RESIDENTIAL APPRAISAL MANUAL

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Texas Property Tax Assistance Property Classification Guide – Manual

INTRODUCTION

The Hunt County Appraisal District (HCAD) is responsible for the valuation of all taxable real and business personal property located within Hunt County. HCAD's valuation program has been formulated to meet the requirements of the Texas Property Tax Code and the Uniform Standards of Professional Appraisal Practice (USPAP).

a) **Taxation shall be equal and uniform.**
b) **All real property and personal property in this state shall be taxed in proportion to its value which shall be ascertained as may be provided by law.**

Section 23.01 of the Texas Property Tax Code reads:

a) **Except as otherwise provided by this chapter, all taxable property is appraised at its market value as of January 1.**
b) **The market value of property shall be determined by the application of generally accepted appraisal methods and techniques. If the appraisal district determines the appraised value of property using mass appraisal standards, the mass appraisal standards must comply with the Uniform Standards of Professional Appraisal Practice. The same or similar appraised methods and techniques shall be used in appraising the same or similar kinds of property. However, each property shall be appraised based upon the individual characteristics that affect the property's value.**

Market value is defined as the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

- **Exposed for sale in the open market with a reasonable time for the seller to find a buyer;**
- **Both the seller and buyer know of all the uses and purposes to which the property is adapted, and for which it is capable of being used, and for the enforceable restrictions on its use and;**
- **Both the seller and the buyer seek to maximize their gains, and neither is in a position to take advantage of the other.**

PURPOSE

The purpose of this manual is to provide assistance to the field appraiser to appraise more efficiently and with greater consistency. This manual should help guide the field appraiser in determining an intelligent and professional estimate of the fair market value of residential properties within Hunt County.

While this manual is intended as a guide for the appraiser, there will be situations where the appraiser must use discretion and his/her best judgment in determining market value. The appraiser should be careful to remain as consistent as possible when applying the applications of this manual to produce consistency within the appraisal roll.

The following text will explain the methods and procedures to be used by the appraiser in his/her daily work routine.

METHODS OF APPRAISAL

When determining the market value of a property, the appraiser will consider the cost, income, and sales comparison methods of appraisal and use the method considered most appropriate.

- **COST APPROACH**

The cost approach to value provides a value indication that is the sum of the estimated land value and the estimated depreciated cost of the building and other improvements. The economic principle that provides the foundation for the cost approach is the principle of substitution. The principle of substitution states that a rational, informed buyer will pay no more for a property than the cost of acquiring an acceptable substitute with like utility, assuming that no costly delay will be encountered in making the substitution. The cost approach works best for new improvements because construction costs are easier to estimate and there is little, if any, depreciation. Steps in the cost approach include:

1. Estimate the land value as if vacant and available for development to its highest and best use;
2. Estimate the total cost new of the improvements (RCN) as of the appraisal date, including direct cost, indirect cost, and entrepreneurial profit;
3. Estimate the total amount of depreciation attributable to physical deterioration, functional obsolescence, and economic obsolescence;
4. Subtract the total amount of depreciation from the total cost new of the primary improvement to arrive at the depreciated cost of improvements;
5. Estimate the total replacement cost new less depreciation of any accessory improvements;
6. Add land value to the depreciated cost of primary improvements, the accessory improvements, and site improvements to arrive at a value indication by the cost approach.

- **INCOME APPROACH**

The income approach is an estimate of value based on the monetary returns that a property can be expected to generate in residential properties, and usually is based on typical current market rents. Market rents can be developed from income data obtained from property owners or, in some cases, local third party sources. Because single-family residences are not typically purchased for income purposes, there is no authentic income approach to value for this class of property. However, the appraiser can use the Gross Rent Multiplier (GRM) method to help form an opinion of value. This method can be calculated comparing a subject to rental income producing properties that have recently sold and having the current and/or projected monthly gross rent amounts on the sold properties.

Example:

Sale price of comparable property	**$96,000**
Divided by gross monthly rent	**$ 800**
=GRM	**120**

The subject property's gross monthly rent of $780 when multiplied by the GRM of 120 would result in a value of $93,600. The appraiser would need to select multiple "like" rental income properties and determine a GRM from the property comparable, or as close, to the subject property.

This approach to value is not as commonly used because of the integrity or lack of reliable data available to the CAD, but can be used in cases where a market and/or cost approach is not conceivable due to market conditions or lack of sales information.

- **SALES COMPARISON APPROACH**

For single-family residences, the sales comparison method is considered to be the most reliable. This method of appraisal will use comparable sales data of like properties and will adjust the comparable sales to the subject property to give an indicated market value of the subject property.

Calculations in the Sales Comparable Grid

1. The calculations will always start with the sales price of the "COMPARABLE" and then adjustments will be made to adjust the comparable **TO the SUBJECT**.
2. **Land Value Adjustment –** The Comparable Sale's Land Market Value is subtracted from the Subject's Land Market Value. The resulting amount is the Land Value Adjustment. For example, if the Subject's value is greater than the Comparable Sale's value the adjustment would be positive.
3. **Class Adjustment** – The Comparable Sale's Living area is multiplied by the Quality Adjustment based on the Class of the Subject and the Comparable Sale. The adjustment is the midpoint of the Subject's class schedule minus the midpoint of the Comparable Sale's class schedule.
4. **% Good Adjustment –** Comparable sales prices minus comp land value times (subject % good-comps % good).
5. **Segment & Adjustments –** These adjustments start with the Subject Property's segments and when they have been adjusted for their difference with corresponding segments on the Comparable Sale, then adjustments are made for the Comparable Sale's segments which are not associated with any of the Subject's segments.
6. **Living Area Size Difference –** This adjustment is calculated by taking the Subject's living area and subtracting the living area of the Comparable Sale and multiplying times the Comparable Sale's size adjustment.
7. **Segment appears in both Subject and Comparable –** This adjustment is calculated by taking the "market value" for the Subject and subtracting the market value of the Comparable Sale. These market values are calculated by multiplying the adjusted value of the segment by the neighborhood adjustment or any other mass adjustment percentages.
8. **If the Segment is in the Subject but does not appear in the Comparable –** This adjustment would be added to the Comparable Sale's sale price. The adjustment is calculated by taking the ADJ VALUE of the segment and multiplying it by the neighborhood adjustment of the Subject and for any other of the Subject's mass appraisal adjustments.
9. **If the Segment is in the Comparable Sale but does not appear in the Subject –** The adjustment is subtracted from the Comparable Sale's sale price. The adjustment is calculated by taking the ADJ VALUE of the Comparable Sale's segment multiplying it by the Comparable Sale's neighborhood adjustment for any other mass appraisal adjustments of the Comparable Sale.
10. **Segment Adjustment Subtotal –** This is the subtotal of all the adjustments for segments. These are all of the lines below the % Good Adjustment adjustment line.
11. **Net Adjustment** – This is the total net adjustments for all of the adjustments made to the Comparable Sale's Sale Price to arrive at an Indicated Value for the Subject.

HUNT COUNTY APPRAISAL DISTRICT
PROPERTY **72454** R
Legal Description
S4385 ORIG TOWN OF GREENVILLE BLK 364 LOT 6

OWNER ID
512192

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2011
BLANTON HAROLD & EDITH
2611 MCDOUGAL
GREENVILLE, TX 75401

Entities

CAD	100%
CGR	100%
GHT	100%
HHO	100%
SGR	100%

Values

IMPROVEMENTS		30,310
LAND MARKET	+	3,480
MARKET VALUE	=	33,790
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	33,790
HS CAP LOSS	-	8,186
ASSESSED VALUE	=	25,604

4385-3640-0060-41

Ref ID2: R72454
Map ID GREENVILLE

ACRES:
EFF. ACRES:

SITUS 2611 MCDOUGAL ST GREENVILLE, TX 75401

APPR VAL METHOD: Cost

EXEMPTIONS

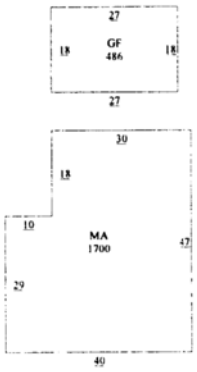
HS	Homestead
OV65	Over 65

GENERAL

UTILITIES	ALL	LAST APPR.	JJM
TOPOGRAPHY	LEV	LAST APPR. YR	2011
ROAD ACCESS	PR,C	LAST INSP. DATE	03/07/2011
ZONING		NEXT INSP. DATE	
NEXT REASON			

REMARKS

SKETCH for Improvement #1 (Residential)



PICTURE

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
08/28/2009	33,750	TIERRA GROUP LLC	SWDVL / 2009 / 10927
08/07/2009	19,000	TATE CHRISTIE L	WD / 2009 / 9843
08/01/2008	10,000	US BANK NATIONAL	SWD 11976

SUBD: S4385 NBHD:NCGR03 65.00%

IMPROVEMENT INFORMATION

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	1+/	1,700.0	49.21	1	1984		AVG	83,660	55%	100%	100%	100%	100%	0.55	46,010
	GF	GARAGE FREES	R	*/	486.0	8.50				*	4,130	15%	100%	100%	100%	100%	0.15	620
1.	WHITE/WINE RES		STCD	A1	**2,186.0**	Homesite: Y (100%)					**87,790**							**46,630**
	2 BRICK FP																	

IMPROVEMENT FEATURES

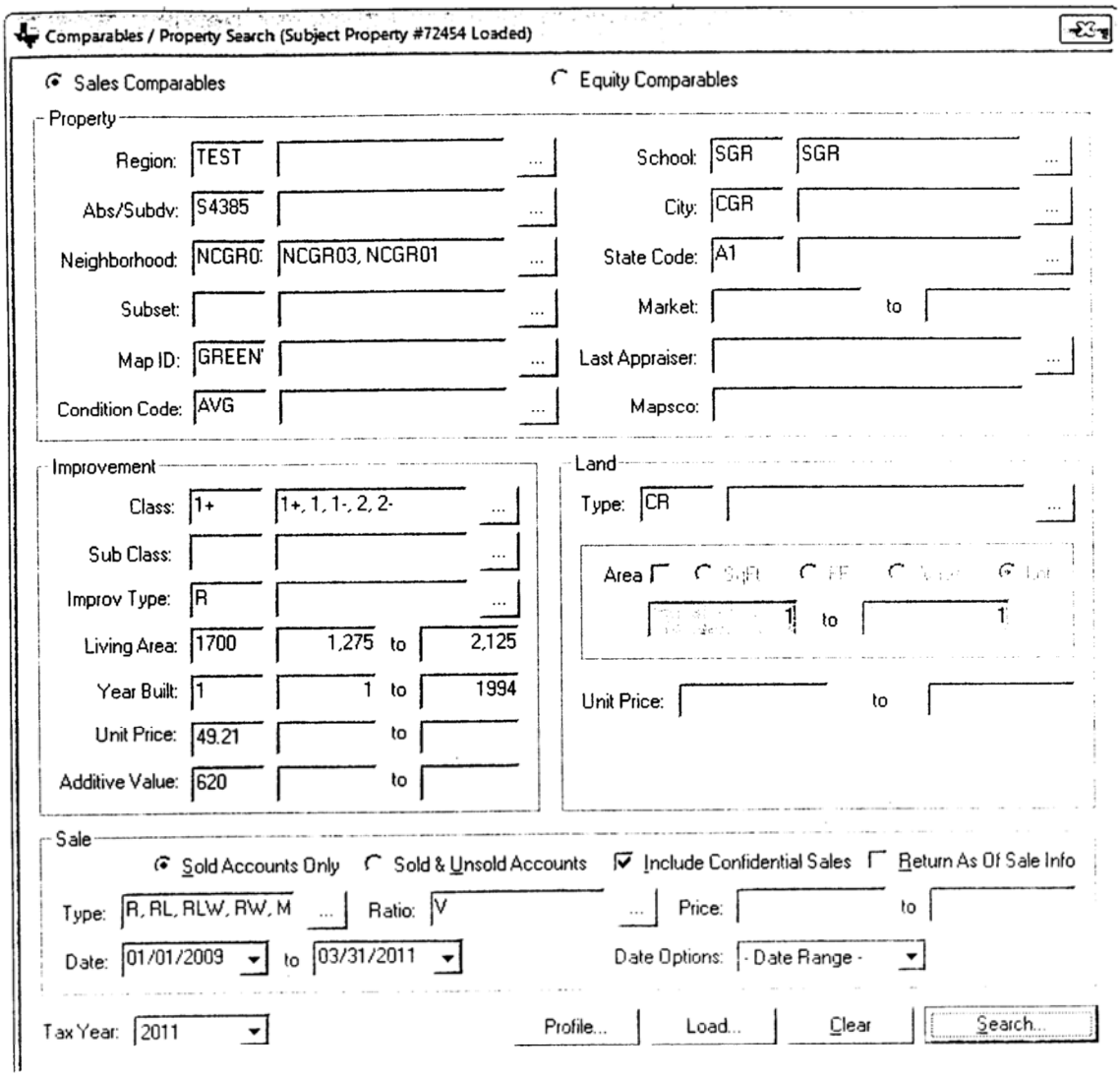
Exterior Wall	1	FM	0
Fireplace	1	BR	0
Foundation	1	BL	0
Heating/Cooling	1	FH	0
Plumbing	1	8	0
Roof Covering	1	GB-CS	0
			0

SUBD: S4385 NBHD:NCGR03 100.00%

LAND INFORMATION IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

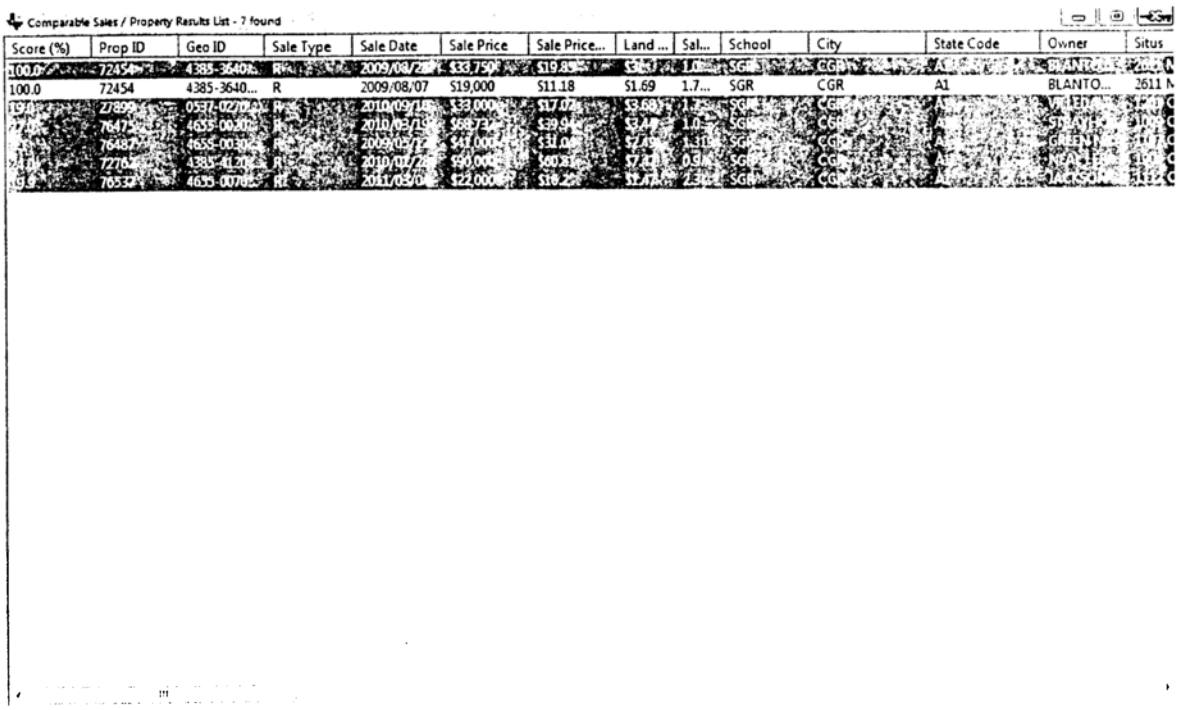
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1	RESIDENTIAL CITY		SFT-S4385LA1		Y (100%)	SQ	11,232.0000 SQ	31	3,480	1.00	1.00	F	3,480	NO			0.00	0
													3,480					**0**

Effective Date of Appraisal: January 1


Comparables / Property Search (Subject Property #72454 Loaded)
Sales Comparables
Equity Comparables
Property
Region: TEST
Abs/Subdv: S4385
Neighborhood: NCGR0: NCGR03, NCGR01
Subset:
Map ID: GREEN'
Condition Code: AVG
School: SGR SGR
City: CGR
State Code: A1
Market: to
Last Appraiser:
Mapsco:
Improvement
Class: 1+ 1+, 1, 1-, 2, 2-
Sub Class:
Improv Type: R
Living Area: 1700 1,275 to 2,125
Year Built: 1 1 to 1994
Unit Price: 49.21 to
Additive Value: 620 to
Land
Type: CR
Area
to
Unit Price: to
Sale
Sold Accounts Only
Sold & Unsold Accounts
Include Confidential Sales
Return As Of Sale Info
Type: R, RL, RLW, RW, M
Ratio: V
Price: to
Date: 01/01/2009 to 03/31/2011
Date Options: - Date Range -
Tax Year: 2011
Profile...
Load...
Clear
Search...

