTION TYPES

Wood joist construction refers to non-fire proof structural floor and roof components consisting of wood sub flooring and decking on wood joists, rafters, or purlins, and supported by either load bearing walls, timber, or steel framing.

Fire resistant construction refers to fire resistive structural floor and roof components consisting of formed concrete on steel framing; or light concrete,

metal deck, flexicore, gypsum, and similar materials on steel joists and steel framing.

Fire proof construction refers to fire proof structural floor and roof components consisting of either formed or precast reinforced concrete on either reinforced concrete, or fire proof structural steel framing. In a fire proof structural steel building, the fire proofing may be masonry, poured concrete, plaster, sprayed asbestos, or any similar material which yields a high fire resistant rating.

## QUALITY GRADE SPECIFICATIONS

The base prices are for normal "C" Grade buildings erected with average quality materials and workmanship. A Table of Quality Factors is provided to adjust the "C" Grade prices in order to account for variations in construction quality.

S Grade	Buildings generally having an outstanding architectural style and design, constructed with the finest quality materials and workmanship. Superior quality interior finish, built-in features, heating system, and very good grade plumbing and lighting fixtures.
A Grade	Architecturally attractive buildings constructed with excellent quality materials and workmanship. High quality interior finish, built-in features, heating system, and very good grade plumbing and lighting fixtures.
B Grade	Buildings constructed with good quality' materials and above average workmanship, moderate architectural treatment. Good quality interior finish, built-in features, heating, plumbing, and lighting fixtures.
C Grade	Buildings constructed with average quality materials and workmanship conforming with the base specifications used to develop the pricing schedule. Minimal architectural treatment. Average quality interior finish and built-in features. Standard quality heating system, plumbing, and lighting fixtures.
D Grade	Buildings constructed with economy quality materials and fair workmanship. Void of architectural treatment. Cheap quality interior finish and built-in features. Low grade heating, plumbing, and lighting fixtures.

**E Grade** Buildings constructed with a very cheap grade of materials, usually "seconds" and very poor quality workmanship resulting from unskilled, inexperienced, "do-it-yourself" type labor. Low grade heating, plumbing, and lighting fixtures.

**Note:** The quality factor selected is to represent a composite judgment of the overall grade. Generally, the quality of materials and workmanship is consistent throughout the construction of a specific building. However, since this is not always the case, it is necessary to weigh the quality of each major component in order to arrive at the proper "overall" quality grade. Particular consideration must be given to "special features" such as elevators and banking features, since variations for quality are already considered in the respective pricing tables. Equal consideration must also be given to those "additions" which are constructed of materials and workmanship inconsistent with the quality of the main building.