Comparable Sales / Property Results List - 7 found

Score (%)	Prop ID	Geo ID	Sale Type	Sale Date	Sale Price	Sale Price...	Land ...	Sal...	School	City	State Code	Owner	Si
100.0	72454	4385-3640...	R	2009/08/28	$33,750	$19.85	$3	1.0...	SGR	CGR	A1	BLANTO...	2(
100.0	72454	4385-3640...	R	2009/08/07	$19,000	$11.18	$1.69	1.7...	SGR	CGR	A1	BLANTO...	2(
19.0	27899	0537-0270...	R	2010/09/10	$33,000	$17.02	$3.68	1.7...	SGR	CGR	A1	VILLEDA ...	1:
27.0	76475	4655-0020...	R	2010/03/19	$68,732	$39.94	$3.44	1.0...	SGR	CGR	A1	STRAYHO...	1(
6.1	76487	4655-0030...	R	2009/05/12	$41,000	$31.04	$2.49	1.319	SGR	CGR	A1	GREEN N...	11
24.0	72762	4385-4120...	R	2010/01/28	$90,000	$60.81	$7.47	0.9...	SGR	CGR	A1	NEAL LER...	1(
19.9	76537	4655-0070...	R	2011/03/04	$22,000	$16.2	$1.47	2.3...	SGR	CGR	A1	JACKSON ...	11


Comparable Sales / Property Results List - 7 found

Score (%)	Prop ID	Geo ID	Sale Type	Sale Date	Sale Price	Sale Price...	Land ...	Sal...	School	City	State Code	Owner	Situs
100.0	72454	4385-3640...	R	2009/08/07	$19,000	$11.18	$1.69	1.7...	SGR	CGR	A1	BLANTO...	2611 N
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Comp Sales 2011 Grid - - 04/26/2011

	Subject		Comp #1		Comp #2		Comp #3	
Prop ID	72454		72454		27899		76475	
GEO ID	4385-3640-0060-41		4385-3640-0060-41		0537-0270-0000-41		4655-0020-0040-41	
Situs	2611 MCDOUGAL ST		2611 MCDOUGAL ST		1201 COMMERCE DR		1009 COMMERCE DR	
Neighborhood	NCGR03		NCGR03		NCGR01		NCGR01	
Neighborhood Adj	NCGR03	0	NCGR03	0	NCGR01	0	NCGR01	0
Sale Date			8/28/2009		9/10/2010		3/19/2010	
Sale Price				33,750		33,000		68,732
Sale Price / SQFT				19.85		17.02		39.94
Confidential Sale			No		No		Yes	
Land Value Adj	3,480		3,480		2,580	900	8,000	-4,520
Class Adj	1+	0	1+	0	2-	-3219	2	-5697
Living Area	1700		1700		1939		1721	
Effective Year Built Adj	1984	0	1984	0	1987	-2078	1988	-3049
Segments & Adj	MA 1700		MA 1700		MA 1095	21,689	MA 1721	-700
	GF 486		GF 486		GF None	403	GF None	403
					MAA 580	-18,113	PO 234	-1,468
					PO 25	-139	GA1 198	-2,788
					MAA 264	-8,245	CP 162	-1,017
							PO 296	-1,853
Segment Adj Subtotal		0		0		-4405		-7423
Net Adjustment		0		0		-8,802		-20,689
Indicated Value				33,750		24,198		48,043
Indicated Value / SQFT				19.85		14.23		28.26
Mean Value		34,530						
Mean Value / SQFT		20.31						
Picture								

	Subject		Comp #4		Comp #5		Comp #6	
Prop ID	72454		76487		72762		76537	
GEO ID	4385-3640-0060-41		4655-0030-0040-41		4385-4120-0040-41		4655-0070-0070-41	
Situs	2611 MCDOUGAL ST		1107 COMMERCE DR		1904 CHURCH ST		1112 COMMERCE DR	
Neighborhood	NCGR03		NCGR01		NCGR03		NCGR01	
Neighborhood Adj	NCGR03	0	NCGR01	0	NCGR03	0	NCGR01	0
Sale Date			5/12/2009		1/28/2010		3/4/2011	
Sale Price				41,000		90,000		22,000
Sale Price / SQFT				31.04		30.24		16.2
Confidential Sale			Yes		Yes		Yes	
Land Value Adj	3,480		7,410	-3,930	3,730	-250	7,050	-3,570
Class Adj	1+	0	2-	-2193	2	-9851	2	-4495
Living Area	1700		1321		2976		1358	
Effective Year Built Adj	1984	0	1993	-5250	1997	-13266	1983	565
Segments & Adj	MA 1700		MA 1112	20,680	MA 1480	7,592	MA 1358	11,960
	GF 486		GF None	403	GF None	403	GF None	403
			PO 48	-336	PO 56	-338	PS 225	-1,591
			MAA 209	-7,105	CP 288	-1,749	GA1 180	-2,288
					MA 1496	-34,216	PO 138	-779
					BP 544	-351	CP 400	-2,255
Segment Adj Subtotal		0		13642		-28659		5450
Net Adjustment		0		2,269		-52,026		-2,050
Indicated Value				43,269		37,974		19,950
Indicated Value / SQFT				25.45		22.34		11.74
Mean Value		34,530						
Mean Value / SQFT		20.31						
Picture								

HUNT COUNTY APPRAISAL DISTRICT
PROPERTY **72762** R

Legal Description
S4385 ORIG TOWN OF GREENVILLE BLK 412 LOT 4

OWNER ID
500903

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2011
NEAL LEROY & CYNTHIA
1904 CHRUCH ST
GREENVILLE, TX 75401

Entities

CAD	100%
CGR	100%
GHT	100%
HHO	100%
SGR	100%

Values

IMPROVEMENTS		81,640
LAND MARKET	+	3,730
MARKET VALUE	=	85,370
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	85,370
HS CAP LOSS	-	0
ASSESSED VALUE	=	85,370

4385-4120-0040-41

Ref ID2: R72762
Map ID GREENVILLE

ACRES:
EFF. ACRES:

SITUS 1904 CHURCH ST GREENVILLE, TX 75401

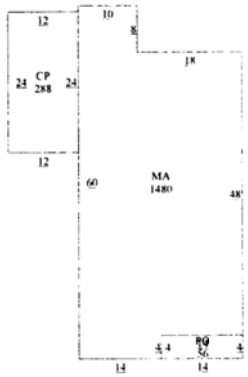
APPR VAL METHOD: Cost

GENERAL

UTILITIES	ALL	LAST APPR.	JJM
TOPOGRAPHY	LEV	LAST APPR. YR	2011
ROAD ACCESS	PR,C	LAST INSP. DATE	03/24/2011
ZONING		NEXT INSP. DATE	
NEXT REASON			

REMARKS

SKETCH for Improvement #1 (Residential)



EXEMPTIONS

HS	Homestead

PICTURE

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
01/28/2010	90,000	VEGA FRANK P & B	WDVL / 2010 / 1039
01/07/1993		VEGA JUAN	WD / 260 / 170

SUBD: S4385 NBHD:NCGR03 65.00%

IMPROVEMENT INFORMATION

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	2/	1,480.0	55.66	1	1940	1997	AVG	82,380	84%	100%	100%	100%	100%	0.84	69,200
	PO	OPEN PORCH W	R	*/	56.0	11.13	1	1940	1997	*	620	84%	100%	100%	100%	100%	0.84	520
	CP	CARPORT	R	*/	288.0	11.13	1	1940	1997	*	3,210	84%	100%	100%	100%	100%	0.84	2,690
1	WHITE/BLUE TRIM		STCD	A1	1,824.0		Homesite: Y (100%)				86,210							72,410

IMPROVEMENT FEATURES

Construction Style	1	I	0
Exterior Wall	1	FM	0
Foundation	1	BL	0
Heating/Cooling	1	HA	0
Plumbing	1	5	0
Roof Covering	1	HP-CS	0
			0

SUBD: S4385 NBHD:NCGR03 100.00%

LAND INFORMATION IRR Wells 0 Capacity 0 IRR Acres 0 Oil Wells 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1	RESIDENTIAL, CITY		SFT-S4385LA1		Y (100%)	SQ	12,041.5400 SQ	31	3,730	1.00	1.00	A	3,730	NO			0.00	0
													3,730					0

Effective Date of Appraisal January 1

HUNT COUNTY APPRAISAL DISTRICT
PROPERTY **72762** R
Legal Description
S4385 ORIG TOWN OF GREENVILLE BLK 412 LOT 4

OWNER ID
500903

OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2011
NEAL LEROY & CYNTHIA
1904 CHRUCH ST
GREENVILLE, TX 75401

Entities

CAD	100%
CGR	100%
GHT	100%
HHO	100%
SGR	100%

Values

IMPROVEMENTS		81,640
LAND MARKET	+	3,730
MARKET VALUE	=	85,370
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	85,370
HS CAP LOSS	-	0
ASSESSED VALUE	=	85,370

4385-4120-0040-41

Ref ID2: R72762
Map ID GREENVILLE

ACRES:
EFF. ACRES:

SITUS 1904 CHURCH ST GREENVILLE, TX 75401

APPR VAL METHOD: Cost

EXEMPTIONS

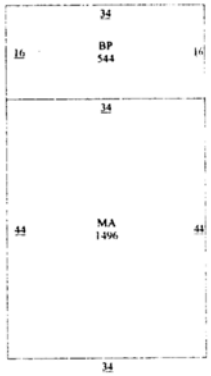
HS	Homestead

GENERAL

UTILITIES	ALL	LAST APPR.	JJM
TOPOGRAPHY	LEV	LAST APPR. YR	2011
ROAD ACCESS	PR,C	LAST INSP. DATE	03/24/2011
ZONING		NEXT INSP. DATE	
NEXT REASON			

REMARKS

SKETCH for Improvement #2 (Residential)



PICTURE

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
01/28/2010	90,000	VEGA FRANK P & B	WDVL / 2010 / 1039
01/07/1993		VEGA JUAN	WD / 260 / 170

SUBD: S4385 NBHD:NCGR03 65.00%

IMPROVEMENT INFORMATION

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	MA	MAIN AREA	R	*/	1,496.0	43.44	1	1	1997	AVG	64,990	81%	100%	100%	100%	100%	0.81	52,640
	BP	POLE (CORRUG	R	*/	544.0	2.50	1	0	1995	*	1,360	40%	100%	100%	100%	100%	0.40	540
2	WHITE/BLUE		STCD	A1	**2,040.0**	Homesite: Y (100%)					**66,350**							**53,180**

IMPROVEMENT FEATURES

SUBD: S4385 NBHD:NCGR03 100.00%

LAND INFORMATION IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE

Effective Date of Appraisal: January 1

CALIBRATION OF RESIDENTIAL MASS APPRAISAL SCHEDULES

Neighborhood or market adjustment factors are developed from appraisal statistics provided from ratio studies and are used to ensure that estimated values are consistent with the market. The district's primary approach to the valuation of residential properties uses a hybrid cost-sales comparison approach. This type of approach accounts for neighborhood market influences not specified in the cost model. This is essentially a market approach to value reflected as the cost approach. Market value of a class of property is calculated by analyzing the price per square foot that comparable properties are selling for and applying that price per square foot back to the individual properties for that class, taking into consideration the comparability of those properties. Using adjustments for differences in quality, effective age, condition, size, and location, the appraiser may also determine that an individual property may need further adjustments either by a percent good, functional, economic, or other factor impacting value. This market value is reflected on the appraisal records as a cost approach identifying contributory value for each property characteristic. The total appraised value for an individual property can then be supported by comparing it to the most comparable sales that have occurred in the market place. If a neighborhood is to be updated, the appraiser uses a market ratio study that compares recent sales prices of properties in that neighborhood with the properties' appraised values. The sales used to determine the market adjustment factors will reflect the market influences and conditions only for the specified neighborhood, thus producing more representative and supportable values. The market adjustment factor calculated for each updated neighborhood is applied uniformly to all properties within that neighborhood. Once the market trend factors are applied, a second set of ratio studies is generated that compares recent sales prices with the new proposed appraised values for those sold properties. From this set of ratio studies, the appraiser judges the appraisal level and uniformity in both the updated and non-updated neighborhoods, and finally for the population as a whole.

Neighborhood Code Descriptions

The “Neighborhood” adjustments are used for all types of properties including Residential and Commercial properties. Apartments and Hotels use the codes APTS and HOTELS respectively. Most of the other Commercial properties have Neighborhood Codes (NBHD) that begin with “C”.

The Residential properties that have Neighborhood adjustments are broken down into three groups. These are broken down by Subdivisions or Abstracts, Neighborhoods within a City, or Neighborhoods within a School District.

Typically the Neighborhood Codes (NBHD) with a four digit numerical code in them relate to a particular abstract or subdivision and the name of the corresponding subdivision is in the Neighborhood name.

Neighborhood Codes (NBHD) that start with “NCGR” are located within the city limits of Greenville.

Neighborhood Codes (NBHD) starting with “NSCO” are located in the Independent School District of Commerce.

The remaining Neighborhoods are broken out of the individual school districts in Hunt County. These Neighborhood Codes “NBHD” will start with an “S” and then continue with the initials of the School District. If there are additional letters such as “A-G”, “L-F”, “V-E”, they will relate to the quality of the improvements to the property.

Examples are as follows:

A-G Residential Classes 3F, 3M, 4F, 4M (Average thru Good)

L-F Residential Classes 1F, 1M, 2F, 2M (Low thru Fair)

V-E Residential Classes 5F, 5M, 6F, 6M (Very Good thru Excellent)

2024 Neighborhoods with Precentage Adjustments		
NBHD CODE	**NEIGHBORHOOD NAME**	**IMPROVEMENT PERCENTAGE**
ADS	ADS (AUTO DEALERSHIPS)	100
APT-CO	APARTMENTS-COMMERCE	100
APT-CO(B)	APARTMENT COMMERCE CLASS B	100
APT-CO(C)	APARTMENT COMMERCE CLASS C	100
APT-CO(D)	APARTMENT COMMERCE CLASS D	100
APT-GR(A)	APARTMENT GREENVILLE CLASS A	100
APT-GR(B)	APARTMENT GREENVILLE CLASS B	100
APT-GR(C)	APARTMENT GREENVILLE CLASS C	100
APT-GR(D)	APARTMENT GREENVILLE CLASS D	100
APT-LOWINC	RENT RESTRICTED	100
APT-OUTER	APARTMENTS-OUTER AREAS	100
ASL	ASL (ASSISTED LIVING)	100
ASR-CO	SERVICE GARAGE-COMMERCE	100
ASR-GR	SERVICE GARAGE-GREENVILLE	100
ASR-OUTER	SERVICE GARAGE-OUTER AREAS	100
BBX	BBX (BIG BOX RETAIL)	100
BBX-SM	BIG BOX-SMALLER OVERALL FOOTPRINT	155
BNK-CO	BANKS-COMMERCE	100
BNK-GR	BANKS-GREENVILLE	100
BNK-OUTER	BANKS-OUTER AREAS	100
CCO-A&M	COLLEGE EXPANSION AREA COMMERCE	128
CRW-CO	CARWASHES-COMMERCE	100
CRW-GR	CARWASHES-GREENVILLE	100
CRW-OUTER	CARWASHES-OUTER AREAS	100
CWC BRICK	CITY WOLF CITY MASONRY	115
CWC FRAME	CITY WOLF CITY FRAME	109
CWT	CWT NON LAKE	137
DAYCARE	DAYCARE FACILITY	100
DRM-CO	MINI-DORMS COMMERCE	100
DTC	DOWNTOWN COMMERCE	100
DTG	DOWNTOWN GREENVILLE	100
DTG-OFF	DOWNTOWN GREENVILLE OFFICE	120
DTG-REST	DOWNTOWN GREENVILLE RESTAURANT/BAR	165
DTG-RTL	DOWNTOWN GREENVILLE RETAIL	150
DTG-SHELL	DOWNTOWN GREENVILLE SHELL/WAREHOUSE	165
DTG-SPP	DOWNTOWN GREENVILLE SPECIAL PURPOSE	100
DTO	DOWNTOWN OUTER AREAS	100

DUPLEX COM	DUPLEX COMMERCE	102
ENLOW PLAC	ENLOW PLACE	129
EXM-CO	EXEMPT-COMMERCE	100
EXM-GR	EXEMPT-GREENVILLE	100
EXM-OUTER	EXEMPT-OUTER AREAS	100
FFD-CO	FASTFOOD-COMMERCE	100
FFD-GR	FASTFOOD-GREENVILLE	100
FFD-OUTER	FASTFOOD-OUTER AREAS	100
FSR-CO	FREESTANDING RETAIL-COMMERCE	100
FSR-GR	FREESTANDING RETAIL-GREENVILLE	100
FSR-OUTER	FREESTANDING RETAIL-OUTER AREAS	100
GHT V-E	GHT VERY GOOD TO EXCELLENT	124
GST-CO	GAS STATIONS-COMMERCE	100
GST-GR	GAS STATIONS-GREENVILLE	100
GST-OUTER	GAS STATIONS-OUTER AREAS	100
HOTELS	HOTELS	100
IND- OUTER	INDUSTRIAL BLDGS OUTER AREAS	100
IND-CO	INDUSTRIAL BLDGS COMMERCE	100
IND-GR	INDUSTRIAL BLDGS GREENVILLE	100
METN	METAL HOUSES NORTH	165
METS	METAL HOUSES SOUTH	137
METSW	METAL HOUSES SOUTHWEST	145
MUP	MIXED-USE PROPERTY	100
N2026	AERO VISTA	106
N2358	BUENA VISTA	122
N2387	CADDO DOWNS	96
N2500	CLUB LAKE SLO & SGV	140
N2589	COTTONWOOD	108
N2653	CREEKVIEW FARMS	86
N2772	DEER CROSSING	118
N2776	DE BERRY RESERVE	97
N2857	ELLIS ESTATES	111
N2969	FOX MEADOWS/CADDO CROSSING	105
N3352	HIDEAWAY ESTATES PHASE I&II	97
N3625	INDIAN OAKS & SHENANDOAH	112
N3651	JACKSON'S RUN PH 1	109
N3652	JACKSON'S RUN PH 2 & 3	107
N3941	MALLARD POINT	115
N3956	MAGNOLIA	97
N4110	MOUNTAIN VIEW EST & GOOD WATERFRONT	115
N4687	RIDGE PARK EST	101

N4723	RIVERFIELD	90
N5054	STRATTON PLACE	93
N5071	STONEWOOD	100
N5072	STONEWOOD PH 2,3,4 & 5	112
N5092	STONEHAVEN PH 1 & 2	89
N5166	THE MILLS	129
N5251	TRAILSTONE	98
N5262	UNION SQUARE	114
N5272	VERANDAH	105
N5298	VALOR FARMS	94
N5465	WHISKERS RETREAT	140
NCGR-8	NCGR-8 SUPERFUND SITE	113
NCGR01	HOLIDAY HILLS	132
NCGR01A	REAVILON ADDITION	132
NCGR02	CITY OF GREENVILLE	93
NCGR03	CITY OF GREENVILLE	94
NCGR04	GREENVILLE WEST	118
NCGR05	WASHINGTON HEIGHTS	164
NCGR05A	WASHINGTON HEIGHTS NEW HOMES	104
NCGR06	CGR	115
NCGR07	CGR	100
NCGR08	CGR	115
NCGR09	CGR	123
NCGR10	CGR	108
NCGR11	CGR GREENVILLE DUPLEXES	109
NCGR12	CGR	128
NCGR13	CGR	127
NCGR14	CGR	152
NCGR14NEW	NEW HOMES SOUTH OF 69	127
NCGR15	CGR	111
NCGR16	CGR	124
NCGR17	S2992 GABE ESTATES	120
NCGR18	CGR	135
NCGR19	CGR	121
NCGR20	DELANO ESTATES	124
NCGR21	CGR	103
NCGR22	CGR	111
NCGR23	CGR	119
NCGR24	CGR	118
NCGR25	LEATHERWOOD	135
NCGR26	BUCHANAN RANCH	100

NCGS5455	WESTMINSTER	112
NSCO10	NSCO10	95
NSCO11	NSCO11	123
NSCO12	S2581 CORNERSTONE & SOUTH CREEK	105
NSCO2	NSCO2	110
NSCO3	NSCO3	114
NSCO6	NSCO6	93
NSCO7	EAST OAK CREEK	108
NSCO8	NSCO8	110
NSCO9	NSCO9	125
OFF-CO	OFFICE BUILDINGS-COMMERCE	100
OFF-GR	OFFICE BUILDINGS-GREENVILLE	100
OFF-GR(A)	OFFICE GREENVILLE CLASS A	100
OFF-GR(B)	OFFICE GREENVILLE CLASS B	100
OFF-GR(C)	OFFICE GREENVILLE CLASS C	100
OFF-GR(D)	OFFICE GREENVILLE CLASS D	100
OFF-OUTER	OFFICE BUILDINGS-OUTER AREAS	100
OLD MILL	OLD MILL RD	122
PARK ST.	PARK ST.	96
REST-CO	RESTAURANTS-COMMERCE	100
REST-GR(A)	RESTAURANT GREENVILLE CLASS A	100
REST-GR(B)	RESTAURANT GREENVILLE CLASS B	100
REST-GR(C)	RESTAURANT GREENVILLE CLASS C	100
REST-GR(D)	GREENVILLE RESTAURANT CLASS D	145
REST-OUTER	RESTAURANTS-OUTER AREAS	100
RTS-CO	RETAIL SHOPPING CENTERS-COMMERCE	100
RTS-GR	RETAIL SHOPPING CENTERS-GREENVILLE	100
RTS-GR(A)	SHOPPING CENTER GREENVILLE CLASS A	100
RTS-GR(B)	SHOPPING CENTER GREENVILLE CLASS B	100
RTS-GR(C)	SHOPPING CENTER GREENVILLE CLASS C	100
RTS-GR(D)	SHOPPING CENTER GREENVILLE CLASS D	100
RTS-OUTER	RETAIL SHOPPING CENTERS-OUTER AREAS	100
RV(A)	RV PARK CLASS A	100
RV(B)	RV PARK CLASS B	100
RV(C)	RV PARK CLASS C	100
RV(D)	RV PARK CLASS D	100
RV-BOAT(A)	RV BOAT STORAGE CLASS A	100
RV-BOAT(B)	RV BOAT STORAGE CLASS B	100
RV-GR	RV PARKS GREENVILLE	100
RV-LAKE(A)	RV PARK LAKE TAWAKONI CLASS A	100
RV-LAKE(B)	RV PARK LAKE TAWAKONI CLASS B	100

RV-LAKE(C)	RV PARK LAKE TAWAKONI CLASS C	100
RV-LAKE(D)	RV PARK LAKE TAWAKONI CLASS D	100
RV-OUTER	RV PARKS OUTER	100
S5164	DUPLEX TAWAKONI	88
SBH	SBH	104
SBH-MH	BOLES ISD MOBILE HOMES	124
SBL A-G	SBL A-G	112
SBL L-F	SBL L-F	110
SBL-MH	BLAND ISD MOBILE HOMES	155
SCA-MH	CAMPBELL ISD MOBILE HOMES	125
SCA-SCU	SCA-SCU	111
SCL-MH	CELESTE ISD MOBILE HOMES	185
SCL-SLEA-E	SCL-SLE A-EX	112
SCL-SLEL-F	SCL-SLE L-F	135
SCM A-G	SCM A-G	112
SCM L-F	SCM L-F	123
SCM-1	CADDO MILLS MKT AREA 1	109
SCM-2	CADDO MILLS MKT AREA 2	109
SCM-3	CADDO MILLS/ROYSE CITY MKT AREA 3	98
SCM-4	CADDO MILLS MKT AREA 4 FRAME	127
SCM-5	CADDO MILLS MKT AREA 5	110
SCM-6	CADDO MILLS MKT AREA 6	109
SCM-MH	CADDO MILLS DOUBLE WIDE	139
SCM-SW	CADDO MILLS SINGLE WIDE	90
SCO A-G	SCO A-G	111
SCO L-F	SCO L-F	110
SCO-MH	COMMERCE ISD MOBILE HOMES	170
SCP-SFD	SCP-SFD	115
SCU-MH	CUMBY ISD MOBILE HOMES	100
SGR A-G	SGR A-G	117
SGR L-F	SGR L-F	160
SGR-MH	GREENVILLE ISD MOBILE HOMES	160
SLE-MH	LEONARD ISD MOBILE HOMES	100
SLO A-G	SLO A-G	117
SLO L-F	SLO L-F	124
SLO-2437	CEDAR OAKS 1 & 2/ NAUTICAL SHORES	111
SLO-MH	LONE OAK ISD MOBILE HOMES	193
SPM-CO	SUPER MARKETS-COMMERCE	100
SPM-GR	SUPER MARKETS-GREENVILLE	100
SPM-OUTER	SUPER MARKETS-OUTER AREAS	100
SPP-CO	SPEC PURPOSE-COMMERCE	100

SPP-GR	SPEC PURPOSE-GREENVILLE	100
SPP-OUTER	SPEC PURPOSE-OUTER AREAS	100
SQL A-G	SQL A-G	114
SQL CITY	QUINLAN CITY	118
SQL L-F	SQL L-F	112
SQL-3300	SQL-3300	121
SQL-MH	QUINLAN ISD MOBILE HOMES	176
SQL-WF	QUINLAN ISD WATERFRONT	140
SQLW A-G	A-G IN WESTERN QUINLAN ISD	116
SRC A-G	ROYSE CITY ISD CLASSES AVERAGE & GOOD	110
SRC L-F	ROYSE CITY ISD CLASSES LOW & FAIR	146
SRC-3317	SRC-3317	95
SRC-5661	WOODLAND CREEK	119
SRC-5662	WOODLAND CREEK PH 2 & 3	116
SRC-MH	ROYSE CITY ISD MOBILE HOMES	196
SST-GR(A)	SELF STORAGE GREENVILLE CLASS A	100
SST-GR(B)	SELF STORAGE GREENVILLE CLASS B	100
SST-GR(C)	SELF STORAGE GREENVILLE CLASS C	100
SST-OUT(A)	SELF STORAGE OUTER CLASS A	100
SST-OUT(B)	SELF STORAGE OUTER CLASS B	100
SST-OUT(C)	SELF STORAGE OUTER CLASS C	100
SST-OUTER	SELF STORAGE-OUTER AREAS	100
STR G-EX	STR G-EX	128
STR L-A	STR L-A	106
STR-MH	TERRELL ISD MOBILE HOMES	135
SWC A-G	SWC A-G	112
SWC L-F	SWC L-F	114
SWC-MH	WOLFE CITY ISD MOBILE HOMES	198
SWMHWATER	MH LAKE VIEW	175
TEST	TEST	100
TOWN HOME	TOWN HOME GREENVILLE	98
WH-CO	WAREHOUSE BLDGS COMMERCE	100
WH-EAST(B)	WAREHOUSE EAST CLASS B	100
WH-EAST(C)	WAREHOUSE EAST CLASS C	100
WH-EAST(D)	WAREHOUSE EAST CLASS D	100
WH-GR	WAREHOUSE BLDGS GREENVILLE	100
WH-GR(A)	WAREHOUSE GREENVILLE CLASS A	100
WH-GR(B)	WAREHOUSE GREENVILLE CLASS B	100
WH-GR(C)	WAREHOUSE GREENVILLE CLASS C	100
WH-GR(D)	WAREHOUSE GREENVILLE CLASS D	145
WH-OUT(B)	WAREHOUSE OUTER CLASS B	115

WH-OUT(C)	WAREHOUSE OUTER CLASS C	100
WH-OUT(D)	WAREHOUSE OUTER CLASS D	100
WH-OUTER	WAREHOUSE BLDGS OUTER AREAS	100
WH-WEST(A)	WAREHOUSE WEST CLASS A	100
WH-WEST(B)	WAREHOUSE WEST CLASS B	115
WH-WEST(C)	WAREHOUSE WEST CLASS C	100
WH-WEST(D)	WAREHOUSE WEST CLASS D	100

DISCOVERY AND DATA COLLECTION

I. INTRODUCTION

A real property assessment system must have an inventory of all real properties, their use, and their physical and locality characteristics. Accurate and reliable data is the foundation for producing a quality appraisal roll that reflects market value of all property. If data is incorrect, final value estimates will be incorrect as well. This is especially true in a computer-assisted mass appraisal (CAMA) system, as the computer has no outside knowledge of the property, neighborhood, or market conditions.

II. DISCOVERY

Discovery of new improvements is the responsibility of the field appraiser. At the beginning of each field cycle, the appraiser will drive his/her area completely, looking for new construction or any changes made to a property from the previous year such as add-ons, remodeling, or demolition of an existing improvement. The appraiser will "flag" these accounts in the appraisal software system under the "next inspection date" field and enter a comment under the "reason" field. These accounts will then be worked during the process of the annual field review and audit. Building permits are collected from the cities and the county throughout the year and flagged in the account to notify the appraiser of a potential change to the property. Data entry clerks entering sales information from all sources will compare the characteristics of the property listed on the sales source to the characteristics of the property listed in the appraisal software, and will flag any account that needs inspection by the appraiser. Aerial photography is also used in the discovery process to assist the appraiser in viewing property that may not be accessible due to locked gates or other circumstances.

III. AUDITING EXISTING PROPERTY

Each appraiser shall inspect and audit the appraisal records for each property in his/her territory annually. A list of appraisers' areas and parcel counts can be found in Appendix "B". It is the responsibility of the appraiser to organize and route property to ensure all accounts are inspected during the field cycle between August and March of each year. The appraiser will check out a group of accounts to the mobile device for inspection. During the inspection of a property, the appraiser is to verify:

a) Location
b) Situs Address
c) Topography or other characteristics that affect market value
d) Land schedule and access to property
e) All amenities and improvements to real property are listed
f) Quality (class) and condition of existing improvements
g) Correct sketch and square footage on existing improvements
h) Effective age and depreciation
i) If land is appraised as ag-use, verify current use of property

Once the inspection of the property is complete, the appraiser will make all appropriate changes to the account.

IV. NEW IMPROVEMENTS

If new improvements have been added to the property, the appraiser will:

a) Measure and sketch new improvements including porches, patios, or any other slabs or decks. For mobile homes, the appraiser must obtain the serial or label number, if present;
b) Determine quality (class), condition, and effective age for depreciation and list any functional or economic obsolesces identified;
c) If improvement is under construction, the appraiser must estimate what the percent complete will be on January 1, or code the account to re-inspect closer to the appraisal date;
d) Make detailed comments on the appraisal record;
e) Code the improvement as home site or non-home site;
f) Split out the appropriate amount of land for home site (if not already done);
g) Take picture(s) of the improvement(s) to attach to the appraisal record.

Appraisers shall be extremely cautious to strive for the utmost consistency when classing and depreciating improvements. Classifying property can be somewhat subjective and appraisers must rely on good judgment and common sense.

Once all property in the check-out has been audited and all new improvements added, the appraiser will upload the accounts from the mobile device to the server and run a "gain/loss" report for those accounts and review their work.

If during the field inspection the appraiser feels a property no longer qualifies for an exemption or special appraisal such as homestead or ag-use, the appraiser will flag the account with the appropriate property group code. This will alert a supervisor to remove the exemption and send a "re-apply letter" to the owner via certified mail.

Residential Inventory Appraisal

Property Tax Code Section 23.12 defines the market value of inventory as the price for which it would sell as a unit to a purchaser who would continue the business.

In order for residential property to qualify for inventory, the appraiser must verify that the residential real property has never been occupied as a residence and is held for sale in the ordinary course of trade or business, provided that the property remains unoccupied, is not leased or rented, and produces no income. Once this has been verified, the appraiser shall:

1. Check last deed transaction for recent ownership transfer.
    a. When transfer is recent and has a valid market sale price this may be used to determine market value of property sold.
    b. When transfer is recent, but sale price is unknown request sale price from owner.
    c. When a recent valid sale price is unavailable use comparable sale data.
2. Request and review development and improvement costs from developer if unavailable, in error, or incomplete review costs from comparable developments.
3. Costs collected may be used in conjunction with prevailing market data to determine market value of the development and divide this by the appropriate unit of measure for the property to derive an appropriate inventory value adjustment for those property accounts.
4. Code accounts to be adjusted with state code O unless property has current 1D code.
5. Apply an adjustment to all applicable accounts in the form of either of the following methods, which are listed by preference.
    a. Percentage “INV” adjustment.
    b. Distribute value adjustment.
    c. Dollar value “INV” adjustment.
6. Upon transfer of ownership, a determination is made regarding qualification of inventory for the new owner. If determined the property no longer meets the criteria for inventory value, the appropriate state code is applied and any inventory adjustments are removed. At this point the property is appraised at full market value as though it would be sold as an individual lot or tract.

Tiny Homes / Park Model RV's

Tiny Homes or Park Model RV's are exempt from taxation if:

1. Primarily used as temporary living quarters in connection with recreational, camping, travel, or seasonal use;

2. Has a gross trailer area in the set-up mode of 400 square feet or less;

3. Is not used to produce income;

4. Is built on a single chassis mounted on vehicles;

5. Is not substantially affixed to the real estate; and

6. Is certified by the manufacturer as complying with American National Standards Institute, Standard A119.5

**** If any of the above criteria are <u>not</u> met, the structure will be added to the appraisal roll as a taxable improvement.**

RESIDENTIAL COST SCHEDULES

RESIDENTIAL COST SCHEDULES

QUALITY RATINGS:

The quality of construction is also commonly referred to as the "grade" of construction. Quality of construction has a direct affect upon the cost of construction. The selection of the appropriate quality rating is a major factor in the development of an accurate cost estimate. Quality refers to both the workmanship and the materials used. While each residence may have a mix of higher quality materials and average workmanship (and vice-versa), normally there is a high correlation between materials and workmanship. Occasionally, the quality on the interior and the exterior of the home is different. If an interior inspection is conducted and this is present, it should be noted if the overall quality is different than what it appears to be by an exterior view.

Workmanship includes such items as:

- **Solid and level floors**
- **Plumb walls**
- **Proper fitting doors**
- **Finish work smooth with trim, corners meeting, etc.**

Quality of materials includes such items as:

- **Fixtures – lights, bath, and kitchen**
- **Floor coverings**
- **Roof material**

Design can have a major effect upon the cost of construction and thus upon the quality rating. Lower quality homes are basically "stock" homes. Average quality homes are often referred as "cookie-cutter". Homes of better quality often are given considerations to items such as:

- **Roof materials**
- **Number of roof cuts, pit, and changes**
- **Quality and number of windows**
- **Number of corners of exterior walls**
- **Non-right angles on exterior walls**

HOW TO DETERMINE QUALITY RATING:

The best avenue for determining the quality rating is to first bracket the quality. You may not always know at your first look what the quality rating is. You will however, know a range. For example, you look at a house and you immediately know it is either an Average or Good. Thus you have bracketed the quality rating. Now you should look at the characteristics of each rating to determine the appropriate rate.

As previously stated, the quality ratings are:

- **Low**
- **Fair**
- **Average**
- **Good**
- **Very Good**
- **Excellent**

Our costing manuals and CAMA (Computer Assisted Mass Appraisal) System will allow for in-between ratings. If the home falls between two quality classifications, there are ratings such as 'average plus'. The costing system has predetermined or modifiable cost adjustments to reflect these in-between ratings.

These in-between ratings are used in mass appraisal for those homes that can be referred to as 'tweeners'. These are homes that have the basic materials and construction to be assigned a quality rating but may have some characteristics that make it a little better or a little less than the base quality. Often these in-between classifications show up when actual new construction costs are known and it falls outside of what the basic quality cost indicates.

A good method to establish consistency for those setting quality ratings is to use the quality picture guide for each quality classification type.

Considerations for Adjustments for Older Properties

1. Classification should reflect quality of home in time period built and not value of home. Older homes appear to be the hardest to classify due to the lack of current cost for that particular style of home.
2. Perhaps a condition code which affects the depreciation on a particular property would be helpful in systematically arriving at a more accurate value. For example condition codes and adjustments might be:
    A. Excellent- 35% positive adjustment(taking 35% off of the normal depreciation that a home of this age would receive) These properties would probably have two or three of the following:
        a. New vinyl siding and storm or replacement windows
        b. New electrical panel boxes and wiring
        c. Central air and heat when it was not original to that age or class of property.
        d. Total renovations of kitchen or bathrooms
    B. Good- 15% positive adjustment(taking 15% off normal depreciation that a home of this age would receive) these properties would probably have one of the following:
        a. New vinyl siding and storm or replacement windows
        b. New electrical panel boxes and wiring
        c. Central air and heat when it was not original to that age or class of property.
    C. Average- no adjustment to the standard depreciation. These properties appear to have been maintained average throughout the years with ongoing maintenance. The exterior covering has been maintained but not changed and if the windows were replaced, they were replaced with windows similar to the original utility.
    D. Low- 15% negative adjustment (adding an additional 15% to the normal depreciation that a home of this age would receive) These properties appear not to have been maintained an average amount throughout the years, however they are still habitable and have utility as residences. Examples of reasons for the “Fair” condition are:
        a. Roof is beginning to leak and there are signs of leakage on the ceilings.
        b. Roof support is insufficient leading to noticeable “bellies” in the roof.
        c. A significant amount of rotted boards on trim or eaves of house.
        d. Significant settlement of foundation either slab or pier and beam.(Noticeable cracks in walls or ceilings)
        e. Other conditions which do not render the residence uninhabitable but diminish its value from the “average” level.

E. Poor- 35% negative adjustment (adding an additional 35% to the normal depreciation that a home the subject's age would receive. A home that receives a "Poor" condition factor is typically one that is rendered not habitable. There is very little utility left as a residence. Possibly this building could be used as a storage facility. Examples of reasons for the "Poor" condition are:
    a. Roof and/or ceiling is falling in
    b. Windows are all broken out
    c. Bricks are falling off the walls
    d. All exterior siding is falling off and studs are visible
    e. Basically the residence is not safe for human occupancy

3. Lot values on the older neighborhoods might be re-evaluated. One property with a sale to be reviewed has a Land to Property ratio of 3%. This appears to be extremely low. Perhaps in an older neighborhood a target range would be 15% to 25%. This would require first making an adjustment to the land and then analysis on the improvement schedules. A $35,000 property will still be worth $35,000. But the components of the value would be realigned.

Instructions on Implementing
Condition Code Adjustments to the Schedules

These are the procedures for putting adjustments for the condition codes into the PACS system:
To be able to modify the values for different "Levels" of condition, first you must decide how you want to make the changes. It is possible to reflect the changes in the effective age; however, this can be confusing to the public. For example you can have two older houses adjacent to each other which have been well maintained. One is in average condition for its age and still looks as it did when it was constructed. The adjacent house may have had little updating on the inside but has had vinyl siding wrapped around the eaves and soffits, and replacement windows installed. The bone structures of these houses have remained the same. The effective age of these two houses should remain the same; however the house with the replacement windows and siding on the soffits and eaves would be considered Excellent Condition for its age. It has been enhanced with improvements superior to its original construction but not significantly changed enough to change its classification. By adjusting the depreciation according to the condition code, this confusion can be avoided.

To facilitate this method of adjustment, new depreciation tables reflecting the difference conditions must be created. The better the condition, the less depreciation is applied to the subject. Inversely, the worse condition would reflect more depreciation. This method would reflect curable physical depreciation in a manner that could be easily changed if it was cured.

1. Create Condition Codes through the "Code File Maintenance " Tools

   a. Path is Tools>Code File Maintenance>Improvement>Details>Condition Code
   b. Set up the following Codes:

Code	Description
"*"	All Conditions
"AVG"	Average Condition
"EXCEL"	Excellent Condition
"GOOD"	Good Condition
"FAIR"	Fair Condition
"POOR"	Poor Condition

2. Create Depreciation Tables to reflect the changes in depreciation for each level of condition. When setting up these tables the Depreciation Codes will be entered into the “Type” field. This will allow PACs to associate which table should be used for each code. When set up in the system, the change of each code for each improvement will adjust it for its condition. Excel Worksheets have been set up which will allow changes for each table according to which percentage change the market reflects. Five tables will need to be set up for each Improvement class.

   a. Path is Tools > Depreciation Schedule Maintenance>New
   b. Categories would be

Year	2019
Property Type	Real
Type	“Condition Code”
Depreciation Code	Year life
Description	“LIFE”RESIDENTIAL”CONDITION”
Example:	45 RESIDENTIAL LOW CONDITION

HUNT COUNTY APPRAISAL DISTRICT

RESIDENTIAL CLASS / TYPICAL YEAR LIFE EXPECTANCY

	Class		Year Life
Frame	1F	=	45
	2F / 2+F	=	50
	3F / 3+F	=	55
	4F / 4+F	=	55
	5F / 5+F	=	60
	6F / 6+F	=	60

	Class		Year Life
Masonry	1M	=	50
	2M / 2+M	=	55
	3M / 3+M	=	60
	4M / 4+M	=	60
	5M / 5+M	=	60
	6M / 6+M	=	65

2024 Frame Final Number Calculations After Cost Multipler, Local Multiplier and Market Factor

QUALITY	LOW	FAIR		AVERAGE		GOOD		VERY GOOD		EXCELLENT	
DEPRECIATION	45 YR F RES	50 YR F RES		55 YR F RES		55 YR F RES		60 YR F RES		60 YR F RES	
MAX SQ FT	1F	2F	2+F	3F	3+F	4F	4+F	5F	5+F	6F	6+F
400	111.86										
500	106.49										
600	102.01	115.46	135.35	146.99	158.43						
700	98.43	111.77	131.09								
800	95.75	109.00	127.89	138.99	149.81	161.06	169.71				
900	93.07	107.15	125.70								
1000	91.27	104.38	122.41	132.99	143.79	154.93	163.25				
1100	89.04	102.53	120.09								
1200	87.25	101.61	118.93	128.99	139.15	149.68	157.72	169.15	177.43		
1300	85.46	99.76	116.94	126.99	137.06						
1400	84.12	97.91	114.95	124.99	134.98	145.31	153.09	164.17	172.22		
1500		96.99	113.45	122.99	132.81						
1600	81.43	96.06	112.46	121.99	131.73	141.80	149.30	160.03	167.86		
1700		95.14	111.47	120.99	130.65						
1800	79.20	93.29	109.48	118.99	128.48	138.30	145.52	155.88	163.19	186.08	210.01
1900				117.99	127.56	137.43	144.54				
2000	77.41	91.91	107.74	116.99	126.16	135.68	142.58	152.56	160.03	182.73	206.23
2100				115.99	125.24	134.80	141.53				
2200	75.62	90.06	105.74	114.99	124.31	133.93	140.48	150.08	157.23	179.39	202.46
2300								148.42	155.43		
2400	74.27	88.67	104.00	112.99	121.99	131.30	137.95	147.59	154.78	176.71	199.43
2500								145.93	153.15		
2600	72.93	87.29	102.26	110.99	120.14	129.55	135.85	145.10	152.33	174.03	196.41
2800	71.59	86.37	101.26	109.99	118.74	127.80	134.17	143.44	150.23	171.35	193.39
3000				107.99	116.89	126.05	132.07	140.96	148.13	169.35	191.12
3200						124.30	130.39	139.30	146.38	167.34	188.86
3400						123.42	129.13	137.64	144.97	166.00	187.35
3600						121.67	127.44	135.98	143.22	163.99	185.08
3800						120.80	126.19	134.32	141.82	162.65	183.57
4000						119.92	125.35	133.49	140.42	160.64	181.30
4200								131.84	139.02	159.31	179.79
4400										157.97	178.28
4800										155.96	176.02
5200										153.28	172.99
5600										151.27	170.73
6000										149.27	168.46
9999999	69.80	83.59	97.78	105.99	112.21	119.05	123.26	130.18	132.03	147.26	166.20