## Schedule of Values

**Yadkin County 2009**



**MA 53  
AUTO  
DEALERSHIP**



**MA 14  
BANK**



**MA 54  
BEAUTY  
BARBER  
SHOP**

## Schedule of Values

**Yadkin County 2009**



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**Yadkin County 2009**



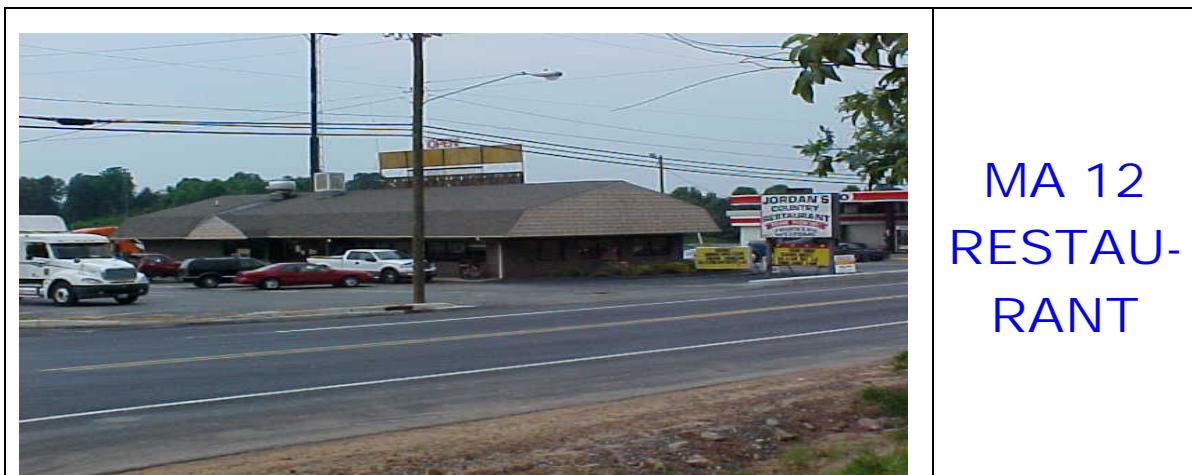
## Schedule of Values

**Yadkin County 2009**



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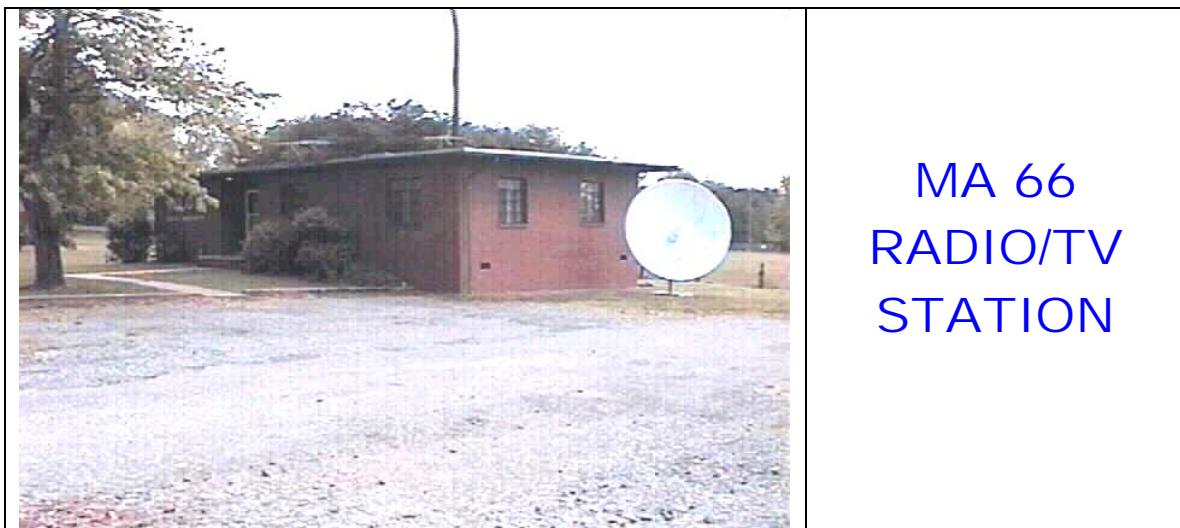
**Yadkin County 2009**