2024 Masonry Final Number Calculations After Cost Multiplier, Local Multiplier and Market Factor

QUALITY	LOW	FAIR		AVERAGE		GOOD		VERY GOOD		EXCELLENT	
DEPRECIATION	50 YR	55 YR		60 YR		60 YR		60 YR		65 YR	
MAX SQ FT	1M	2M	2+M	3M	3+M	4M	4+M	5M	5+M	6M	6+M
400	110.10										
500	104.52										
600	99.73	122.19	138.51	158.60	174.07						
700	95.74	118.60	134.56								
800	92.55	115.00	130.61	149.79	164.40	180.60	197.05				
900	90.16	112.31	127.27								
1000	87.76	110.51	125.03	142.94	157.03	172.63	188.35				
1100	85.37	107.81	122.24								
1200	83.78	106.02	120.38	138.04	151.51	166.43	181.59	212.98	228.02		
1300	82.18	104.22	118.06	135.10	148.47						
1400	80.58	103.32	116.67	133.15	146.44	161.12	175.82	206.23	220.80		
1500		101.53	114.81	131.19	144.30						
1600	77.79	100.63	113.88	130.21	143.22	157.58	171.82	201.42	215.64	254.80	282.80
1700		98.83	112.02	128.25	141.15						
1800	75.80	97.93	110.63	126.29	139.08	153.15	166.94	195.63	210.59	249.77	277.22
1900				125.31	138.16	152.27	165.90				
2000	73.80	96.13	108.77	124.33	136.77	150.50	163.83	191.78	206.39	244.74	271.64
2100				122.38	134.93	148.73	161.76				
2200	71.81	94.34	106.44	121.40	134.02	147.84	160.72	187.92	202.60	240.55	266.98
2300								186.00	200.92		
2400	70.21	92.54	104.58	119.44	131.71	145.19	158.06	185.03	199.24	236.36	262.33
2500								183.10	197.56		
2600	69.01	90.74	102.72	117.48	129.41	142.53	154.95	181.18	195.88	233.01	258.61
2800	67.82	89.40	101.10	115.52	127.57	140.76	152.73	178.29	192.93	229.66	254.89
3000				114.54	126.18	138.99	150.96	176.36	190.41	226.30	251.17
3200						137.22	148.73	173.47	187.89	223.79	248.38
3400						135.45	146.96	171.54	185.79	221.27	245.59
3600						133.68	145.18	169.61	183.69	218.76	242.80
3800						132.79	143.85	167.69	182.00	217.08	240.94
4000								165.76	179.90	214.57	238.15
4200								163.83	178.22	212.89	236.29
4400										211.22	234.42
4800										207.03	229.77
5200										204.51	226.98
5600										201.16	223.26
6000										198.64	220.47
9999999	45.48	87.60	98.92	110.63	122.78	129.25	140.71	161.90	177.34	196.13	217.68

LOW QUALITY CLASS 1F for FRAME and 1M for BRICK

Residences of "low quality" are of low cost construction and meet minimum building code requirements. Interior and exterior finishes are plain and inexpensive with little or no attention given to detail. Architectural design is concerned with function, not appearance. Walls are generally straight and house is a box shape.

Some of the key exterior factors of a low quality home are:

- **Exterior walls have minimum fenestration, i.e. inexpensive sash with little or no trim. (Fenestration is the arrangement, proportion, and relationship of doors and windows to the house). Straight walls only, box shape;**
- **The roof has rafters or pre-fabricated trusses with plywood or other inexpensive sheathing with a light weight composition shingle or a "built up with gravel" roof cover. Roof slope is usually less than 4 in 12 with no eaves. (The slope of the roof is expressed in a ratio of vertical drop to horizontal distance. A 4 inch pitch or a 4 in12 pitch means the roof rises 4 inches for every 12 inches of horizontal distance.);**

Some of the key interior features of a low quality home are:

- **Walls are taped drywall with paint or textured finish;**
- **Limited closet space;**
- **Kitchen and baths are minimal quality finish with low-cost fixtures;**
- **Interior doors are hollow-core.**

2024 LOW - Frame Final Number Calculations After Cost Multipler, Local Multiplier and Market Factor

QUALITY	LOW	Fair		AVERAGE		GOOD		VERY GOOD		EXCELLENT	
Depreciation	45 Yr. Life	50YR F RES		55YR F RES		55YR F RES		60YR F RES		60YR F RES	
MAX SQ FT	1F	2F	2+F	3F	3+F	4F	4+F	5F	5+F	6F	6+F
400	111.86										
500	106.49										
600	102.01	115.46	135.35	146.99	158.43						
700	98.43	111.77	131.09								
800	95.75	109.00	127.89	138.99	149.81	161.06	169.71				
900	93.07	107.15	125.70								
1000	91.27	104.38	122.41	132.99	143.79	154.93	163.25				
1100	89.04	102.53	120.09								
1200	87.25	101.61	118.93	128.99	139.15	149.68	157.72	169.15	177.43		
1300	85.46	99.76	116.94	126.99	137.06						
1400	84.12	97.91	114.95	124.99	134.98	145.31	153.09	164.17	172.22		
1500		96.99	113.45	122.99	132.81						
1600	81.43	96.06	112.46	121.99	131.73	141.80	149.30	160.03	167.86		
1700		95.14	111.47	120.99	130.65						
1800	79.20	93.29	109.48	118.99	128.48	138.30	145.52	155.88	163.19	186.08	210.01
1900				117.99	127.56	137.43	144.54				
2000	77.41	91.91	107.74	116.99	126.16	135.68	142.58	152.56	160.03	182.73	206.23
2100				115.99	125.24	134.80	141.53				
2200	75.62	90.06	105.74	114.99	124.31	133.93	140.48	150.08	157.23	179.39	202.46
2300								148.42	155.43		
2400	74.27	88.67	104.00	112.99	121.99	131.30	137.95	147.59	154.78	176.71	199.43
2500								145.93	153.15		
2600	72.93	87.29	102.26	110.99	120.14	129.55	135.85	145.10	152.33	174.03	196.41
2800	71.59	86.37	101.26	109.99	118.74	127.80	134.17	143.44	150.23	171.35	193.39
3000				107.99	116.89	126.05	132.07	140.96	148.13	169.35	191.12
3200						124.30	130.39	139.30	146.38	167.34	188.86
3400						123.42	129.13	137.64	144.97	166.00	187.35
3600						121.67	127.44	135.98	143.22	163.99	185.08
3800						120.80	126.19	134.32	141.82	162.65	183.57
4000						119.92	125.35	133.49	140.42	160.64	181.30
4200								131.84	139.02	159.31	179.79
4400										157.97	178.28
4800										155.96	176.02
5200										153.28	172.99
5600										151.27	170.73
6000										149.27	168.46
9999999	69.80	83.59	97.78	105.99	112.21	119.05	123.26	130.18	132.03	147.26	166.20

2024 LOW - Masonry Final Number Calculations After Cost Multiplier, Local Multiplier and Market Factor

QUALITY	LOW	FAIR		AVERAGE		GOOD		VERY GOOD		EXCELLENT	
DEPRECIATION	50 YR	55 YR		60 YR		60 YR		60 YR		65 YR	
MAX SQ FT	1M	2M	2+M	3M	3+M	4M	4+M	5M	5+M	6M	6+M
400	110.10										
500	104.52										
600	99.73	122.19	138.51	158.60	174.07						
700	95.74	118.60	134.56								
800	92.55	115.00	130.61	149.79	164.40	180.60	197.05				
900	90.16	112.31	127.27								
1000	87.76	110.51	125.03	142.94	157.03	172.63	188.35				
1100	85.37	107.81	122.24								
1200	83.78	106.02	120.38	138.04	151.51	166.43	181.59	212.98	228.02		
1300	82.18	104.22	118.06	135.10	148.47						
1400	80.58	103.32	116.67	133.15	146.44	161.12	175.82	206.23	220.80		
1500		101.53	114.81	131.19	144.30						
1600	77.79	100.63	113.88	130.21	143.22	157.58	171.82	201.42	215.64	254.80	282.80
1700		98.83	112.02	128.25	141.15						
1800	75.80	97.93	110.63	126.29	139.08	153.15	166.94	195.63	210.59	249.77	277.22
1900				125.31	138.16	152.27	165.90				
2000	73.80	96.13	108.77	124.33	136.77	150.50	163.83	191.78	206.39	244.74	271.64
2100				122.38	134.93	148.73	161.76				
2200	71.81	94.34	106.44	121.40	134.02	147.84	160.72	187.92	202.60	240.55	266.98
2300								186.00	200.92		
2400	70.21	92.54	104.58	119.44	131.71	145.19	158.06	185.03	199.24	236.36	262.33
2500								183.10	197.56		
2600	69.01	90.74	102.72	117.48	129.41	142.53	154.95	181.18	195.88	233.01	258.61
2800	67.82	89.40	101.10	115.52	127.57	140.76	152.73	178.29	192.93	229.66	254.89
3000				114.54	126.18	138.99	150.96	176.36	190.41	226.30	251.17
3200						137.22	148.73	173.47	187.89	223.79	248.38
3400						135.45	146.96	171.54	185.79	221.27	245.59
3600						133.68	145.18	169.61	183.69	218.76	242.80
3800						132.79	143.85	167.69	182.00	217.08	240.94
4000								165.76	179.90	214.57	238.15
4200								163.83	178.22	212.89	236.29
4400										211.22	234.42
4800										207.03	229.77
5200										204.51	226.98
5600										201.16	223.26
6000										198.64	220.47
9999999	45.48	87.60	98.92	110.63	122.78	129.25	140.71	161.90	177.34	196.13	217.68

LOW QUALITY

Residences of Low Quality are of low-cost construction and meet minimum building code requirements. Interior and exterior finishes are plain and inexpensive with little or no attention given to detail. Architectural design is concerned with function, not appearance.

At Low Quality, Square Foot Method costs are provided for one- and two-story residences. For other types, use the appropriate multipliers found on Page Low-3. For residences in excess of 3,000 square feet, use the Large Residence Multipliers also found on Page Low-4.

In addition to illustrations and discussions in the introduction to the Square Foot Method, the following will further describe building components at this quality of construction.

RESIDENCE

FOUNDATION

A continuous concrete perimeter foundation and piers based on a moderate climate. Use the Square Foot Adjustments for mild or extreme climate foundations.

FLOOR STRUCTURE

Wood structure and subfloor on first and upper floors. For concrete slab on grade, deduct using Square Foot Adjustment per square foot of slab area.

FLOOR INSULATION

None is included in the basic residence cost. Add as needed.

FLOOR COVER

Inexpensive carpet and asphalt or vinyl composition tile floor cover is used. Floor cover is not included in the basic residence cost. The Floor Cover Allowance is a weighting of those floor coverings typically found at this quality and can be used if floor cover is not itemized.

EXTERIOR WALL

Minimum fenestration with inexpensive sash with little or no trim.

ROOF

Rafters or prefabricated trusses with plywood or other inexpensive sheathing with a lightweight composition shingle or a built-up with gravel roof cover. Roof slope is usually less than 4 in 12 with no eaves. Square Foot Adjustments should be used for other typical roof covers.

INTERIOR FINISH

Walls are inexpensive taped drywall with paint or textured finish. Kitchen and baths may have enamel painted ceiling and walls. Cabinets are paint-grade wood or vinyl veneer with low-cost laminated plastic countertops. Doors are hollow core with low-cost hardware. Minimal amount of closet space.

NOTE: Base interior wall height is 8' (except for Excellent Quality). For each foot of variation, add to or deduct from the base cost only, 4% for all masonry exterior walls including masonry veneers and 3% for frame exterior walls.

HEATING/COOLING

A forced-air furnace is included in the basic residence cost. Use Square Foot Adjustments for other types of heating and/or cooling. When heat pumps require a conventional back-up furnace, add from the Unit-in-Place Cost section.

ENERGY PACKAGE

The energy package in the basic residence cost includes those insulation, framing and glazing items typically found in a moderate climate, as outlined in the Introduction of the Square Foot Method. Square Foot Energy Adjustments should be made for deviations from the moderate-climate base. Floor insulation is not included as part of the Energy Adjustment Costs. Add as needed.

ELECTRICAL

A minimum number of outlets and low-cost lighting fixtures.

PLUMBING

Five competitively priced white plumbing fixtures with one plumbing rough-in are included in the basic residence cost. The fixtures can include any of the following: water heater, laundry tray, stall shower, toilet, lavatory, tub, tub with shower over, or kitchen sink. Lump-sum Adjustments should be used for any deviation from five fixtures and a rough-in.

BUILT-IN APPLIANCES

None are included in the basic residence cost. The Built-in Appliance Allowance is a weighting of those typically found at this quality level and can be used when appliances are not itemized.

FIREPLACES

None are included in the basic residence cost. Add from Lump-sum Adjustments.

BASEMENTS

UNFINISHED

Square Foot Method costs are provided for two common basement wall types: poured concrete and concrete block. Three wall thicknesses are now available to choose from: 6 inches, 8 inches or 12 inches. Interpolate for 10-inch walls. The costs also include a concrete slab floor, floor drain, wood or steel pipe columns to support the living area above, a minimum number of electrical outlets, windows, and an open-riser, softwood stairway. The cost for a basement is not included in the basic residence cost.

FINISHED

Three types of finish are provided, all of which are additive costs to be used in conjunction with the unfinished basement cost and should be applied only to that portion which is finished.

The minimal basement finish includes asphalt or vinyl composition tile floor covering, fiberboard ceiling, painted walls, minimum electrical lighting and incidental heating. The minimal-finish basement cost must be used in conjunction with an unfinished basement cost.

The recreation room finish may have carpeting or vinyl flooring, and wall and ceiling finishes. There is generally an average amount of electrical lighting, as well as several heating ducts. An example of recreation room finish is a large open finished room. The cost must be used in conjunction with an unfinished basement cost.

The partitioned basement finish is somewhat similar in both quality of materials and workmanship to the above grade living area of the residence. It is fully partitioned for multiple rooms including, but not limited to: family room, bedroom, laundry room, bathrooms etc. The costs include ceiling, wall and floor finishes, an abundance of electrical lighting and outlets, as well as adequate heating (allowance for additional ducts and room registers). The cost must be used in conjunction with an unfinished basement cost.

When adding partial finish (minimal, recreation or partitioned) to a basement, enter the chart at the size of the area being finished. If you have an 800 square foot basement, and only 400 square feet is finished, cost out the finish using the 400 square foot column.

PORCHES/BREEZEWAYS

Porches and breezeways are similar in quality of both material and workmanship to the residence, and are to be priced per square foot of floor area. Costs are provided for three types of floor structures, three types of wall enclosures, a roof and ceiling finish. For other than a composition shingle or built-up rock roof cover, use the Add For Roof cost and make the appropriate Roofing Adjustment from the One-Story cost page. Floor cover is not included and can be priced from the residence floor cover costs.

GARAGES

GARAGES

Garage costs include a light concrete slab floor and an overhead door, which conform to the basic residence in both quality and construction. For roof covers other than a composition shingle or built-up rock roof cover, use the appropriate roofing adjustments from the One-Story cost page. For garages built with synthetic plaster exterior insulation and finish system (EIFS), use the Stucco on Frame cost and increase by 4%. For garages built with Stay-in-Place (SIP) forming, use the Stucco and Block cost and increase by 4%. For garages with asphalt floors, deduct using the Square Foot Adjustment per square foot of slab area (see the Subfloor Square Foot Adjustment).

Detached garages are freestanding, and costs do not include any interior finish. Attached garages share a common wall with the residence and costs include interior finish for only that wall which is common. Built-in garages have living area both adjacent to and above and costs include finish for all common surfaces. The Add For Finish costs include the necessary wall and/or ceiling finish to finish all interior surfaces. All costs are based on square footage of floor area. Basement garage costs are Lump-sum Adjustments and are to be used in conjunction with unfinished basement costs. Both the ceiling and the common wall are finished.

When adding partial finish to a garage, enter the chart at the size of the total garage. So if you have an 800 square foot garage, but only 200 square feet is finished, cost out the finish using the 800 square foot row. The primary addition is for the wall finish, which is mostly dependant on perimeter.

The base wall height for all garages is 8 feet. For each foot of variation from that height, add or subtract from the base costs (for all wall types) 6% for detached garages and 4% for attached and built-in garages. Use these same factors for the interior finish costs.

AREAS OVER GARAGE

If the area over an attached garage has interior finish equal to the rest of the residence, include that area in the total square footage of the residence and price the garage as a built-in. If this area has minimal (bonus room) or no finish (storage attic), use the Attached Minimal (bonus room) or No Finish cost on the page Low-12. If this area has a high-pitched roof, use the Attached High-Pitched Roof Gable Ends cost on page Low-12. Add for minimal finish from below, and stairs, plumbing and floor cover from pages Low-9 – Low-11.

For living area over a detached garage, use Detached Rooms w/ Full Exterior Walls on page Low-12. If this area has a high-pitched roof, use the Detached High-Pitched Roof Gable Ends cost on page Low-12. Add for minimal, recreation room or apartment room from below, and stairs, plumbing and floor cover from pages Low-9 – Low-11.

CARPORTS

Carports are a cost per square foot of floor area. Costs include roof cover and structure, necessary structural supports and concrete slab. The shed or flat roof structure is two-dimensional and the gable roof structure is a three-dimensional, trussed roof system. For roof covers other than composition shingle or built-up rock, use the appropriate roofing adjustment from the One-Story cost page. For carports with asphalt floors, deduct using the Square Foot Adjustment per square foot of slab area (see the Subfloor Square Foot Adjustment).

To estimate replacement costs for low-quality one-and-one-half story residences with an unfinished upper floor, enter the One-Story cost table at the first floor area, and multiply that cost by 1.069. For one-and-one-half-story residences with a finished upper level, enter the One-Story cost table at the total square footage of both levels and multiply that cost by .992. For two-and-one-half-story residences with an unfinished upper floor, enter the Two-Story cost table at the square foot area of the first two floors, and multiply that cost by 1.045. For two-and-one-half-story residences with a finished upper floor, enter the Two-Story cost table at the total floor area of all three levels and multiply that cost by .939.

For three-story residences, enter the Two-Story cost table at the total floor area of all three levels and multiply that cost by .968. For three-and-one-half-story residences with an unfinished upper level, enter the Two-Story cost table at the total floor area of the first three levels only, and multiply that cost by 1.005. For three-and-one-half-story residences with a finished upper level, enter the Two-Story cost table at the total floor area of all four levels and multiply that cost by .954.

LOW QUALITY LARGE RESIDENCE MULTIPLIERS

To estimate replacement costs for residences greater than 3,000 square feet, apply the following multipliers to the 3,000 square foot cost for the appropriate residence and exterior wall type. Square Foot and Lump Sum Adjustments and other Square Foot Method costs should be taken from the appropriate cost page.

Sq. Ft. Area	Multiplier	Sq. Ft. Area	Multiplier	Sq. Ft. Area	Multiplier
3100	.992	3400	.971	3700	.952
3200	.985	3500	.964	3800	.946
3300	.978	3600	.958	4000	.934

HOW TO USE ILLUSTRATIONS

The LOW QUALITY residence is built to minimum building code requirements. Minimum roof pitch, roof overhang and fenestration will be encountered. Straight walls only, without indentations, simple box shape overall.

In areas without building code controls, marginal housing may have been constructed which would be considered substandard by today's codes and the cost to reproduce these structures may be 20% to 40% below the Low Quality base cost. This quality cost level could also easily be Fair Quality in your area.

These illustrations attempt to show the quality and construction class of the various residences as the appraiser would be able to determine them from an observation of the exterior.

Many residences may require more than a casual view to determine the construction class, and an inspection must be made of the interior for reliable determination of quality. However, the experienced appraiser will notice the details of workmanship, design and exterior-finish materials which often indicate the quality to be found inside.

Some items which affect the cost and which may be observed from the exterior are roof pitch and type. Costs of shed, gable and hip roofs generally ascend in that order. Typically, a cut-up roof requires more labor and materials than a simply designed roof.