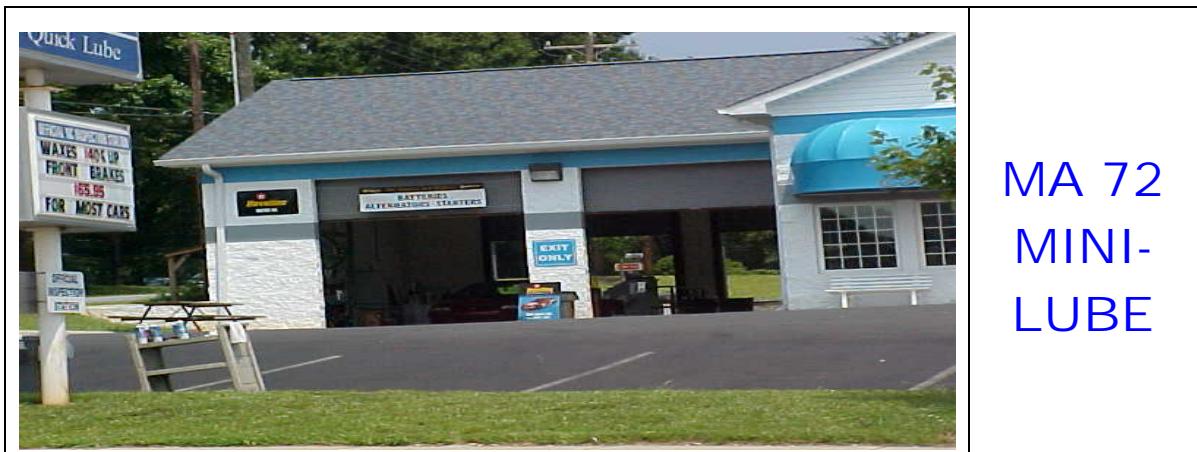
**MA 19  
BOWLING  
ALLEY**



**MA 30  
FUNERAL  
HOME**



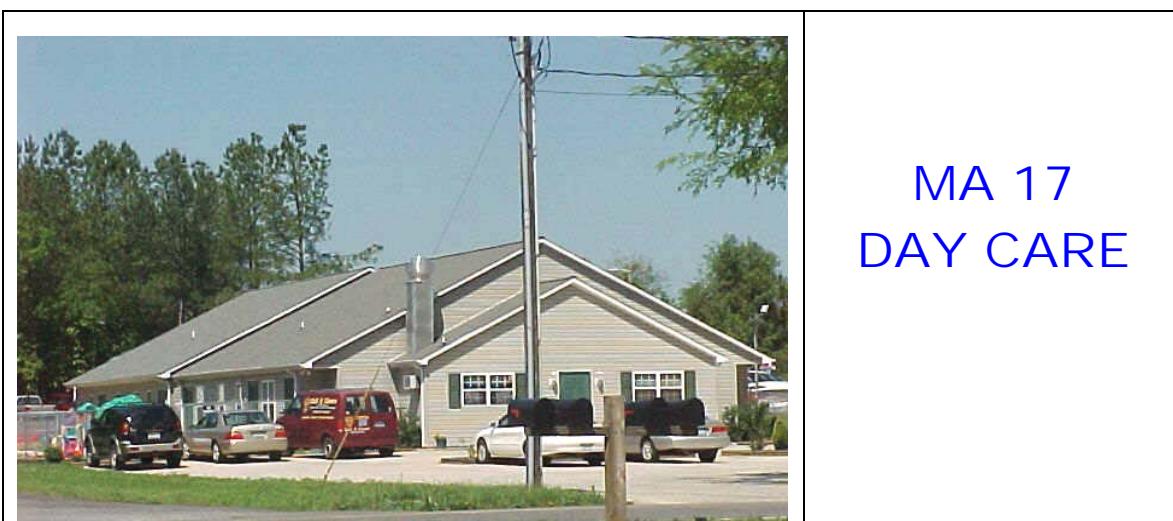
**MA 66  
RADIO/TV  
STATION**



## Schedule of Values

**Yadkin County 2009**





**BASE PRICE FOR COMMERCIAL SCHEDULE MA 53 AUTO DEALERSHIP**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
14	\$ 34.85	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: FACE BRICK OR EQUAL</b>
		<b>PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SHOWROOM/OFFICE/STORAGE</b>
		<b>FRAMING: WOOD JOIST/STEEL TRUSS</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: VINYL/CARPET FINISHED CONCRETE SLAB</b>
<b>ABUNDANT FLUORESCENT LIGHTING</b>		<b>INTERIOR FINISH: PAINTED BLOCK/DRYWALL/PANEL</b>
<b>ADD FOR HEATING/COOLING ADD FOR SHOWROOM</b>		<b>PLUMBING: 10-12 PLUMBING FIXTURES</b>
		<b>OTHER FEATURES: GARAGE DOORS/HOSE BIBS/ FLOOR DRAINS</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 14 BANK**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
12	\$ 70.00	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: FACE BRICK OR EQUAL</b>
		<b>PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF OFFICE AREAS</b>
		<b>FRAMING: WOOD JOIST</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: VINYL/CARPET</b>
<b>ABUNDANT FLUORESCENT LIGHTING</b>		<b>INTERIOR FINISH: DRYWALL/PANEL</b>
<b>ADD FOR HEATING/COOLING</b>		<b>INTERIOR FINISH: PAINTED BLOCK/DRYWALL/PANEL</b>
		<b>PLUMBING: 08-12 FIXTURES</b>
		<b>OTHER FEATURES: DRIVE UP WINDOWS, RECORD VAULT, MONEY VALULT</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 54 BEAUTY/BARBER  
SHOP**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
12	\$ 37.40	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: FACE/JUMBO BRICK</b>
		<b>PARTITIONS/COMMON WALLS: ADEQUATE</b>
		<b>FRAMING: WOOD JOIST</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: WOOD/VINYL/CARPET</b>
<b>ADD FOR HEATING/COOLING</b>		<b>INTERIOR FINISH: DRYWALL/PANEL</b>
		<b>PLUMBING: 5-10 PLUMBING FIXTURES</b>
		<b>OTHER FEATURES:</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 33 DRIVE THRU  
AUTOMATIC CAR WASH**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
<b>14</b>	<b>\$ 20.00</b>	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: JUMBO BRICK</b>
		<b>PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF BAYS/SALES AREA</b>
		<b>FRAMING: RIGID STEEL JOIST/TRUSS</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: VINYL/CONCRETE SLAB</b>
<b>FLUORESCENT LIGHTING</b>		<b>INTERIOR FINISH: EXPOSED BRICK</b>
<b>ADD FOR HEATING/COOLING</b>		<b>PLUMBING: 05-08 PLUMBING FIXTURES</b>
		<b>OTHER FEATURES: FLOOR DRAINS</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 58 CONVERSION****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 FIREPLACES****GARAGES/PORCHES/BASEMENT AREAS****ADDITIONAL PLUMBING****ADD FOR COOLING SYSTEM****FLOOR COVER/FINISH:  
VINYL/LINOLEUM/CARPET****INTERIOR FINISH:  
DRYWALL/PANEL****HEATING/COOLING:  
FORCED HOT AIR OR EQUAL****PLUMBING:  
8 PLUMBING FIXTURES**

## **Schedule of Values**

**Yadkin County 2009**

### **BASE PRICE FOR COMMERCIAL SCHEDULE MA 26 COUNTRY CLUB /CLUBHOUSE**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
<b>14</b>	<b>\$ 43.10</b>	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: FACE BRICK OR EQUAL</b>
		<b>PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF RETAIL/DINING AREA</b>
		<b>FRAMING: WOOD JOIST</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: VINYL/LINOLEUM/CARPET</b>
<b>ADD FOR SPRINKLER SYSTEM</b>		<b>INTERIOR FINISH: DRYWALL/PANEL</b>
<b>ADD FOR HEATING/COOLING</b>		<b>PLUMBING: 15-20 PLUMBING FIXTURES</b>
		<b>OTHER FEATURES: KITCHEN AREA/QUARRY TILE FLOOR DRAINS</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 35 DEPARTMENT STORE**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
<b>14</b>	<b>\$37.95</b>	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: FACE BRICK OR EQUAL</b>
		<b>PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF RETAIL/STORAGE AREA</b>
		<b>FRAMING: WOOD JOIST</b>
<b>REMARKS/ADDITIONAL FEATURES</b>		<b>FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM</b>
<b>ABUNDANT FLUORESCENT LIGHTING</b>		<b>INTERIOR FINISH: DRYWALL/PANEL/PLASTER EXPOSED BRICK</b>
<b>ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM</b>		<b>PLUMBING: 10-15 FIXTURES</b>
		<b>OTHER FEATURES: METAL/VITREOUS/GLASS STORE FRONT/DISPLAY</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 34 DEPARTMENT STORE**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
<b>14</b>	<b>\$35.50</b>	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: FACE BRICK OR EQUAL</b>
		<b>PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF RETAIL/STORAGE AREA</b>
		<b>FRAMING: WOOD JOIST</b>
<b>REMARKS/ADDITIONAL FEATURES</b>		<b>FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM</b>
<b>ABUNDANT FLUORESCENT LIGHTING</b>		<b>INTERIOR FINISH: DRYWALL/PANEL/PLASTER PAINTED BLOCK</b>
<b>ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM</b>		<b>PLUMBING: 8-10 FIXTURES</b>
		<b>OTHER FEATURES: ALUM/GLASS STORE FRONT AUTOMATIC DOORS</b>

## **Schedule of Values**

**Yadkin County 2009**

### **BASE PRICE FOR COMMERCIAL SCHEDULE MA 61 HANGAR**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
<b>14</b>	<b>\$19.00</b>	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: RIGID STEEL FRAME</b>
		<b>PARTITIONS/COMMON WALLS: MINIMAL</b>
		<b>FRAMING: RIGID STEEL FRAME</b>
<b>REMARKS/ADDITIONAL FEATURES</b>		<b>FLOOR COVER/FINISH: CONCRETE SLAB</b>
<b>ABUNDANT FLUORESCENT LIGHTING</b>		<b>INTERIOR FINISH: NONE</b>
<b>ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM</b>		<b>PLUMBING: 1-3 FIXTURES</b>
		<b>OTHER FEATURES: OVERHEAD DOORS</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 20 HOTEL**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
12	\$47.40	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: FACE BRICK OR EQUAL</b>
		<b>PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE AREA/GUEST ROOMS</b>
		<b>FRAMING: WOOD JOIST</b>
<b>REMARKS/ADDITIONAL FEATURES</b>		<b>FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM CARPET</b>
<b>ABUNDANT FLUORESCENT LIGHTING</b>		<b>INTERIOR FINISH: DRYWALL/PANEL/PLASTER PAINTED BLOCK</b>
<b>ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM</b>		<b>PLUMBING: 3-5 FIXTURES PER ROOM</b>
		<b>OTHER FEATURES: QUARRY TILE/KITCHEN AREA</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 37 MANUFACTURING**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
<b>14</b>	<b>\$23.10</b>	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: FACE/JUMBO BRICK</b>
		<b>PARTITIONS/COMMON WALLS: SMALL OFFICE AREAS</b>
		<b>FRAMING: STEEL FRAME</b>
<b>REMARKS/ADDITIONAL FEATURES</b>		<b>FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM CARPET</b>
<b>ADD FOR ENCLOSURES AND MEZZANINES</b>		<b>INTERIOR FINISH: PAINTED BLOCK</b>
<b>ADD FOR HEATING/COOLING</b>		
<b>ADD FOR SPRINKLER SYSTEM</b>		<b>PLUMBING: 10-15 FIXTURES</b>
		<b>OTHER FEATURES: OVERHEAD DOORS/DOCK BUMPER</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 63 LABORATORY**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
<b>14</b>	<b>\$72.50</b>	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: TILT-UP PANEL LOAD BEARING WALLS</b>
		<b>PARTITIONS/COMMON WALLS: SMALL OFFICE AREAS</b>
		<b>FRAMING: REINFORCED CONCRETE</b>
<b>REMARKS/ADDITIONAL FEATURES</b>		<b>FLOOR COVER/FINISH: CONCRETE SLAB</b>
<b>ADD FOR ENCLOSURES AND MEZZANINES</b>		<b>INTERIOR FINISH: PAINTED BLOCK OR EQUAL</b>
<b>ADD FOR HEATING/COOLING</b>		
<b>ADD FOR SPRINKLER SYSTEM</b>		<b>PLUMBING: 10-15 FIXTURES</b>
<b>ABUNDANT FLORESCENT LIGHTING</b>		<b>OTHER FEATURES: OVERHEAD DOORS/DOCK BUMPER</b>

## **Schedule of Values**

**Yadkin County 2009**

### **BASE PRICE FOR COMMERCIAL SCHEDULE MA 64 LAUNDRY/CLEANERS**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
<b>12</b>	<b>\$ 30.50</b>	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: FACE/JUMBO BRICK</b>
		<b>PARTITIONS/COMMON WALLS: ADEQUATE</b>
		<b>FRAMING: WOOD JOIST</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: WOOD/VINYL/CARPET</b>
<b>ADD FOR HEATING/COOLING</b>		<b>INTERIOR FINISH: DRYWALL/PANEL/UNFINISHED</b>
		<b>PLUMBING: 5-10 PLUMBING FIXTURES</b>
		<b>OTHER FEATURES:</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 11 NURSING  
CONVALESCENT HOME**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
<b>14</b>	<b>\$58.35</b>	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: FACE BRICK OR EQUAL</b>
		<b>PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF HOUSING/TREATMENT/KITCHEN</b>
		<b>FRAMING: WOOD JOIST</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM</b>
<b>GOOD FLUORESCENT LIGHTING</b>		
<b>ADD FOR HEATING/COOLING</b>		<b>INTERIOR FINISH: DRYWALL/PANEL PAINTED BLOCK</b>
<b>ADD FOR SPRINKLER SYSTEM</b>		<b>PLUMBING: 3-5 FIXTURES PER ROOM</b>
		<b>OTHER FEATURES: QUARRY TILE/KITCHEN AREA FLOOR DRAINS</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 29 LOFT**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
<b>14</b>	<b>\$ 30.00</b>	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: FACE/JUMBO BRICK</b>
		<b>PARTITIONS/COMMON WALLS: ADEQUATE</b>
		<b>FRAMING: WOOD JOIST</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: WOOD/VINYL/CARPET</b>
<b>ADD FOR HEATING/COOLING</b>		<b>INTERIOR FINISH: DRYWALL/PANEL/UNFINISHED</b>
		<b>PLUMBING: 3-5 PLUMBING FIXTURES</b>
		<b>OTHER FEATURES:</b>