Eave soffits and gutters, or their absence, and the trim and ornamentation should be observed, as well as the quantity and quality of fenestration.

In most cases, the interior improvements will be commensurate with the exterior, but even when they are not, the exterior design and finish have a great effect on the cost.

Tract developments, where a large number of identical or similar dwellings are built at one time, may effect savings in construction costs. However, in evaluating a single residence in a tract, the appraiser must use his own judgment as to whether there was a saving which is pertinent to his specific appraisal.

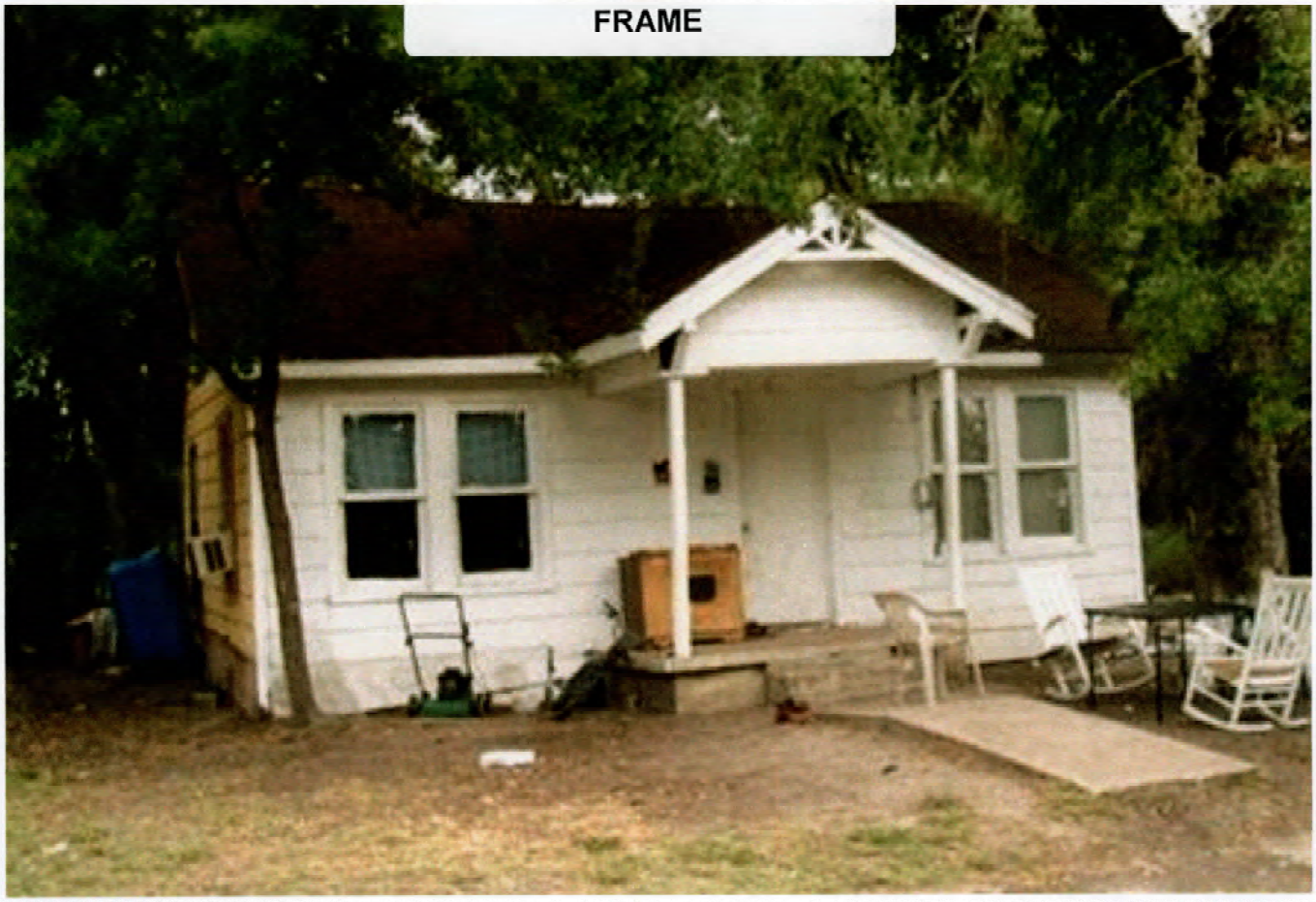
SUMMARY

Fenestration, roof pitch, design, materials and workmanship are the major indicators of cost from an exterior view. Fireplaces, porches and appliances are separate items not considered in the quality of the house, although they may be indicative of the quality of other structural items. Interiors may not conform to the exterior quality. The costs included on the following pages are derived from construction costs of many buildings and are medians of cost ranges which will include the homes illustrated.

The following pictures have been provided as a guide only. They give an example of the exterior shell quality. An estimator still needs to account for the interior, which may result in increasing or decreasing the quality. See page 6 of the Introduction section for a description on what factors determine which quality to use.

CLASS 1F

LOW QUALITY FRAME



CLASS 1F

LOW QUALITY
FRAME

CLASS 1M

LOW QUALITY MASONRY

CLASS 1M

LOW QUALITY
MASONRY

FAIR QUALITY CLASS 2F, 2+F for FRAME and 2M, 2+M for BRICK

Residences of "fair quality" are frequently mass produced. Low-cost production is a primary consideration. Although overall quality of materials and workmanship is below average, these houses are not substandard and will meet minimum construction requirements of lending institutions, mortgage insuring agencies, and building codes. Interior finish is plain with few refinements. Design is from stock plans and ornamentation is usually limited to the front elevation.

Some of the key exterior features of a fair quality home are:

- **Exterior walls have moderate fenestration with typically inexpensive sash. The front elevation may have inexpensive trim;**
- **Roof is the same as low quality except it will have a minimal eave and are plain and typically gable;**
- **Roof lines are plain and typically gable.**

Some of the key interior features of a fair quality home are:

- **Walls and ceilings are taped and dry walled;**
- **Kitchen and bath cabinets are inexpensive with laminated plastic countertops and small splashboards;**
- **Stock hollow-core doors with minimal hardware;**
- **Minimal closet space**

2024 FAIR - Frame Final Number Calculations After Cost Multipler, Local Multiplier and Market Factor

QUALITY	LOW	FAIR		AVERAGE		GOOD		VERY GOOD		EXCELLENT	
DEPRECIATION	45 YR F RES	50 YR F RES		55 YR F RES		55 YR F RES		60 YR F RES		60 YR F RES	
MAX SQ FT	1F	2F	2+F	3F	3+F	4F	4+F	5F	5+F	6F	6+F
400	111.86										
500	106.49										
600	102.01	115.46	135.35	146.99	158.43						
700	98.43	111.77	131.09								
800	95.75	109.00	127.89	138.99	149.81	161.06	169.71				
900	93.07	107.15	125.70								
1000	91.27	104.38	122.41	132.99	143.79	154.93	163.25				
1100	89.04	102.53	120.09								
1200	87.25	101.61	118.93	128.99	139.15	149.68	157.72	169.15	177.43		
1300	85.46	99.76	116.94	126.99	137.06						
1400	84.12	97.91	114.95	124.99	134.98	145.31	153.09	164.17	172.22		
1500		96.99	113.45	122.99	132.81						
1600	81.43	96.06	112.46	121.99	131.73	141.80	149.30	160.03	167.86		
1700		95.14	111.47	120.99	130.65						
1800	79.20	93.29	109.48	118.99	128.48	138.30	145.52	155.88	163.19	186.08	210.01
1900				117.99	127.56	137.43	144.54				
2000	77.41	91.91	107.74	116.99	126.16	135.68	142.58	152.56	160.03	182.73	206.23
2100				115.99	125.24	134.80	141.53				
2200	75.62	90.06	105.74	114.99	124.31	133.93	140.48	150.08	157.23	179.39	202.46
2300								148.42	155.43		
2400	74.27	88.67	104.00	112.99	121.99	131.30	137.95	147.59	154.78	176.71	199.43
2500								145.93	153.15		
2600	72.93	87.29	102.26	110.99	120.14	129.55	135.85	145.10	152.33	174.03	196.41
2800	71.59	86.37	101.26	109.99	118.74	127.80	134.17	143.44	150.23	171.35	193.39
3000				107.99	116.89	126.05	132.07	140.96	148.13	169.35	191.12
3200						124.30	130.39	139.30	146.38	167.34	188.86
3400						123.42	129.13	137.64	144.97	166.00	187.35
3600						121.67	127.44	135.98	143.22	163.99	185.08
3800						120.80	126.19	134.32	141.82	162.65	183.57
4000						119.92	125.35	133.49	140.42	160.64	181.30
4200								131.84	139.02	159.31	179.79
4400										157.97	178.28
4800										155.96	176.02
5200										153.28	172.99
5600										151.27	170.73
6000										149.27	168.46
9999999	69.80	83.59	97.78	105.99	112.21	119.05	123.26	130.18	132.03	147.26	166.20

2024 FAIR - Masonry Final Number Calculations After Cost Multiplier, Local Multiplier and Market Factor

QUALITY	LOW	FAIR		AVERAGE		GOOD		VERY GOOD		EXCELLENT	
DEPRECIATION	50 YR	55 YR		60 YR		60 YR		60 YR		65 YR	
MAX SQ FT	1M	2M	2+M	3M	3+M	4M	4+M	5M	5+M	6M	6+M
400	110.10										
500	104.52										
600	99.73	122.19	138.51	158.60	174.07						
700	95.74	118.60	134.56								
800	92.55	115.00	130.61	149.79	164.40	180.60	197.05				
900	90.16	112.31	127.27								
1000	87.76	110.51	125.03	142.94	157.03	172.63	188.35				
1100	85.37	107.81	122.24								
1200	83.78	106.02	120.38	138.04	151.51	166.43	181.59	212.98	228.02		
1300	82.18	104.22	118.06	135.10	148.47						
1400	80.58	103.32	116.67	133.15	146.44	161.12	175.82	206.23	220.80		
1500		101.53	114.81	131.19	144.30						
1600	77.79	100.63	113.88	130.21	143.22	157.58	171.82	201.42	215.64	254.80	282.80
1700		98.83	112.02	128.25	141.15						
1800	75.80	97.93	110.63	126.29	139.08	153.15	166.94	195.63	210.59	249.77	277.22
1900				125.31	138.16	152.27	165.90				
2000	73.80	96.13	108.77	124.33	136.77	150.50	163.83	191.78	206.39	244.74	271.64
2100				122.38	134.93	148.73	161.76				
2200	71.81	94.34	106.44	121.40	134.02	147.84	160.72	187.92	202.60	240.55	266.98
2300								186.00	200.92		
2400	70.21	92.54	104.58	119.44	131.71	145.19	158.06	185.03	199.24	236.36	262.33
2500								183.10	197.56		
2600	69.01	90.74	102.72	117.48	129.41	142.53	154.95	181.18	195.88	233.01	258.61
2800	67.82	89.40	101.10	115.52	127.57	140.76	152.73	178.29	192.93	229.66	254.89
3000				114.54	126.18	138.99	150.96	176.36	190.41	226.30	251.17
3200						137.22	148.73	173.47	187.89	223.79	248.38
3400						135.45	146.96	171.54	185.79	221.27	245.59
3600						133.68	145.18	169.61	183.69	218.76	242.80
3800						132.79	143.85	167.69	182.00	217.08	240.94
4000								165.76	179.90	214.57	238.15
4200								163.83	178.22	212.89	236.29
4400										211.22	234.42
4800										207.03	229.77
5200										204.51	226.98
5600										201.16	223.26
6000										198.64	220.47
9999999	45.48	87.60	98.92	110.63	122.78	129.25	140.71	161.90	177.34	196.13	217.68

FAIR QUALITY

Residences of Fair Quality are frequently mass produced. Low-cost production is a primary consideration. Although overall quality of materials and workmanship is below average, these houses are not substandard and will meet minimum construction requirements of lending institutions, mortgage insuring agencies and building codes. Interior finish is plain with few refinements. Design is from stock plans, and ornamentation is usually limited to the front elevation.

At Fair Quality, Square Foot Method costs are provided for one-, two-, one-and-one-half-story, two-story bi-level and split-level residences. For other types, use the appropriate multipliers found on Page Fair-3. For residences in excess of 3,000 square feet, use the Large Residence Multipliers also found on Page Fair-4.

In addition to illustrations and discussions in the introduction to the Square Foot Method, the following will further describe building components at this quality of construction.

RESIDENCE

FOUNDATION

A continuous concrete perimeter foundation and piers based on a moderate climate. Use the Square Foot Adjustments for mild- or extreme-climate foundations.

FLOOR STRUCTURE

Wood structure and subfloor on first and upper floors. For concrete slab on grade, deduct using Square Foot Adjustment per square foot of slab area. The exception is the bi-level with a concrete slab on the lower level.

FLOOR INSULATION

None is included in the basic residence cost. Add as needed.

FLOOR COVER

Carpet, asphalt or vinyl composition tile floor cover is used. Floor cover is not included in the basic residence cost. The Floor Cover Allowance is a weighting of those floor coverings typically found at this quality and can be used if floor cover is not itemized.

EXTERIOR WALL

Moderate fenestration with inexpensive sash is typical. Front elevation may have inexpensive trim.

ROOF

Rafters or prefabricated trusses with plywood or other inexpensive sheathing with a lightweight composition shingle or a built-up with small rock roof cover. Roof slope is usually less than 4 in 12 with a minimal eave. Square Foot Adjustments should be used for other typical roof covers.

INTERIOR FINISH

Interior walls are taped and painted drywall with enamel painted walls and ceilings in kitchen and baths. Inexpensive stock cabinets of paint-grade wood or vinyl veneer in kitchen with a small pullman or vanity in bath. Countertops are laminated plastic with a small splash. Stock, hollow-core doors with inexpensive hardware. Minimal amount of closet space.

NOTE: Base interior wall height is 8' (except for Excellent Quality). For each foot of variation, add to or deduct from the base cost only, 4% for all masonry exterior walls including masonry veneers and 3% for frame exterior walls.

HEATING/COOLING

A forced-air furnace with minimum output and ductwork is included in the basic residence cost. Use Square Foot Adjustments for other types of heating and/or cooling. When heat pumps require a conventional back-up furnace, add from the Unit-in-Place Cost section.

BASIC DESCRIPTION

ENERGY PACKAGE

The energy package in the basic residence cost includes those insulation, framing and glazing items typically found in a moderate climate, as outlined in the Introduction to the Square Foot Method. Square Foot Energy Adjustments should be made for deviations from the moderate-climate base. Floor insulation is not included as part of the Energy Adjustment Costs. Add as needed.

ELECTRICAL

A minimum number of outlets and lighting fixtures.

PLUMBING

Six competitively priced white plumbing fixtures with one plumbing rough-in are included in the basic residence cost. The fixtures can include any of the following: water heater, laundry tray, stall shower, toilet, lavatory, tub, tub with shower over, or kitchen sink. Lump-sum Adjustments should be used for any deviation from six fixtures and a rough-in.

BUILT-IN APPLIANCES

None are included in the basic residence cost. The Built-in Appliance Allowance is a weighting of those typically found at this quality level and can be used when appliances are not itemized.

FIREPLACES

None are included in the basic residence cost. Add from Lump-sum Adjustments.

BASEMENTS

UNFINISHED

Square Foot Method costs are provided for two common basement wall types: poured concrete and concrete block. Three wall thicknesses are now available to choose from: 6 inches, 8 inches or 12 inches. Interpolate for 10-inch walls. The costs also include a concrete slab floor, floor drain, wood or steel pipe columns to support the living area above, a minimum number of electrical outlets, windows and an open-riser, softwood stairway. The cost for a basement is not included in the basic residence cost.

FINISHED

Three types of finish are provided, all of which are additive costs to be used in conjunction with the unfinished basement cost and should be applied only to that portion which is finished.

The minimal basement finish includes asphalt or vinyl composition tile floor covering, fiberboard ceiling, painted walls, minimum electrical lighting and incidental heating. The minimal-finish basement cost must be used in conjunction with an unfinished basement cost.

The recreation room finish may have carpeting or vinyl flooring, and wall and ceiling finishes. There is generally an average amount of electrical lighting, as well as several heating ducts. An example of recreation room finish is a large open finished room. The cost must be used in conjunction with an unfinished basement cost.

The partitioned basement finish is somewhat similar in both quality of materials and workmanship to the above grade living area of the residence. It is fully partitioned for multiple rooms including, but not limited to: family room, bedroom, laundry room, bathrooms, etc. The costs include ceiling, wall and floor finishes, an abundance of electrical lighting and outlets, as well as adequate heating (allowance for additional ducts and room registers). The cost must be used in conjunction with an unfinished basement cost.

When adding partial finish (minimal, recreation or partitioned) to a basement, enter the chart at the size of the area being finished. If you have a 1000 square foot basement, and only 600 square feet is finished, cost out the finish using the 600 square foot column.

PORCHES/BREEZEWAYS

Porches and breezeways are similar in quality of both material and workmanship to the residence, and are to be priced per square foot of floor area. Costs are provided for three types of floor structures, three types of wall enclosures, a roof and ceiling finish. For other than a composition shingle or built-up rock roof cover, use the Add For Roof cost and make the appropriate roofing adjustment from the One-Story cost page. Floor cover is not included and can be priced from the residence floor cover costs.

GARAGES

GARAGES

Garage costs include a reinforced concrete slab floor, an overhead door and electrical lighting, all of which conform to the basic residence in both quality and construction. For other than a composition shingle or built-up rock roof cover, use the the appropriate roofing adjustments from the One-Story cost page. For garages built with synthetic plaster (EIFS), use the Stucco on Frame cost and increase by 4%. For garages built with Stay-in-Place (SIP) forming, use the Stucco and Block cost and increase by 4%. For garages with asphalt floors, deduct using the Square Foot Adjustment per square foot of slab area (see the Subfloor Square Foot Adjustment).

Detached garages are freestanding, and costs do not include any interior finish. Attached garages share a common wall with the residence, and costs include interior finish for only that wall which is common. Built-in garages have living area both adjacent to and above, and costs include finish for all common surfaces. The Add For Finish costs include the necessary wall and/or ceiling finish to finish all interior surfaces. All costs are based on square footage of floor area. Basement garage costs are Lump-sum Adjustments and are to be used in conjunction with unfinished basement costs. Both the ceiling and the common wall are finished.

When adding partial finish to a garage, enter the chart at the size of the total garage. So if you have an 800 square foot garage, but only 200 square feet is finished, cost out the finish using the 800 square foot row. The primary addition is for the wall finish, which is mostly dependant on perimeter.

The base wall height for all garages is 8 feet. For each foot of variation from that height, add or subtract from the base costs (for all wall types) 6% for detached garages and 4% for attached and built-in garages. Use these same factors for the interior finish costs.

AREAS OVER GARAGE

If the area over an attached garage has interior finish equal to the rest of the residence, include that area in the total square footage of the residence and price the garage as a built-in. If this area has minimal (bonus room) or no finish (storage attic), use the Attached Minimal (bonus room) or No Finish cost on page Fair-22. If this area has a high-pitched roof, use the Attached High-Pitched Roof Gable Ends cost on page Fair-22. Add for minimal finish from below, and stairs, plumbing and floor cover from pages Fair-19 – Fair-21.

For living area over a detached garage, use Detached Rooms w/ Full Exterior Walls on page Fair-22. If this area has a high-pitched roof, use the Detached High-Pitched Roof Gable Ends cost on page Fair-22. Add for minimal, recreation room or apartment room from below, and stairs, plumbing and floor cover from pages Fair-19 – Fair-21.

CARPORTS

Carports are a cost per square foot of floor area. Costs include roof cover and structure, necessary structural supports and concrete slab. The shed- or flat-roof structure is two-dimensional, and the gable-roof structure is a three-dimensional, trussed roof system. For a roof cover other than composition shingle or built-up rock, use the appropriate roofing adjustment from the One-Story cost page. For carports with asphalt floors, deduct using the Square Foot Adjustment per square foot of slab area (see the Subfloor Square Foot Adjustment).

To estimate replacement costs for a fair-quality two-and-one-half-story residence with a finished upper floor, enter the Two-Story cost table at the total floor area of all three levels, and multiply that cost by .944. For a two-and-one-half-story residence with an unfinished upper floor, enter the Two-Story cost table at the square foot area of the first two floors, and multiply that cost by 1.036.