## **Schedule of Values**

**Yadkin County 2009**

### **BASE PRICE FOR COMMERCIAL SCHEDULE MA 21 MOTEL**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
<b>10</b>	<b>\$47.40</b>	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: FACE BRICK OR EQUAL</b>
		<b>PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE AREA/GUEST ROOMS</b>
		<b>FRAMING: WOOD JOIST</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM CARPET</b>
<b>ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM</b>		<b>INTERIOR FINISH: DRYWALL/PANEL PAINTED BLOCK</b>
		<b>PLUMBING: 3-5 FIXTURES PER ROOM</b>
		<b>OTHER FEATURES: ALUMINIUM/GLASS WINDOW WALLS</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 09 GENERAL OFFICE**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
<b>10</b>	<b>\$42.60</b>	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: FACE BRICK OR EQUAL</b>
		<b>PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE AREA</b>
		<b>FRAMING: WOOD JOIST</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: VINYL/CARPET</b>
<b>ADD FOR HEATING/COOLING</b>		<b>INTERIOR FINISH: DRYWALL/PANEL</b>
		<b>PLUMBING: 8-10 FIXTURES</b>
		<b>OTHER FEATURES: ALUMINIUM/GLASS WINDOW WALLS</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 12 RESTAURANT**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
<b>12</b>	<b>\$44.35</b>	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: FACE BRICK OR EQUAL</b>
		<b>PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF KITCHEN/DINING AREA</b>
		<b>FRAMING: WOOD JOIST</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM</b>
<b>ABUNDANT FLUORESCENT LIGHTING</b>		<b>INTERIOR FINISH: DRYWALL/PANEL</b>
<b>ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM</b>		<b>PLUMBING: 10-15 FIXTURES</b>
		<b>OTHER FEATURES: QUARRY TILE/KITCHEN AREA FLOOR DRAINS</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 24  
COMBONATION/RETAIL/OFF/APT**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
12	\$42.65	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: FACE BRICK OR EQUAL</b>
		<b>PARTITIONS/COMMON WALLS: MINIMAL</b>
		<b>FRAMING: WOOD JOIST</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: CARPET/VINYL</b>
<b>ADD FOR HEATING/COOLING</b>		<b>INTERIOR FINISH: DRYWALL/PANEL</b>
		<b>PLUMBING: 5 FIXTURES</b>
		<b>OTHER FEATURES: ALUM/PLATE GLASS FRONT AVERAGE DISPLAY AREA GLASS DOORS</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 16 SERVICE GARAGE**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
14	\$23.85	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: FACE BRICK OR EQUAL</b>
		<b>PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE/STORAGE AREA</b>
		<b>FRAMING: WOOD JOIST</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: FINISHED CONCRETE SLAB</b>
<b>GOOD FLUORESCENT LIGHTING ADD FOR HEATING/COOLING</b>		<b>INTERIOR FINISH: PAINTED BLOCK</b>
		<b>PLUMBING: 2-5 FIXTURES</b>
		<b>OTHER FEATURES: GARAGE DOORS/HOSE BIBS/ FLOOR DRAINS</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 15 SERVICE STATION**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
12	\$42.45	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: STEEL OR EQUAL PAINTED</b>
		<b>PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF OFFICE/SERVICE AREA</b>
		<b>FRAMING: WOOD JOIST</b>
		<b>FLOOR COVER/FINISH: FINISHED CONCRETE SLAB QUARRY TILE OR EQUAL</b>
		<b>INTERIOR FINISH: PAINTED BLOCK</b>
		<b>PLUMBING: 5-8 FIXTURES</b>
		<b>OTHER FEATURES: OVERHEAD DOORS/HOSE BIBS/ DRAINS/SALES/OFFICE AREA/ PLATE GLASS WINDOWS</b>
		<b>REMARKS/ADDITIONAL FEATURES:  GOOD FLUORESCENT LIGHTING  ADD FOR HEATING/COOLING</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 08 SUPERMARKET**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
14	\$36.25	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: FACE BRICK OR EQUAL</b>
		<b>PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE/STORAGE AREA</b>
		<b>FRAMING: WOOD JOIST</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: FINISHED CONCRETE SLAB</b>
<b>ABUNDANT FLUORESCENT LIGHTING</b>		<b>INTERIOR FINISH: DRYWALL/PANEL PAINTED BLOCK</b>
<b>ADD FOR HEATING/COOLING</b>		
<b>ADD FOR SPRINKLER SYSTEM</b>		<b>PLUMBING: 8-10 FIXTURES</b>
		<b>OTHER FEATURES: ALUM/GLASS STORE FRONT AUTOMATIC DOORS</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 18 THEATER**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
<b>14</b>	<b>\$49.75</b>	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: FACE BRICK OR EQUAL</b>
		<b>PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE/STORAGE AREA</b>
		<b>FRAMING: RIGID STEEL JOIST/TRUSS</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM FINISHED CONCRETE SLAB</b>
<b>ADD FOR HEATING/COOLING</b>		<b>INTERIOR FINISH: DRYWALL/PANEL PAINTED BLOCK</b>
<b>ADD FOR SPRINKLER SYSTEM</b>		<b>PLUMBING: 10-12 FIXTURES</b>
		<b>OTHER FEATURES: ELEVATED PROJECTION BOOBS/PLATE GLASS FRONT TICKET BOOTH</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 44 WAREHOUSE**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
<b>14</b>	<b>\$19.55</b>	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: FACE BRICK OR EQUAL</b>
		<b>PARTITIONS/COMMON WALLS: SMALL OFFICE AREAS</b>
		<b>FRAMING: STEEL FRAME</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: FINISHED CONCRETE SLAB</b>
<b>ADD FOR HEATING/COOLING</b>		<b>INTERIOR FINISH: PAINTED BLOCK</b>
<b>ADD FOR SPRINKLER SYSTEM</b>		
<b>ADD FOR MAJOR ENCLOSURES AND MEZZANINES</b>		<b>PLUMBING: 0-5 FIXTURES</b>
		<b>OTHER FEATURES: OVERHEAD/ROLLING DOORS WOOD OR STEEL</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 04 CONVENIENCE STORE**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
<b>12</b>	<b>\$37.75</b>	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: FACE BRICK OR EQUAL</b>
		<b>PARTITIONS/COMMON WALLS: MINIMAL</b>
		<b>FRAMING: WOOD JOIST</b>
<b>REMARKS/ADDITIONAL FEATURES: ABUNDANT FLUORESCENT LIGHTING ADD FOR HEATING/COOLING ADD FOR SPRINKLER SYSTEM</b>		<b>FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM</b>
		<b>INTERIOR FINISH: DRYWALL/PANEL EXPOSED BRICK</b>
		<b>PLUMBING: 5 FIXTURES</b>
		<b>OTHER FEATURES: ALUM/PLATE GLASS STORE FRONT AVERAGE DISPLAY AREA GLASS DOORS</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 19 BOWLING ALLEY**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
14	\$36.50	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: BRICK OR EQUAL</b>
		<b>PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE/STORAGE AREA</b>
		<b>FRAMING: RIGID STEEL JOIST/TRUSS</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM FINISHED CONCRETE SLAB</b>
<b>ABUNDANT FLUORESCENT LIGHTING</b>		<b>INTERIOR FINISH: DRYWALL/PANEL PAINTED BLOCK</b>
<b>ADD FOR HEATING/COOLING</b>		
<b>ADD FOR SPRINKLER SYSTEM</b>		
		<b>PLUMBING: 10-15 FIXTURES</b>
		<b>OTHER FEATURES: ALUM/GLASS ENTRANCE</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 30 FUNERAL HOME**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
14	\$41.40	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: FACE BRICK OR EQUAL</b>
		<b>PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SALES/VIEWING CHAPEL</b>
		<b>FRAMING: WOOD JOIST</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: CARPET/VINYL OR RUBBER TILE</b>
<b>ADD FOR HEATING/COOLING</b>		<b>INTERIOR FINISH: DRYWALL/PANEL</b>
		<b>PLUMBING: 10-15 FIXTURES</b>
		<b>OTHER FEATURES: FLOOR DRAINING/QUARRY TILE/PREPARATION AREA</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 66 RADIO/TELEVISION STATION**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
12	\$50.00	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: FACE/JUMBO BRICK</b>
		<b>PARTITIONS/COMMON WALLS: ADEQUATE TO SEPARATE BROADCAST/OFFICE AREAS</b>
		<b>FRAMING: STEEL BAR JOIST</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: CONCRETE SLAB/VINYL</b>
<b>ADD FOR HEATING/COOLING</b>		<b>INTERIOR FINISH: PAINTED BLOCK/DRYWALL</b>
<b>ADD FOR SPRINKLER SYSTEM</b>		<b>PLUMBING: 5-10 FIXTURES</b>
		<b>OTHER FEATURES: SOUNDPROOF INSULATION</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 10 MEDICAL OFFICE**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
<b>10</b>	<b>\$56.00</b>	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: FACE BRICK OR EQUAL</b>
		<b>PARTITIONS/COMMON WALLS: ABUNDANT FOR SEPARATION OF TREATMENT/EXAM ROOMS</b>
		<b>FRAMING: WOOD FRAME</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: VINYL/CARPET</b>
<b>ADD FOR HEATING/COOLING</b>		<b>INTERIOR FINISH: DRYWALL/PANEL</b>
<b>ADD FOR SPRINKLER SYSTEM</b>		<b>PLUMBING: 15-25 FIXTURES</b>
		<b>OTHER FEATURES:</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 68 RESEARCH AND DEVELOPMENT**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
14	\$35.00	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: FACE/JUMBO BRICK</b>
		<b>PARTITIONS/COMMON WALLS: SMALL OFFICE AREAS</b>
		<b>FRAMING: STEEL BAR JOIST</b>
<b>REMARKS/ADDITIONAL FEATURES: ABUNDANT FLUORESCENT LIGHTING</b>		<b>FLOOR COVER/FINISH: CONCRETE SLAB/VINYL</b>
<b>ADD FOR SPRINKLER SYSTEM</b>		<b>INTERIOR FINISH: PAINTED BLOCK WALLS OR EQUAL</b>
<b>ADD FOR HEATING/COOLING</b>		<b>PLUMBING: 10-15 FIXTURES</b>
<b>ADD FOR MAJOR LAB/OFFICE ENCLOSURES</b>		<b>OTHER FEATURES: OVERHEAD DOORS/DOCK BUMPERS</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 69 TRANSIT/ WREHSE TERMINAL**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
<b>14</b>	<b>\$25.00</b>	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: FACE BRICK OR EQUAL</b>
		<b>PARTITIONS/COMMON WALLS: OFFICE/LOUNGE AREA</b>
		<b>FRAMING: STEEL FRAME</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: CONCRETE SLAB/VINYL</b>
<b>ADD FOR MAJOR ENCLOSURES</b>		<b>INTERIOR FINISH: PAINTED BLOCK/EXPOSED BRICK</b>
<b>ADD FOR SPRINKLER SYSTEM</b>		<b>PLUMBING: 03-10 FIXTURES</b>
<b>ADD FOR HEATING/COOLING</b>		<b>OTHER FEATURES: OVERHEAD DOORS (ABUNDANT) DOCK BUMPERS</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 71 HEALTH CLUB**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
12	\$35.00	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: FACE BRICK OR EQUAL</b>
		<b>PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SERVICE/STORAGE AREA</b>
		<b>FRAMING: WOOD JOIST</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM/CARPET</b>
<b>GOOD FLUORESCENT LIGHTING</b>		<b>INTERIOR FINISH: PAINTED BLOCK/EXPOSED BRICK</b>
<b>ADD FOR HEATING/COOLING</b>		<b>PLUMBING: 03-10 FIXTURES</b>
		<b>OTHER FEATURES: OVERHEAD DOORS (ABUNDANT) DOCK BUMPERS</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 16 AUTOMOTIVE CENTER**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
<b>14</b>	<b>\$23.85</b>	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: FACE BRICK/JUMBO BRICK</b>
		<b>PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF RETAIL/SERVICE AREA</b>
		<b>FRAMING: WOOD FRAME</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: CONCRETE SLAB/VINYL</b>
<b>ADD FOR SPRINKLER SYSTEM</b>		<b>INTERIOR FINISH: PAINTED BLOCK WALLS</b>
<b>ADD FOR HEATING/COOLING</b>		<b>PLUMBING: 05-10 FIXTURES</b>
		<b>OTHER FEATURES: OVERHEAD DOORS/HOSE BIBS FLOOR DRAINS</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 41 SERVICE SHOP**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
14	\$19.85	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: FACE BRICK</b>
		<b>PARTITIONS/COMMON WALLS: MINIMAL</b>
		<b>FRAMING: WOOD JOIST</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: FINISHED CONCRETE SLAB</b>
<b>ADD FOR ENCLOSURES</b>		<b>INTERIOR FINISH: PAINTED BLOCK</b>
<b>ADD FOR HEATING/COOLING</b>		<b>PLUMBING: 02-05 FIXTURES</b>
		<b>OTHER FEATURES: OVERHEAD DOORS</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 36 NEIGHBORHOOD  
AND COMMUNITY SHOPS**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
<b>14</b>	<b>\$40.50</b>	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: FACE BRICK/PAINTED BLOCK</b>
		<b>PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF RETAIL STORES</b>
		<b>FRAMING: WOOD JOIST</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM</b>