For three-story residences, enter the Two-Story cost table at the total floor area of all three levels, and multiply that cost by .968. For three-and-one-half-story residences with an unfinished upper level, enter the Two-Story cost table at the total floor area of the first three levels only, and multiply that cost by 1.005. For three-and-one-half-story residences with a finished upper level, enter the Two-Story cost table at the total floor area of all four levels, and multiply that cost by .954.

FAIR QUALITY LARGE RESIDENCE MULTIPLIERS

To estimate replacement costs for residences greater than 3,000 square feet, use the following multipliers and apply to the 3,000 square foot cost for the appropriate residence and exterior wall type. Square Foot and Lump Sum Adjustments and other Square Foot Method costs should be taken from the appropriate cost page.

Sq. Ft. Area	Multiplier	Sq. Ft. Area	Multiplier	Sq. Ft. Area	Multiplier
3100	.994	3400	.977	3700	.962
3200	.988	3500	.972	3800	.957
3300	.982	3600	.967	4000	.948

HOW TO USE ILLUSTRATIONS

The FAIR QUALITY residence is typical of the mass-produced house built to minimum FmHA, FHA and VA standards. Designs are simple rectangular shapes, sash and doors are few and low cost, roof lines are plain and typically gable. Some will have minimum ornamentation such as shutters, brick skirts or window boxes. Remember that Fair Quality residences could easily be the "Average" standard quality for your area, as this handbook is an average of averages.

These illustrations attempt to show the quality and construction class of the various residences as the appraiser would be able to determine them from an observation of the exterior.

Many residences may require more than a casual view to determine the construction class, and an inspection of the interior must be made for reliable determination of quality. However, the experienced appraiser will notice the details of workmanship, design and exterior finish materials, which often indicate the quality to be found inside.

Some items which affect the cost and which may be observed from the exterior are roof pitch and type. The costs of shed, gable and hip roofs generally ascend in that order. Typically, a cut-up roof requires more labor and materials than a simply designed roof.

Eave soffits and gutters, or their absence, and the trim and ornamentation should be observed, as well as the quantity and quality of fenestration.

In most cases, the interior improvements will be commensurate with the exterior, but even when they are not, the exterior design and finish have a great effect on the cost.

Tract developments, where a large number of identical or similar dwellings are built at one time, may effect savings in construction costs. However, in evaluating a single residence in a tract, the appraiser must use his own judgment as to whether there was a saving which is pertinent to his specific appraisal.

SUMMARY

Fenestration, roof pitch, design, materials, and workmanship are the major indicators of cost from an exterior view. Fireplaces, porches and appliances are separate items not considered in the quality of the house, although they may be indicative of the quality of other structural items. Interiors may not conform to the exterior quality. The costs included on the following pages are derived from construction costs of many buildings and are medians of cost ranges which will include the homes illustrated.

The following pictures have been provided as a guide only. They give an example of the exterior shell quality. An estimator still needs to account for the interior, which may result in increasing or decreasing the quality. See page 6 of the Introduction section for a description on what factors determine which quality to use.

CLASS 2F

FAIR QUALITY
FRAME

CLASS 2F

FAIR QUALITY FRAME

CLASS 2+F

FAIR QUALITY PLUS
FRAME

CLASS 2+F

FAIR QUALITY PLUS
FRAME

CLASS 2M

FAIR QUALITY
MASONRY

CLASS 2M

FAIR QUALITY
MASONRY

CLASS 2+M

FAIR QUALITY PLUS
MASONRY

CLASS 2+M

FAIR QUALITY PLUS
MASONRY

AVERAGE QUALITY CLASS 3F, 3+F for FRAME and 3M, 3+M for BRICK

Residences of "average quality" typically will be encountered more frequently than residences of other qualities. They are usually mass produced and will meet or exceed the minimum construction requirements of lending institutions, mortgage insuring agencies, and building codes. By most standards, the quality of material and workmanship is acceptable but does not reflect custom craftsmanship. Cabinets, doors, hardware, and plumbing are usually stock items. Architectural design will include ample fenestration and some ornamentation on the front elevation. House shapes will be rectangular to "ell" shaped.

Some of the key exterior features of an average quality home are:

- **Exterior walls are typically standard aluminum or wood sash;**
- **The roof has rafters or prefabricated trusses with exterior-grade plywood or wood sheathing with a medium-weight composition shingle, or a "built up with small rock" roof cover. Roof slope is usually 5 in 12 or less and has good overhang;**
- **House shapes will be rectangular or "ell" shaped.**

Some of the key interior features of an average quality home are:

- **Interior walls are taped and painted with some wallpaper or paneling;**
- **Kitchen cabinets are pre-finished with a small vanity in bath areas;**
- **Countertops are laminated plastic or ceramic tile;**
- **Doors are medium grade but still hollow core;**
- **There is adequate closet space.**

CLASS 3F

AVERAGE QUALITY
FRAME

CLASS 3F

AVERAGE QUALITY FRAME

CLASS 3+F

AVERAGE QUALITY PLUS
FRAME

CLASS 3+F

AVERAGE QUALITY PLUS
FRAME

CLASS 3M

AVERAGE QUALITY
MASONRY

CLASS 3M

AVERAGE QUALITY
MASONRY

CLASS 3+M

AVERAGE QUALITY PLUS
MASONRY

CLASS 3+M

AVERAGE QUALITY PLUS
MASONRY

2024 AVG - Frame Final Number Calculations After Cost Multipler, Local Multiplier and Market Factor

QUALITY	LOW	FAIR		AVERAGE		GOOD		VERY GOOD		EXCELLENT	
DEPRECIATION	45 YR F RES	50 YR F RES		55 YR F RES		55 YR F RES		60 YR F RES		60 YR F RES	
MAX SQ FT	1F	2F	2+F	3F	3+F	4F	4+F	5F	5+F	6F	6+F
400	111.86										
500	106.49										
600	102.01	115.46	135.35	146.99	158.43						
700	98.43	111.77	131.09								
800	95.75	109.00	127.89	138.99	149.81	161.06	169.71				
900	93.07	107.15	125.70								
1000	91.27	104.38	122.41	132.99	143.79	154.93	163.25				
1100	89.04	102.53	120.09								
1200	87.25	101.61	118.93	128.99	139.15	149.68	157.72	169.15	177.43		
1300	85.46	99.76	116.94	126.99	137.06						
1400	84.12	97.91	114.95	124.99	134.98	145.31	153.09	164.17	172.22		
1500		96.99	113.45	122.99	132.81						
1600	81.43	96.06	112.46	121.99	131.73	141.80	149.30	160.03	167.86		
1700		95.14	111.47	120.99	130.65						
1800	79.20	93.29	109.48	118.99	128.48	138.30	145.52	155.88	163.19	186.08	210.01
1900				117.99	127.56	137.43	144.54				
2000	77.41	91.91	107.74	116.99	126.16	135.68	142.58	152.56	160.03	182.73	206.23
2100				115.99	125.24	134.80	141.53				
2200	75.62	90.06	105.74	114.99	124.31	133.93	140.48	150.08	157.23	179.39	202.46
2300								148.42	155.43		
2400	74.27	88.67	104.00	112.99	121.99	131.30	137.95	147.59	154.78	176.71	199.43
2500								145.93	153.15		
2600	72.93	87.29	102.26	110.99	120.14	129.55	135.85	145.10	152.33	174.03	196.41
2800	71.59	86.37	101.26	109.99	118.74	127.80	134.17	143.44	150.23	171.35	193.39
3000				107.99	116.89	126.05	132.07	140.96	148.13	169.35	191.12
3200						124.30	130.39	139.30	146.38	167.34	188.86
3400						123.42	129.13	137.64	144.97	166.00	187.35
3600						121.67	127.44	135.98	143.22	163.99	185.08
3800						120.80	126.19	134.32	141.82	162.65	183.57
4000						119.92	125.35	133.49	140.42	160.64	181.30
4200								131.84	139.02	159.31	179.79
4400										157.97	178.28
4800										155.96	176.02
5200										153.28	172.99
5600										151.27	170.73
6000										149.27	168.46
9999999	69.80	83.59	97.78	105.99	112.21	119.05	123.26	130.18	132.03	147.26	166.20

2024 AVG - Masonry Final Number Calculations After Cost Multiplier, Local Multiplier and Market Factor

QUALITY	LOW	FAIR		AVERAGE		GOOD		VERY GOOD		EXCELLENT	
DEPRECIATION	50 YR	55 YR		60 YR		60 YR		60 YR		65 YR	
MAX SQ FT	1M	2M	2+M	3M	3+M	4M	4+M	5M	5+M	6M	6+M
400	110.10										
500	104.52										
600	99.73	122.19	138.51	158.60	174.07						
700	95.74	118.60	134.56								
800	92.55	115.00	130.61	149.79	164.40	180.60	197.05				
900	90.16	112.31	127.27								
1000	87.76	110.51	125.03	142.94	157.03	172.63	188.35				
1100	85.37	107.81	122.24								
1200	83.78	106.02	120.38	138.04	151.51	166.43	181.59	212.98	228.02		
1300	82.18	104.22	118.06	135.10	148.47						
1400	80.58	103.32	116.67	133.15	146.44	161.12	175.82	206.23	220.80		
1500		101.53	114.81	131.19	144.30						
1600	77.79	100.63	113.88	130.21	143.22	157.58	171.82	201.42	215.64	254.80	282.80
1700		98.83	112.02	128.25	141.15						
1800	75.80	97.93	110.63	126.29	139.08	153.15	166.94	195.63	210.59	249.77	277.22
1900				125.31	138.16	152.27	165.90				
2000	73.80	96.13	108.77	124.33	136.77	150.50	163.83	191.78	206.39	244.74	271.64
2100				122.38	134.93	148.73	161.76				
2200	71.81	94.34	106.44	121.40	134.02	147.84	160.72	187.92	202.60	240.55	266.98
2300								186.00	200.92		
2400	70.21	92.54	104.58	119.44	131.71	145.19	158.06	185.03	199.24	236.36	262.33
2500								183.10	197.56		
2600	69.01	90.74	102.72	117.48	129.41	142.53	154.95	181.18	195.88	233.01	258.61
2800	67.82	89.40	101.10	115.52	127.57	140.76	152.73	178.29	192.93	229.66	254.89
3000				114.54	126.18	138.99	150.96	176.36	190.41	226.30	251.17
3200						137.22	148.73	173.47	187.89	223.79	248.38
3400						135.45	146.96	171.54	185.79	221.27	245.59
3600						133.68	145.18	169.61	183.69	218.76	242.80
3800						132.79	143.85	167.69	182.00	217.08	240.94
4000								165.76	179.90	214.57	238.15
4200								163.83	178.22	212.89	236.29
4400										211.22	234.42
4800										207.03	229.77
5200										204.51	226.98
5600										201.16	223.26
6000										198.64	220.47
9999999	45.48	87.60	98.92	110.63	122.78	129.25	140.71	161.90	177.34	196.13	217.68

AVERAGE QUALITY

Residences of Average Quality are usually mass produced and will meet or exceed the minimum construction requirements of lending institutions, mortgage insuring agencies and building codes. By most standards, the quality of materials and workmanship is acceptable, but does not reflect custom craftsmanship. Cabinets, doors, hardware and plumbing are usually stock items. Architectural design will include ample fenestration and some ornamentation on the front elevation.

At Average Quality, Square Foot Method Costs are provided for one-, two-, one-and-one-half-story, two-story bi-level, two-and-one-half-story and split-level residences. For residences in excess of 3,200 square feet, use the Large Residence Multipliers found on Page Avg-4.

In addition to illustrations and discussions in the introduction to the Square Foot Method, the following will further describe building components at this quality of construction.

RESIDENCE

FOUNDATION

A continuous concrete perimeter foundation and foundation or piers under interior bearing wall, based on a moderate climate. Use the Square Foot Adjustments for mild- or extreme-climate foundations.

FLOOR STRUCTURE

Wood structure and subfloor on first and upper floors. For concrete slab on grade, deduct using Square Foot Adjustment per square foot of slab area. The exception is the bi-level with a concrete slab on the lower level.

FLOOR INSULATION

None is included in the basic residence cost. Add as needed.

FLOOR COVER

Carpet, hardwood, vinyl composition tile or sheet vinyl floor cover is used. Floor cover is not included in the basic residence cost. The Floor Cover Allowance is a weighting of those floor coverings typically found at this quality and can be used if floor cover is not itemized.

EXTERIOR WALL

Standard aluminum sash or wood sash is typical of the fenestration at Average Quality.

ROOF

Rafters or prefabricated trusses with exterior-grade plywood or wood sheathing with a medium-weight composition shingle or a built-up with small rock roof cover. Roof slope is usually 5 in 12 or less. Square Foot Adjustments are provided for other typical roof covers.

INTERIOR FINISH

Interior walls are taped and painted drywall with an allowance for some inexpensive wallpaper or paneling. Kitchen and baths have enamel painted walls and ceilings. Prefinished plywood cabinets in the kitchen with a small Pullman or vanity in bath areas. Countertops are laminated plastic or ceramic tile. Doors are medium grade, hollow core with standard-grade hardware. Baseboard and casings are stock. An adequate amount of closet space. Workmanship throughout is of average quality.

NOTE: Base interior wall height is 8' (except for Excellent Quality). For each foot of variation, add to or deduct from the base cost only, 4% for all masonry exterior walls including masonry veneers and 3% for frame exterior walls.

HEATING/COOLING

A forced-air furnace with adequate output and ductwork is included in the basic residence cost. Use Square Foot Adjustments for other types of heating and/or cooling. When heat pumps require a conventional back-up furnace, add from the Unit-in-Place Cost section.

BASIC DESCRIPTION

ENERGY PACKAGE

The energy package in the basic residence cost includes those insulation, framing and glazing items typically found in a moderate climate, as outlined in the Introduction to the Square Foot Method. Square Foot Energy Adjustments should be made for deviations from the moderate-climate base. Floor insulation is not included as part of the Energy Adjustment Costs. Add as needed.

ELECTRICAL

An adequate number of outlets with some luminous fixtures in kitchen and bath areas.

PLUMBING

Eight average-quality white or colored plumbing fixtures with one plumbing rough-in are included in the basic residence cost. The fixtures can include any of the following: water heater, laundry tray, tiled or modular plastic shower stall, toilet, lavatory, tub, tub with shower over, or kitchen sink. Lump-sum Adjustments should be used for any deviation from eight fixtures and a rough-in.

BUILT-IN APPLIANCES

None are included in the basic residence cost. The Built-in Appliance Allowance is a weighting of those typically found at this quality level and can be used when appliances are not itemized.

FIREPLACES

None are included in the basic residence cost. Add from Lump-sum Adjustments.

BASEMENTS

UNFINISHED

Square Foot Method Costs are provided for two common basement wall types: poured concrete and concrete block. Three wall thicknesses are now available to choose from: 6 inches, 8 inches or 12 inches. Interpolate for 10-inch walls. The costs also include a concrete slab floor, floor drain, wood or steel pipe columns to support the living area above, an adequate number of electrical outlets, windows and an open-riser, softwood stairway. The cost for a basement is not included in the basic residence cost.

FINISHED

Three types of finish are provided, all of which are additive costs to be used in conjunction with the unfinished basement cost and should be applied only to that portion which is finished.

The minimal basement finish includes vinyl composition tile floor covering, fiberboard or comparable ceiling, painted walls, minimum electrical lighting and incidental heating. The minimal-finish basement cost must be used in conjunction with an unfinished basement cost.

The recreation room finish may have carpeting or vinyl flooring, paneling or drywall wall finishes and ceiling finishes. There is generally an average amount of electrical lighting, as well as several heating ducts. An example of recreation room finish is a large open finished room. The cost must be used in conjunction with an unfinished basement cost.

The partitioned basement finish is somewhat similar in both quality of materials and workmanship to the above grade living area of the residence. It is fully partitioned for multiple rooms including, but not limited to: family room, bedroom, laundry room, bathrooms, etc. The costs include ceiling, wall and floor finishes, an abundance of electrical lighting and outlets, as well as adequate heating (allowance for additional ducts and room registers). The cost must be used in conjunction with an unfinished basement cost.

When adding partial finish (minimal, recreation or partitioned) to a basement, enter the chart at the size of the area being finished. If you have a 1200 square foot basement, and only 600 square feet is finished, cost out the finish using the 600 square foot column.

PORCHES/BREEZEWAYS

Porches and breezeways are similar in quality of both material and workmanship to the residence and are to be priced per square foot of floor area. Costs are provided for three types of floor structures, three types of wall enclosures, a roof and ceiling finish. For roof covers other than composition shingle or built-up rock, use the Add For Roof cost and make the appropriate roofing adjustment from the One-Story cost page. Floor cover is not included and can be priced from the residence floor cover costs.

GARAGES

GARAGES

Garage costs include a reinforced concrete slab floor, overhead door, ornamentation, windows and electrical lighting, all of which conform to the basic residence in both quality and construction. For roof covers other than composition shingle or built-up rock, use the appropriate roofing adjustments from the One-Story cost page. For garages built with synthetic plaster (EIFS) use the Stucco on Frame cost and increase by 4%. For garages built with Stay-in-Place (SIP) forming use the Stucco and Block cost and increase by 4%. For garages with asphalt floors, deduct using the Square Foot Adjustment per square foot of slab area (see Subfloor Square Foot Adjustment). Detached garages are freestanding, and costs do not include any interior finish. Attached garages share a common wall with the residence, and costs include interior finish for only that wall which is common. Built-in garages have living area both adjacent to and above, and costs include finish for all common surfaces. The Add For Finish costs include the necessary wall and/or ceiling finish to finish all interior surfaces. All costs are based on square footage of floor area. Basement garage costs are Lumpsum Adjustments and are to be used in conjunction with unfinished basement costs. Both the ceiling and the common wall are finished.

When adding partial finish to a garage, enter the chart at the size of the total garage. So if you have an 800 square foot garage, but only 200 square feet is finished, cost out the finish using the 800 square foot row. The primary addition is for the wall finish, which is mostly dependant on perimeter.

The base wall height for all garages is 8 feet. For each foot of variation from that height, add or subtract from the base costs (for all wall types) 6% for detached garages and 4% for attached and built-in garages. Use these same factors for the interior finish costs.

AREAS OVER GARAGE

If the area over an attached garage has interior finish equal to the rest of the residence, include that area in the total square footage of the residence and price the garage as a built-in. If this area has minimal (bonus room) or no finish (storage attic), use the Attached Minimal (bonus room) or No Finish cost on page Avg-30. If this area has a high-pitched roof, use the Attached High-Pitched Roof Gable Ends cost on Page Avg-30. Add for minimal finish from below, and stairs, plumbing and floor cover from pages Avg-27 – Avg-29.

For living area over a detached garage, use Detached Rooms w/ Full Exterior Walls on the following page. If this area has a high-pitched roof, use the Detached High-Pitched Roof Gable Ends cost on Page Avg-30. Add for minimal, recreation room or apartment room from below, and stairs, plumbing and floor cover from pages Avg-27 – Avg-29.

CARPORTS

Carports are a cost per square foot of floor area. Costs include roof cover and structure, necessary structural supports and concrete slab. The shed- or flat-roof structure is two-dimensional, and the gable-roof structure is a three-dimensional, trussed roof system. For roof covers other than composition shingle or built-up rock, use the appropriate roof adjustment from the One-Story cost page. For carports with asphalt floors, deduct using the Square Foot Adjustment per square foot of slab area (see the Subfloor Square Foot Adjustment).

To estimate the replacement cost for a three-story residence, enter the Two-Story cost table at the total floor area of all three levels and multiply that cost by .976. For a three-and-one-half-story residence with an unfinished upper level, enter the Two-Story cost table at the total floor area of the first three levels only, and multiply that cost by 1.010. For a three-and-one-half-story residence with a finished upper level, enter the Two-Story cost table at the total floor area of all four levels, and multiply that cost by .967.

AVERAGE QUALITY LARGE RESIDENCE MULTIPLIERS

To estimate replacement costs for residences greater than 3,200 square feet, use the following multipliers and apply to the 3,200 square foot cost for the appropriate residence and exterior wall type. Square Foot and Lump Sum Adjustments and other Square Foot Method Costs should be taken from the appropriate cost page.