<b>ABUNDANT FLOURESCENT LIGHTING</b>		<b>INTERIOR FINISH: DRYWALL/PANEL PAINTED BLOCK</b>
<b>ADD FOR HEATING/COOLING</b>		<b>PLUMBING: 10-15 FIXTURES</b>
<b>ADD FOR SPRINKLER SYSTEM</b>		<b>OTHER FEATURES: ALUM/GLASS STORE FRONT AUTOMATIC DOORS</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 59 REGIONAL SHOPPING**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
<b>14</b>	<b>\$48.85</b>	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: FACE BRICK/PAINTED BLOCK</b>
		<b>PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF RETAIL STORES</b>
		<b>FRAMING: WOOD JOIST</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM CARPET</b>
<b>ABUNDANT FLOURESCENT LIGHTING</b>		<b>INTERIOR FINISH: DRYWALL/PANEL PAINTED BLOCK</b>
<b>ADD FOR HEATING/COOLING</b>		
<b>ADD FOR SPRINKLER SYSTEM</b>		<b>PLUMBING: 15-20 FIXTURES</b>
		<b>OTHER FEATURES: ALUM/GLASS STORE FRONT AUTOMATIC DOORS</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 74 SKATING RINK**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
14	\$36.00	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: BRICK OR EQUAL</b>
		<b>PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF SALES/RINK AREA</b>
		<b>FRAMING: RIGID STEEL JOIST/TRUSS</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: VINYL/HEAVY LINOLEUM CARPET</b>
<b>ABUNDANT LIGHTING</b>		<b>INTERIOR FINISH: DRYWALL/PANEL PAINTED BLOCK</b>
<b>ADD FOR HEATING/COOLING</b>		<b>PLUMBING: 12-15 FIXTURES</b>
		<b>OTHER FEATURES: ALUM/GLASS ENTRANCE</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 23 DISTRIBUTION  
WAREHOUSE**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
<b>14</b>	<b>\$21.15</b>	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: TILT-UP PANELS LOAD BEARING WALLS</b>
		<b>PARTITIONS/COMMON WALLS: SMALL OFFICE AREAS</b>
		<b>FRAMING: REINFORCED CONCRETE</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: CONCRETE SLAB</b>
<b>ADEQUATE LIGHTING</b>		<b>INTERIOR FINISH: EXPOSED CONCRETE/BLOCK</b>
<b>ADD FOR HEATING/COOLING</b>		<b>PLUMBING: 05-10 FIXTURES</b>
<b>ADD FOR SPINKLER SYSTEM</b>		<b>OTHER FEATURES: OVERHEAD/ROLLING DOORS METAL/STEEL</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 29 MINI WAREHOUSE**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
10	\$12.90	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: METAL/ALUMINUM</b>
		<b>PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF STORAGE UNITS</b>
		<b>FRAMING: RIGID STEEL FRAME</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: CONCRETE SLAB</b>
<b>ADD FOR ENCLOSURES/PLUMBING</b>		<b>INTERIOR FINISH: UNFINISHED</b>
<b>ADD FOR HEATING/COOLING</b>		<b>PLUMBING: NONE</b>
<b>ADD FOR SPINKLER SYSTEM</b>		<b>OTHER FEATURES: OVERHEAD/PEDESTRIAN DOORS METAL/WOOD</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 64 DRIVE THRU BANK  
(NO VAULT)**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
12	\$ 59.65	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: FACE BRICK OR EQUAL</b>
		<b>PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF OFFICE AREAS</b>
		<b>FRAMING: WOOD JOIST</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: VINYL/CARPET</b>
<b>ABUNDANT FLUORESCENT LIGHTING</b>		<b>INTERIOR FINISH: DRYWALL/PANEL</b>
<b>ADD FOR HEATING/COOLING</b>		<b>PLUMBING: 08-12 FIXTURES</b>
		<b>OTHER FEATURES: DRIVE UP WINDOWS, RECORD VAULT</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 05 SELF SERVICE  
CAR WASH**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
12	\$25.00	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: JUMBO BRICK</b>
		<b>PARTITIONS/COMMON WALLS: ADEQUATE FOR SEPARATION OF BAYS</b>
		<b>FRAMING: RIGID STEEL JOIST/TRUSS</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: CONCRETE SLAB</b>
<b>FLOURESCENT LIGHTING</b>		<b>INTERIOR FINISH: EXPOSED BRICK/BLOCK</b>
		<b>PLUMBING: FLOOR DRAINS</b>
		<b>OTHER FEATURES:</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 17 DAY CARE CENTER**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
12	\$38.90	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: FACE BRICK</b>
		<b>PARTITIONS/COMMON WALLS: ADEQUATE TO SEPARATE OFFICE/ CLASSROOMS/KITCHEN AREA</b>
		<b>FRAMING: WOOD JOIST</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: CONCRETE SLAB/VINYL/CARPET</b>
<b>ADD FOR HEATING/COOLING</b>		<b>INTERIOR FINISH: PAINTED BLOCK/DRYWALL</b>
<b>ADD FOR SPRINKLER SYSTEM</b>		<b>PLUMBING: 10-15 FIXTURES</b>
		<b>OTHER FEATURES:</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 78 COLD STORAGE FACILITIES**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
<b>14</b>	<b>\$31.20</b>	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: FACE BRICK/PRE-FAB PANELS LOAD BEARING WALLS</b>
		<b>PARTITIONS/COMMON WALLS: SMALL OFFICE AREAS</b>
		<b>FRAMING: STEEL BAR JOIST</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: CONCRETE SLAB</b>
<b>ADD FOR HEATING/COOLING (CREATURE COMFORT ONLY)</b>		<b>INTERIOR FINISH: EXPOSED BRICK/PANELS</b>
		<b>PLUMBING: 5-10 FIXTURES</b>
		<b>OTHER FEATURES: OVERHEAD/ROLLING DOORS METAL/STEEL</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 39 LUMBER STORAGE**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
<b>14</b>	<b>\$13.25</b>	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: RIGID STEEL FRAME</b>
		<b>PARTITIONS/COMMON WALLS: MINIMAL</b>
		<b>FRAMING: RIGID STEEL FRAME</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: CONCRETE SLAB</b>
<b>ADD FOR SPRINKLER SYSTEM</b>		<b>INTERIOR FINISH: NONE</b>
		<b>PLUMBING: NONE</b>
		<b>OTHER FEATURES: OVERHEAD DOORS MINIMAL</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 77 OPEN OFFICE**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
<b>10</b>	<b>\$38.90</b>	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: FIRE BRICK OR EQUAL</b>
		<b>PARTITIONS/COMMON WALLS: MINIMAL</b>
		<b>FRAMING: WOOD JOIST</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: VINYL/CARPET</b>
<b>ADD FOR HEATING/COOLING</b>		<b>INTERIOR FINISH: DRYWALL/PANEL</b>
		<b>PLUMBING: 08-10 FIXTURES</b>
		<b>OTHER FEATURES:</b>

**BASE PRICE FOR COMMERCIAL SCHEDULE MA 76 PARKING GARAGE**

<b>WALL HEIGHT</b>	<b>BASE PRICE</b>	<b>BASE SPECIFICATIONS</b>
<b>14</b>	<b>\$26.45</b>	<b>STORY HEIGHT: FIRST FLOOR AREA</b>
		<b>FOUNDATION/BASEMENT: CONTINUOUS FOOTING OR POURED CONCRETE SLAB</b>
		<b>EXTERIOR WALLS: POURED CONCRETE COLUMNS</b>
		<b>PARTITIONS/COMMON WALLS: MINIMAL</b>
		<b>FRAMING: REINFORCED CONCRETE</b>
<b>REMARKS/ADDITIONAL FEATURES:</b>		<b>FLOOR COVER/FINISH: NONE</b>
		<b>INTERIOR FINISH: NONE</b>
		<b>PLUMBING: NONE</b>
		<b>OTHER FEATURES:</b>

**COMMERCIAL OUTBUILDINGS AND YARD ITEMS**

<b>MS CODE</b>	<b>DESCRIPTION</b>	<b>SIZE TABLE</b>	<b>BASE RATE</b>	<b>DEPREC. TABLE</b>
23	Asphalt Paving	M11	\$ 1.65	PD1
04	Canopy	M21	\$ 8.25	PD3
24	Concrete Paving	M11	\$ 2.20	PD1
74	Loading Dock	M21	\$ 11.55	PD2
12	Fencing 6' High	M11	\$ 11.00	PD1
15	Frame Garage	M11	\$ 17.90	PD3
73	Lumber Shed 3 Sides	M14	\$ 6.90	PD2
61	Railroad Siding		\$ 72.60	PD1
29	Shop Frame/C'block	M11	\$ 19.25	PD3
37G	Swimming Pool Concrete	M11	\$ 33.00	PD1
46	Tennis Court W/Fencing		\$ 4.40	PD1
22	Mobile Home Space		\$ 3,000	PD1
29R	Shop Building RSF	M11	\$ 12.50	PD3
37	Swimming Pool Vinyl	M11	\$ 26.85	PD1
99G	Service Station Booth	M11	\$ 82.50	PD3
52	Lumber Shed Open RSF	M14	\$ 6.90	PD2
99F	Office Field	M11	\$ 35.00	PD3
10	Service Station Canopy	M11	\$ 17.90	PD3
77M	Mini Warehouse		\$ 9.90	PD3
75	Cold Storage Bldg	M14	\$ 20.65	PD2
47	Brick Garage	M11	\$ 22.70	PD3
84	Greenhouse Glass	M14	\$ 14.50	PD2
90	Restroom Structure	M11	\$ 27.50	PD3

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