Sq. Ft. Area	Multiplier	Sq. Ft. Area	Multiplier	Sq. Ft. Area	Multiplier
3400	.988	**4200**	.948	**5000**	.916
3600	.977	**4400**	.939	**5200**	.909
3800	.967	**4600**	.931	**5400**	.902
4000	.957	**4800**	.923	**5600**	.896

HOW TO USE ILLUSTRATIONS

The AVERAGE QUALITY residence is best described by saying that it is a national average and not a local average. Average-quality residences shown here (as well as the cost to construct) may be above average quality or even below average quality residences for your part of the country. What is average quality for one area of the country will not necessarily be the same for other areas. This quality cost level could easily be Fair Quality or Good Quality in your area. They will generally exceed FHA design and specifications. Roof slopes will increase, as well as the overhangs and complexity of the roof style. Better fenestration and ornamental trims are found on the street exposures. House shapes will be rectangular to "L" shaped with some corners or indentations that add to the cost.

Older homes may require a plus adjustment for plaster interiors and at the same time a minus adjustment for the lack of current energy (insulation) standards. While some may have added trim and built-in features, other items such as kitchen cabinetry and mechanical items will be deficient by today's standards.

These illustrations attempt to show the quality and construction class of the various residences as the appraiser would be able to determine them from an observation of the exterior.

Many residences may require more than a casual view to determine the construction class, and an inspection must be made of the interior for reliable determination of quality. However, the experienced appraiser will notice the details of workmanship, design and exterior finish materials which often indicate the quality to be found inside.

Some items which affect the cost and which may be observed from the exterior are roof pitch and type. Costs of shed, gable, and hip roofs generally ascend in that order. Typically, a cut-up roof requires more labor and materials than a simply designed roof.

Eave soffits and gutters, or their absence, and the trim and ornamentation should be observed as well as the quantity and quality of fenestration.

In most cases, the interior improvements will be commensurate with the exterior, but even when they are not, the exterior design and finish have a great effect on the cost.

Tract developments, where a large number of identical or similar dwellings are built at one time, may effect savings in construction costs. However, in evaluating a single residence in a tract, the appraiser must use his own judgment as to whether there was a saving which is pertinent to his specific appraisal.

SUMMARY

Fenestration, roof pitch, design, materials and workmanship are the major indicators of cost from an exterior view. Fireplaces, porches and appliances are separate items not considered in the quality of the house, although they may be indicative of the quality of other structural items. Interiors may not conform to the exterior quality. The costs included on the following pages are derived from construction costs of many buildings and are medians of cost ranges which will include the homes illustrated.

The following pictures have been provided as a guide only. They give an example of the exterior shell quality. An estimator still needs to account for the interior, which may result in increasing or decreasing the quality. See page 6 of the Introduction section for a description on what factors determine which quality to use.

GOOD QUALITY CLASS 4F, 4+F for FRAME and 4M, 4+M for BRICK

Residences of "good quality" may be mass produced in above-average residential developments or built for an individual owner. Good quality standard materials are used throughout. These houses generally exceed the minimum construction requirements of lending institutions, mortgage insuring agencies, and building codes. Some attention is given to architectural design in both refinements and details. Interiors are well finished, usually having some good quality wallpaper or wood paneling. Exteriors have good fenestration with ornamental materials or other refinements that may resemble "very good quality" but with less detail and interior workmanship.

Some of the key exterior factors of a good quality home are:

- **Exterior walls have good fenestration using good quality sash with some ornamental trim;**
- **Roofs use wood rafters and sheathing with hips and valleys. Good quality shingles such as wood shakes may be used.**

Some of the key interior features of a good quality home are:

- **Walls are taped and painted with some good quality wallpaper or paneling;**
- **Kitchen cabinets are natural wood-veneer and bath areas have a large Pullman or vanity;**
- **Countertops and splash are laminated plastic, ceramic tile, or simulated marble;**
- **Some entry areas may be vaulted;**
- **Doors are good quality, but still hollow core with good hardware;**
- **Baseboards and casings are good material with mitered corners;**
- **Closets are walk-ins;**
- **There are ample linen or storage closets.**

2024 Good Frame Final Number Calculations After Cost Multipler, Local Multiplier and Market Factor

QUALITY	LOW	FAIR		AVERAGE		GOOD		VERY GOOD		EXCELLENT	
DEPRECIATION	45 YR F RES	50 YR F RES		55 YR F RES		55 YR F RES		60 YR F RES		60 YR F RES	
MAX SQ FT	1F	2F	2+F	3F	3+F	4F	4+F	5F	5+F	6F	6+F
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500	106.49										
600	102.01	115.46	135.35	146.99	158.43						
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800	95.75	109.00	127.89	138.99	149.81	161.06	169.71				
900	93.07	107.15	125.70								
1000	91.27	104.38	122.41	132.99	143.79	154.93	163.25				
1100	89.04	102.53	120.09								
1200	87.25	101.61	118.93	128.99	139.15	149.68	157.72	169.15	177.43		
1300	85.46	99.76	116.94	126.99	137.06						
1400	84.12	97.91	114.95	124.99	134.98	145.31	153.09	164.17	172.22		
1500		96.99	113.45	122.99	132.81						
1600	81.43	96.06	112.46	121.99	131.73	141.80	149.30	160.03	167.86		
1700		95.14	111.47	120.99	130.65						
1800	79.20	93.29	109.48	118.99	128.48	138.30	145.52	155.88	163.19	186.08	210.01
1900				117.99	127.56	137.43	144.54				
2000	77.41	91.91	107.74	116.99	126.16	135.68	142.58	152.56	160.03	182.73	206.23
2100				115.99	125.24	134.80	141.53				
2200	75.62	90.06	105.74	114.99	124.31	133.93	140.48	150.08	157.23	179.39	202.46
2300								148.42	155.43		
2400	74.27	88.67	104.00	112.99	121.99	131.30	137.95	147.59	154.78	176.71	199.43
2500								145.93	153.15		
2600	72.93	87.29	102.26	110.99	120.14	129.55	135.85	145.10	152.33	174.03	196.41
2800	71.59	86.37	101.26	109.99	118.74	127.80	134.17	143.44	150.23	171.35	193.39
3000				107.99	116.89	126.05	132.07	140.96	148.13	169.35	191.12
3200						124.30	130.39	139.30	146.38	167.34	188.86
3400						123.42	129.13	137.64	144.97	166.00	187.35
3600						121.67	127.44	135.98	143.22	163.99	185.08
3800						120.80	126.19	134.32	141.82	162.65	183.57
4000						119.92	125.35	133.49	140.42	160.64	181.30
4200								131.84	139.02	159.31	179.79
4400										157.97	178.28
4800										155.96	176.02
5200										153.28	172.99
5600										151.27	170.73
6000										149.27	168.46
9999999	69.80	83.59	97.78	105.99	112.21	119.05	123.26	130.18	132.03	147.26	166.20

2024 GOOD - Masonry Final Number Calculations After Cost Multiplier, Local Multiplier and Market Factor

QUALITY	LOW	FAIR		AVERAGE		GOOD		VERY GOOD		EXCELLENT	
DEPRECIATION	50 YR	55 YR		60 YR		60 YR		60 YR		65 YR	
MAX SQ FT	1M	2M	2+M	3M	3+M	4M	4+M	5M	5+M	6M	6+M
400	110.10										
500	104.52										
600	99.73	122.19	138.51	158.60	174.07						
700	95.74	118.60	134.56								
800	92.55	115.00	130.61	149.79	164.40	180.60	197.05				
900	90.16	112.31	127.27								
1000	87.76	110.51	125.03	142.94	157.03	172.63	188.35				
1100	85.37	107.81	122.24								
1200	83.78	106.02	120.38	138.04	151.51	166.43	181.59	212.98	228.02		
1300	82.18	104.22	118.06	135.10	148.47						
1400	80.58	103.32	116.67	133.15	146.44	161.12	175.82	206.23	220.80		
1500		101.53	114.81	131.19	144.30						
1600	77.79	100.63	113.88	130.21	143.22	157.58	171.82	201.42	215.64	254.80	282.80
1700		98.83	112.02	128.25	141.15						
1800	75.80	97.93	110.63	126.29	139.08	153.15	166.94	195.63	210.59	249.77	277.22
1900				125.31	138.16	152.27	165.90				
2000	73.80	96.13	108.77	124.33	136.77	150.50	163.83	191.78	206.39	244.74	271.64
2100				122.38	134.93	148.73	161.76				
2200	71.81	94.34	106.44	121.40	134.02	147.84	160.72	187.92	202.60	240.55	266.98
2300								186.00	200.92		
2400	70.21	92.54	104.58	119.44	131.71	145.19	158.06	185.03	199.24	236.36	262.33
2500								183.10	197.56		
2600	69.01	90.74	102.72	117.48	129.41	142.53	154.95	181.18	195.88	233.01	258.61
2800	67.82	89.40	101.10	115.52	127.57	140.76	152.73	178.29	192.93	229.66	254.89
3000				114.54	126.18	138.99	150.96	176.36	190.41	226.30	251.17
3200						137.22	148.73	173.47	187.89	223.79	248.38
3400						135.45	146.96	171.54	185.79	221.27	245.59
3600						133.68	145.18	169.61	183.69	218.76	242.80
3800						132.79	143.85	167.69	182.00	217.08	240.94
4000								165.76	179.90	214.57	238.15
4200								163.83	178.22	212.89	236.29
4400										211.22	234.42
4800										207.03	229.77
5200										204.51	226.98
5600										201.16	223.26
6000										198.64	220.47
9999999	45.48	87.60	98.92	110.63	122.78	129.25	140.71	161.90	177.34	196.13	217.68

GOOD QUALITY

Residences of Good Quality may be mass produced in above-average residential developments or built for an individual owner. Good-quality standard materials are used throughout. These houses generally exceed the minimum construction requirements of lending institutions, mortgage-insuring agencies and building codes. Some attention is given to architectural design in both refinements and detail. Interiors are well finished, usually having some good-quality wallpaper or wood paneling. Exteriors have good fenestration with ornamental materials or other refinements.

At Good Quality, Square Foot Method Costs are provided for one-, two-, one-and-one-half- and two-and-one-half-story, two-story bi-level, and split-level residences. For residences in excess of 4,000 square feet, use the Large Residence Multipliers found on Page Good-4.

In addition to illustrations and discussions in the introduction to the Square Foot Method, the following will further describe building components at this quality of construction.

RESIDENCE

FOUNDATION

A continuous, reinforced concrete perimeter foundation and foundation or piers under interior bearing wall, based on a moderate climate. Use the Square Foot Adjustments for mild- or extreme-climate foundations.

FLOOR STRUCTURE

Wood or steel floor joists and subfloor on first and upper floors. For concrete slab on grade, deduct using Square Foot Adjustment per square foot of slab area. The exception is the bi-level with a concrete slab on the lower level.

FLOOR INSULATION

None is included in the basic residence cost. Add as needed.

FLOOR COVER

Carpet, hardwood, sheet vinyl or vinyl tile floor cover is used. Floor cover is not included in the basic residence cost. The Floor Cover Allowance is a weighting of those floor coverings typically found at this quality and can be used if floor cover is not itemized.

EXTERIOR WALL

Good fenestration using good-quality sash. Some ornamental trim.

ROOF

Wood rafters and sheathing with hips and valleys. Good-quality cedar shingles are included in the basic residence cost. Square Foot Adjustments are provided for other typical roof covers.

INTERIOR FINISH

Interior walls are taped and painted drywall with some good-quality wallpaper or wood paneling. Kitchen and baths have enamel-painted walls and ceilings. An ample amount of cabinetry with natural wood-veneer finish is used in the kitchen, with a large pullman or vanity in the bath areas. Countertops and splash are laminated plastic, ceramic tile or simulated marble. Ceilings are painted drywall. Some small areas, i.e., entries or foyers, may have vaulted or cathedral ceilings. Doors are good quality, hollow core with attractive hardware. Baseboard and casings are hardwood or softwood and have mitered corners. Walk-in closets or large sliding door wardrobes. Ample linen and storage closets. Workmanship throughout is of good quality.

NOTE: Base interior wall height is 8' (except for Excellent Quality). For each foot of variation, add to or deduct from the base cost only, 4% for all masonry exterior walls including masonry veneers and 3% for frame exterior walls.

HEATING/COOLING

A forced-air furnace with adequate output and ductwork to all main areas is included in the basic residence cost. Use Square Foot Adjustments for other types of heating and/or cooling. When heat pumps require a conventional back-up furnace, add from the Unit-in-Place cost section.

BASIC DESCRIPTION

ENERGY PACKAGE

The energy package in the basic residence cost includes those insulation, framing and glazing items typically found in a moderate climate, as outlined in the Introduction to the Square Foot Method. Square Foot Energy Adjustments should be made for deviations from the moderate-climate base. Floor insulation is not included as part of the Energy Adjustment Costs. Add as needed.

ELECTRICAL

A good amount of convenience outlets. Luminous fixtures in kitchen and bath areas.

PLUMBING

Eleven good-quality, white or colored plumbing fixtures with one plumbing rough-in are included in the basic residence cost. The fixtures can include any of the following: water heater, laundry tray, tiled or modular plastic shower stall, toilet, lavatory, tub, tub with shower over, or kitchen sink. Lump-sum Adjustments should be used for any deviation from eleven fixtures and a rough-in.

BUILT-IN APPLIANCES

None are included in the basic residence cost. The Built-in Appliance Allowance is a weighting of those typically found at this quality level and can be used when appliances are not itemized.

FIREPLACES

None are included in the basic residence cost. Add from Lump-sum Adjustments.

BASEMENTS

UNFINISHED

Square Foot Method Costs are provided for two common basement wall types: poured concrete and concrete block. Three wall thicknesses are now available to choose from: 6 inches, 8 inches or 12 inches. Interpolate for 10-inch walls. The costs also include a moistureproof concrete slab floor, adequate floor drains, wood or steel columns to support the living area above, an adequate number of electrical outlets, windows and a softwood stairway. The cost for a basement is not included in the basic residence cost.

FINISHED

Three types of finish are provided, all of which are additive costs to be used in conjunction with the unfinished basement cost and should be applied only to that portion which is finished.

The minimal basement finish includes vinyl composition tile floor covering, ceiling and wall finishes,, minimum electrical lighting and incidental heating. The minimal-finish basement cost must be used in conjunction with an unfinished basement cost.

The recreation room finish may have carpeting or vinyl flooring, wood paneling or drywall wall finishes and drywall ceiling finishes. There is generally an average amount of electrical lighting, as well as several heating ducts. An example of recreation room finish is a large open finished room. The cost must be used in conjunction with an unfinished basement cost.

The partitioned basement finish is somewhat similar in both quality of materials and workmanship to the above grade living area of the residence. It is fully partitioned for multiple rooms including, but not limited to: family room, bedroom, laundry room, bathrooms, home theater, etc. The costs include ceiling, wall and floor finishes, an abundance of electrical lighting and outlets, as well as adequate heating (allowance for additional ducts and room registers). The cost must be used in conjunction with an unfinished basement cost.

When adding partial finish (minimal, recreation or partitioned) to a basement, enter the chart at the size of the area being finished. If you have a 1600 square foot basement, and only 800 square feet is finished, cost out the finish using the 800 square foot column.

PORCHES/BREEZEWAYS

Porches and breezeways are similar in quality of both material and workmanship to the residence, and are to be priced per square foot of floor area. Costs are provided for three types of floor structures, three types of wall enclosures, a roof and a ceiling finish. For a roof cover other than wood shingle, use the Add For Roof cost and make the appropriate roofing adjustment from the One-Story cost page. Floor cover is not included and can be priced from the residence floor cover costs.

GARAGES

GARAGES

Garage costs include a reinforced concrete slab floor, overhead door, ornamentation, windows and electrical lighting, all of which conform to the basic residence in both quality and construction. For a roof cover other than wood shingle, use the appropriate roofing adjustments from the One-Story cost page. For garages built with synthetic plaster (EIFS), use the Stucco on Frame cost and increase by 4%. For garages built with stay-in-place (SIP) forming use the Stucco on Block cost and increase the cost by 4%. For garages with asphalt floors, deduct using the Square Foot Adjustment per square foot of slab area (see Subfloor Square Foot Adjustment).

Detached garages are freestanding, and costs do not include any interior finish. Attached garages share a common wall with the residence, and costs include interior finish for only that wall which is common. Built-in garages have living area both adjacent to and above, and costs include finish for all common surfaces. The Add For Finish costs include the necessary wall and/or ceiling finish to finish all interior surfaces. All costs are based on square footage of floor area. Basement garage costs are Lump-sum Adjustments and are to be used in conjunction with unfinished basement costs. Both the ceiling and the common wall are finished.

When adding partial finish to a garage, enter the chart at the size of the total garage. So if you have an 800 square foot garage, but only 200 square feet is finished, cost out the finish using the 800 square foot row. The primary addition is for the wall finish, which is mostly dependant on perimeter.

The base wall height for all garages is 8 feet. For each foot of variation from that height, add or subtract from the base costs (for all wall types) 6% for detached garages and 4% for attached and built-in garages. Use these same factors for the interior finish costs.

AREAS OVER GARAGE

If the area over an attached garage has interior finish equal to the rest of the residence, include that area in the total square footage of the residence and price the garage as a built-in. If this area has minimal (bonus room) or no finish (storage attic), use the Attached Minimal (bonus room) or No Finish cost on page Good-26. If this area has a high-pitched roof, use the Attached High-Pitched Roof Gable Ends cost on page Good-26. Add for minimal finish from below, and stairs, plumbing and floor cover from pages Good-23 – Good-25.

For living area over a detached garage, use Detached Rooms w/ Full Exterior Walls on page Good-26. If this area has a high-pitched roof, use the Detached High-Pitched Roof Gable Ends cost on page Good-26. Add for minimal, recreation room or apartment room from below, and stairs, plumbing and floor cover from pages Good-23 – Good-25.

CARPORTS

Carports are a cost per square foot of floor area. Costs include roof cover and structure, necessary structural supports and concrete slab. The shed- or flat-roof structure is two-dimensional, and the gable roof structure is a three-dimensional, trussed roof system. For roof covers other than wood shingle, use the appropriate roof adjustment from the One-Story cost page. For carports with asphalt floors, deduct using the Square Foot Adjustment per square foot of slab area (see Subfloor Square Foot Adjustment).

To estimate the replacement cost for a three-story residence, enter the Two-Story cost table at the total floor area of all three levels and multiply that cost by .976. For a three-and-one-half-story residence with an unfinished upper level, enter the Two-Story cost table at the total floor area of the first three levels only, and multiply that cost by 1.010. For a three-and-one-half-story residence with a finished upper level, enter the Two-Story cost table at the total floor area of all four levels, and multiply that cost by .967.

GOOD QUALITY LARGE RESIDENCE MULTIPLIERS

To estimate replacement costs for residences greater than 4,000 square feet, use the following multipliers and apply to the 4,000 square foot cost for the appropriate residence and exterior wall type. Square Foot and Lump Sum Adjustments and other Square Foot Method Costs should be taken from the appropriate cost page.

Sq. Ft. Area	Multiplier	Sq. Ft. Area	Multiplier	Sq. Ft. Area	Multiplier
4200	.991	4800	.968	5400	.948
4400	.983	5000	.961	5600	.941
4600	.975	5200	.954	6000	.930

HOW TO USE ILLUSTRATIONS

GOOD QUALITY is our term for a home which is above average. Such a house could have easily been Rank 4, on a scale of 1 to 6, with Low Quality equal to Rank 1, Fair Quality equal to Rank 2, etc. It is just the next level in cost for residential housing. Good-quality residences are typical of the upper middle class or move-up type development. From the exterior, they frequently resemble the Very Good residence, but usually with less detail and workmanship in the interior. This quality cost level could easily be Average Quality or Very Good Quality in your area. The most important matter is where the cost lies for the home that is being appraised.

Older homes may require a plus adjustment for plaster interiors and at the same time a minus adjustment for the lack of current energy (insulation) standards. While some may have added trim and built-in features, other items such as kitchen cabinetry and mechanical items will be deficient by today's standards.

These illustrations attempt to show the quality and construction class of the various residences as the appraiser would be able to determine them from an observation of the exterior.

Many residences may require more than a casual view to determine the construction class, and an inspection must be made of the interior for reliable determination of quality. However, the experienced appraiser will notice the details of workmanship, design and exterior finish materials, which often indicate the quality to be found inside.

Some items which affect the cost and which may be observed from the exterior are roof pitch and type. Costs of shed roofs, gable and hip roofs generally ascend in that order. Typically, a cut-up roof requires more labor and materials than a simply designed roof.

Eave soffits and gutters, or their absence, and the trim and ornamentation should be observed, as well as the quantity and quality of fenestration.

In most cases, the interior improvements will be commensurate with the exterior, but even when they are not, the exterior design and finish have a great effect on the cost.

Tract developments, where a large number of identical or similar dwellings are built at one time, may effect savings in construction costs. However, in evaluating a single residence in a tract, the appraiser must use his own judgment as to whether there was a saving which is pertinent to his specific appraisal.

SUMMARY

Fenestration, roof pitch, design, materials and workmanship are the major indicators of cost from an exterior view. Fireplaces, porches and appliances are separate items not considered in the quality of the house, although they may be indicative of the quality of other, structural items. Interiors may not conform to the exterior quality. The costs included on the following pages are derived from construction costs of many buildings and are medians of cost ranges which will include the homes illustrated.

The following pictures have been provided as a guide only. They give an example of the exterior shell quality. An estimator still needs to account for the interior, which may result in increasing or decreasing the quality. See page 6 of the Introduction section for a description on what factors determine which quality to use.

VERY GOOD QUALITY CLASS 5F, 5+F for FRAME and 5M, 5+M for BRICK

Residences of "very good quality" are typical of those built in high quality tracts or developments and are frequently individually designed. Attention has been given to interior refinements and detail. Exteriors have good fenestration with some custom ornamentation. Houses may be irregular shapes and non-right angles will be common.

Some of the exterior features of a very good quality home are:

- **Exterior walls have well designed fenestration with high quality sash. Custom ornamentation and trim are used;**
- **Roofs are wood rafters and sheathing and have high quality roof materials such as wood, slate, and tile as well as large eaves and overhangs and may be irregular in shape.**

Some of the key interior features of a very good quality home are:

- **Walls are taped and painted with high grade paper or vinyl, hardwood paneling, or ceramic tile;**
- **Cabinetry may be specialty items such as cooking island, bar, desk, etc;**
- **Countertops and splash are high quality laminated plastic;**
- **Ceilings, including those in entryways and master bedrooms, are often vaulted with some molding;**
- **Doors are raised-panel hardwood with good quality hardware;**
- **Closets are spacious walk-ins with large wardrobe and storage closets.**

2024 VERY GOOD - Frame Final Number Calculations After Cost Multipler, Local Multiplier and Market Factor

QUALITY	LOW	FAIR		AVERAGE		GOOD		VERY GOOD		EXCELLENT	
DEPRECIATION	45 YR F RES	50 YR F RES		55 YR F RES		55 YR F RES		60 YR F RES		60 YR F RES	
MAX SQ FT	1F	2F	2+F	3F	3+F	4F	4+F	5F	5+F	6F	6+F
400	111.86										
500	106.49										
600	102.01	115.46	135.35	146.99	158.43						
700	98.43	111.77	131.09								
800	95.75	109.00	127.89	138.99	149.81	161.06	169.71				
900	93.07	107.15	125.70								
1000	91.27	104.38	122.41	132.99	143.79	154.93	163.25				
1100	89.04	102.53	120.09								
1200	87.25	101.61	118.93	128.99	139.15	149.68	157.72	169.15	177.43		
1300	85.46	99.76	116.94	126.99	137.06						
1400	84.12	97.91	114.95	124.99	134.98	145.31	153.09	164.17	172.22		
1500		96.99	113.45	122.99	132.81						
1600	81.43	96.06	112.46	121.99	131.73	141.80	149.30	160.03	167.86		
1700		95.14	111.47	120.99	130.65						
1800	79.20	93.29	109.48	118.99	128.48	138.30	145.52	155.88	163.19	186.08	210.01
1900				117.99	127.56	137.43	144.54				
2000	77.41	91.91	107.74	116.99	126.16	135.68	142.58	152.56	160.03	182.73	206.23
2100				115.99	125.24	134.80	141.53				
2200	75.62	90.06	105.74	114.99	124.31	133.93	140.48	150.08	157.23	179.39	202.46
2300								148.42	155.43		
2400	74.27	88.67	104.00	112.99	121.99	131.30	137.95	147.59	154.78	176.71	199.43
2500								145.93	153.15		
2600	72.93	87.29	102.26	110.99	120.14	129.55	135.85	145.10	152.33	174.03	196.41
2800	71.59	86.37	101.26	109.99	118.74	127.80	134.17	143.44	150.23	171.35	193.39
3000				107.99	116.89	126.05	132.07	140.96	148.13	169.35	191.12
3200						124.30	130.39	139.30	146.38	167.34	188.86
3400						123.42	129.13	137.64	144.97	166.00	187.35
3600						121.67	127.44	135.98	143.22	163.99	185.08
3800						120.80	126.19	134.32	141.82	162.65	183.57
4000						119.92	125.35	133.49	140.42	160.64	181.30
4200								131.84	139.02	159.31	179.79
4400										157.97	178.28
4800										155.96	176.02
5200										153.28	172.99
5600										151.27	170.73
6000										149.27	168.46
9999999	69.80	83.59	97.78	105.99	112.21	119.05	123.26	130.18	132.03	147.26	166.20

2024 VERY GOOD - Masonry Final Number Calculations After Cost Multiplier, Local Multiplier and Market Factor

QUALITY	LOW	FAIR		AVERAGE		GOOD		VERY GOOD		EXCELLENT	
DEPRECIATION	50 YR	55 YR		60 YR		60 YR		60 YR		65 YR	
MAX SQ FT	1M	2M	2+M	3M	3+M	4M	4+M	5M	5+M	6M	6+M
400	110.10										
500	104.52										
600	99.73	122.19	138.51	158.60	174.07						
700	95.74	118.60	134.56								
800	92.55	115.00	130.61	149.79	164.40	180.60	197.05				
900	90.16	112.31	127.27								
1000	87.76	110.51	125.03	142.94	157.03	172.63	188.35				
1100	85.37	107.81	122.24								
1200	83.78	106.02	120.38	138.04	151.51	166.43	181.59	212.98	228.02		
1300	82.18	104.22	118.06	135.10	148.47						
1400	80.58	103.32	116.67	133.15	146.44	161.12	175.82	206.23	220.80		
1500		101.53	114.81	131.19	144.30						
1600	77.79	100.63	113.88	130.21	143.22	157.58	171.82	201.42	215.64	254.80	282.80
1700		98.83	112.02	128.25	141.15						
1800	75.80	97.93	110.63	126.29	139.08	153.15	166.94	195.63	210.59	249.77	277.22
1900				125.31	138.16	152.27	165.90				
2000	73.80	96.13	108.77	124.33	136.77	150.50	163.83	191.78	206.39	244.74	271.64
2100				122.38	134.93	148.73	161.76				
2200	71.81	94.34	106.44	121.40	134.02	147.84	160.72	187.92	202.60	240.55	266.98
2300								186.00	200.92		
2400	70.21	92.54	104.58	119.44	131.71	145.19	158.06	185.03	199.24	236.36	262.33
2500								183.10	197.56		
2600	69.01	90.74	102.72	117.48	129.41	142.53	154.95	181.18	195.88	233.01	258.61
2800	67.82	89.40	101.10	115.52	127.57	140.76	152.73	178.29	192.93	229.66	254.89
3000				114.54	126.18	138.99	150.96	176.36	190.41	226.30	251.17
3200						137.22	148.73	173.47	187.89	223.79	248.38
3400						135.45	146.96	171.54	185.79	221.27	245.59
3600						133.68	145.18	169.61	183.69	218.76	242.80
3800						132.79	143.85	167.69	182.00	217.08	240.94
4000								165.76	179.90	214.57	238.15
4200								163.83	178.22	212.89	236.29
4400										211.22	234.42
4800										207.03	229.77
5200										204.51	226.98
5600										201.16	223.26
6000										198.64	220.47
9999999	45.48	87.60	98.92	110.63	122.78	129.25	140.71	161.90	177.34	196.13	217.68

VERY GOOD QUALITY

Residences at Very Good Quality are typical of those built-in high-quality tracts or developments and are frequently individually designed. Attention has been given to interior refinements and detail. Exteriors have good fenestration with some custom ornamentation.

At Very Good Quality, Square Foot Method Costs are provided for one-, two-, one-and-one-half- and two-and-one-half-story, two-story bi-level and split-level residences. For other types, use the appropriate multipliers on the following page. For residences in excess of 4,400 square feet, use the Large Residence Multipliers found on Page VG-4.

In addition to illustrations and discussions in the introduction to the Square Foot Method, the following will further describe building components at this quality of construction.

RESIDENCE

FOUNDATION

A continuous, reinforced concrete perimeter and interior bearing wall foundation based on a moderate climate. Use the Square Foot Adjustments for mild- or extreme-climate foundations.

FLOOR STRUCTURE

Wood or steel floor joists and subfloor on first and upper floors. For concrete slab on grade, deduct using Square Foot Adjustment per square foot of slab area. The exception is the bi-level with a concrete slab on the lower level.

FLOOR INSULATION

None is included in the basic residence cost. Add as needed.

FLOOR COVER

High-quality carpet, hardwood, sheet vinyl and ceramic tile. Floor cover is not included in the basic residence cost. The Floor Cover Allowance is a weighting of those floor coverings typically found at this quality and can be used if floor cover is not itemized.

EXTERIOR WALL

Fenestration is well designed with high-quality sash. Custom ornamentation and trim are used.

ROOF

Wood rafters and sheathing. Heavy wood shake roof cover is included in the basic residence cost. Square Foot Adjustments are provided for typical roof cover deviations.

INTERIOR FINISH

Interior walls are taped and painted drywall with high-grade paper or vinyl wall covering, hardwood paneling or ceramic tile. Ample amount of cabinetry, which may include such specialty cabinetry items as a cooking island, bar, desk, etc. High-quality pullman or vanity cabinets. Ceramic tile or highest-quality laminated plastic countertops and splash. Ceilings are mostly painted drywall, with some molding and coving details. Vaulted or cathedral ceilings will usually be found in master bedrooms and entries. Raised-panel hardwood veneer or enameled doors with good-quality hardware. Base, casings and moldings have tight mitered corners. Spacious walk-in closets or wardrobes and large linen storage closets.

NOTE: Base interior wall height is 8' (except for Excellent Quality). For each foot of variation, add to or deduct from the base cost only, 4% for all masonry exterior walls including masonry veneers and 3% for frame exterior walls.

HEATING/COOLING

A forced-air furnace with insulated ductwork to all main areas is included in the basic residence cost. Use Square Foot Adjustments for other types of heating and/or cooling. When heat pumps require a conventional back-up furnace, add from the Unit-in-Place cost section.

ENERGY PACKAGE

The energy package in the basic residence cost includes those insulation, framing and glazing items typically found in a moderate climate, as outlined in the Introduction to the Square Foot Method. Square Foot Energy Adjustments should be made for deviations from the moderate-climate base. Floor insulation is not included as part of the Energy Adjustment Costs. Add as needed.

ELECTRICAL

Well-positioned outlets and high-quality fixtures throughout. Good luminous fixtures in kitchen and bath areas.

PLUMBING

Fourteen high-quality white or colored plumbing fixtures with one plumbing rough-in are included in the basic residence cost. The fixtures can include any of the following: water heater, laundry tray, tiled shower stall, toilet, lavatory, tub, tub with shower over, kitchen sink or wet bar. Lump-sum Adjustments should be used for any deviation from fourteen fixtures and a rough-in.

BUILT-IN APPLIANCES

None are included in the basic residence cost. The Built-in Appliance Allowance is a weighting of those typically found at this quality level and can be used when appliances are not itemized.

FIREPLACES

None are included in the basic residence cost. Add from Lump-sum Adjustments.

BASEMENTS

UNFINISHED

Square Foot Method Costs are provided for two common basement wall types: poured concrete and concrete block. Three wall thickness are now available to choose from: 6 inches, 8 inches or 12 inches. Interpolate for 10-inch walls. The costs also include a moistureproof concrete slab floor, adequate floor drains, wood or steel columns to support the living area above, an adequate number of electrical outlets, windows and a stairwell. The cost for a basement is not included in the basic residence cost.

FINISHED

Three types of finish are provided, all of which are additive costs to be used in conjunction with the unfinished basement cost and should be applied only to that portion which is finished.

The minimal basement finish includes vinyl composition tile floor covering, ceiling and wall finishes, minimum electrical lighting and incidental heating. The minimal-finish basement cost must be used in conjunction with an unfinished basement cost.

The recreation room finish may have carpeting or vinyl flooring, wood paneling or drywall wall finishes and drywall ceiling finishes. There is generally an average amount of electrical lighting, as well as several heating ducts. An example of recreation room finish is a large open finished room. The cost must be used in conjunction with an unfinished basement cost.

The partitioned basement finish is somewhat similar in both quality of materials and workmanship to the above grade living area of the residence. It is fully partitioned for multiple rooms including, but not limited to: family room, bedroom, laundry room, bathrooms, home theater, etc. The costs include ceiling, wall and floor finishes, an abundance of electrical lighting and outlets, as well as adequate heating (allowance for additional ducts and room registers). The cost must be used in conjunction with an unfinished basement cost.

When adding partial finish (minimal, recreation or partitioned) to a basement, enter the chart at the size of the area being finished. If you have a 2000 square foot basement, and only 1200 square feet is finished, cost out the finish using the 1200 square foot column.

PORCHES/BREEZEWAYS

Porches and breezeways are similar in quality of both material and workmanship to the residence, and are to be priced per square foot of floor area. Costs are provided for three types of floor structures, three types of wall enclosures, a roof and ceiling finish. For a roof cover other than wood shake, use the Add For Roof cost and make the appropriate roofing adjustment from the One-Story cost page. Floor cover is not included and can be priced from the residence floor cover costs.

GARAGES

GARAGES

Garage costs include a reinforced concrete slab floor, pedestrian and overhead doors, ornamentation, windows and electrical lighting, all of which conform to the basic residence in both quality and construction. For a roof cover other than wood shake, use the appropriate roofing adjustments from the One-Story cost page. For garages built with synthetic plaster (EIFS), use the Stucco on Frame cost and increase by 4%. For garages built with Stay-in-Place (SIP), forming use the Stucco on Block cost and increase cost by 4%. For garages with asphalt floors, deduct using the Square Foot Adjustment per square foot of slab area (see the Subfloor Square Foot Adjustment).

Detached garages are freestanding, and costs do not include any interior finish. Attached garages share a common wall with the residence, and costs include interior finish for only that wall which is common. Built-in garages have living area both adjacent to and above, and costs include finish for all common surfaces. The Add For Finish costs include the necessary wall and/or ceiling finish to finish all interior surfaces. All costs are based on square footage of floor area. Basement garage costs are Lump-sum Adjustments and are to be used in conjunction with unfinished basement costs. Both the ceiling and the common wall are finished.

When adding partial finish to a garage, enter the chart at the size of the total garage. So if you have an 800 square foot garage, but only 200 square feet is finished, cost out the finish using the 800 square foot row. The primary addition is for the wall finish, which is mostly dependant on perimeter.

The base wall height for all garages is 8 feet. For each foot of variation from that height, add or subtract from the base costs (for all wall types) 6% for detached garages and 4% for attached and built-in garages. Use these same factors for the interior finish costs.

AREAS OVER GARAGE

If the area over an attached garage has interior finish equal to the rest of the residence, include that area in the total square footage of the residence and price the garage as a built-in. If this area has minimal (bonus room) or no finish (storage attic), use the Attached Minimal (bonus room) or No Finish cost on page VG-24. If this area has a high-pitched roof, use the Attached High-Pitched Roof Gable Ends cost on page VG-24. Add for minimal finish from below, and stairs, plumbing and floor cover from pages VG-12 – VG-23.

For living area over a detached garage, use Detached Rooms w/ Full Exterior Walls on page VG-24. If this area has a high-pitched roof, use the Detached High-Pitched Roof Gable Ends cost on page VG-24. Add for minimal, recreation room or apartment room from pages VG-21 – VG-23.

CARPORTS

Carports are a cost per square foot of floor area. Costs include roof cover and structure, necessary structural supports and concrete slab. The shed or flat roof structure is two-dimensional, and the gable roof structure is a three-dimensional, trussed roof system. For roof covers other than wood shake, use the appropriate roof adjustment from the One Story cost page. For carports with asphalt floors, deduct using the Square Foot Adjustment per square foot of slab area (see the Subfloor Square Foot Adjustment).

To estimate the replacement cost for a three-story residence, enter the Two-Story cost table at the total floor area of all three levels and multiply that cost by .984. For a three-and-one-half-story residence with an unfinished upper level, enter the Two-Story cost table at the total floor area of the first three levels only, and multiply that cost by 1.017. For a three-and-one-half-story residence with a finished upper level, enter the Two-Story cost table at the total floor area of all four levels, and multiply that cost by .979.

VERY GOOD QUALITY LARGE RESIDENCE MULTIPLIERS

To estimate replacement costs for residences greater than 4,400 square feet, use the following multipliers and apply to the 4,400 square foot cost for the appropriate residence and exterior wall type. Square Foot and Lump Sum Adjustments and other Square Foot Method Costs should be taken from the appropriate cost page.

Sq. Ft. Area	Multiplier	Sq. Ft. Area	Multiplier	Sq. Ft. Area	Multiplier
4600	.991	5200	.965	5800	.943
4800	.982	5400	.958	6000	.936
5000	.973	5600	.950	6400	.924

HOW TO USE ILLUSTRATIONS

The VERY GOOD QUALITY residence is typical of high-quality tracts or developments. It is also frequently an individually designed home in the move-up bracket. This quality cost level could easily be Good Quality or Excellent Quality in your area. Special attention is given to exterior as well as interior details. Irregular shapes and angles will be common, as well as large eaves and overhangs. Depending upon the type of construction in your neighborhood this quality level could be considered as the local standard or average, above average, or even the best housing in the community. For residences built in remote locations or in resort areas not listed in Section F, consider using the special Local Multiplier adjustments found on the bottom of Page F-8.

Older homes may require a plus adjustment for plaster interiors and at the same time a minus adjustment for the lack of current energy (insulation) standards. While some may have added trim and built-in features, other items such as kitchen cabinetry and mechanical items will be deficient by today's standards.

These illustrations attempt to show the quality and construction class of the various residences as the appraiser would be able to determine them from an observation of the exterior.

Many residences may require more than a casual view to determine the construction class, and an inspection must be made of the interior for reliable determination of quality. However, the experienced appraiser will notice the details of workmanship, design and exterior finish materials, which often indicate the quality to be found inside.

Some items which affect the cost and which may be observed from the exterior are roof pitch and type. Costs of shed roofs, gable and hip roofs generally ascend in that order. Typically, a cut-up roof requires more labor and materials than a simply designed roof.

Eave soffits and gutters, or their absence, and the trim and ornamentation should be observed, as well as the quantity and quality of fenestration.

In most cases, the interior improvements will be commensurate with the exterior, but even when they are not, the exterior design and finish have a great effect on the cost.

Tract developments, where a large number of identical or similar dwellings are built at one time, may effect savings in construction costs. However, in evaluating a single residence in a tract, the appraiser must use his own judgment as to whether there was a saving which is pertinent to his specific appraisal.

SUMMARY

Fenestration, roof pitch, design, materials and workmanship are the major indicators of cost from an exterior view. Fireplaces, porches and appliances are separate items not considered in the quality of the house, although they may be indicative of the quality of other structural items. Interiors may not conform to the exterior quality. The costs included on the following pages are derived from construction costs of many buildings and are medians of cost ranges which will include the homes illustrated.

The following pictures have been provided as a guide only. They give an example of the exterior shell quality. An estimator still needs to account for the interior, which may result in increasing or decreasing the quality. See page 6 of the Introduction section for a description on what factors determine which quality to use.

CLASS 5F

VERY GOOD QUALITY
FRAME

CLASS 5+F

VERY GOOD QUALITY PLUS
FRAME

CLASS 5M

VERY GOOD QUALITY
MASONRY

CLASS 5+M

VERY GOOD QUALITY PLUS
MASONRY

EXCELLENT QUALITY CLASS 6F, 6+F for FRAME and 6M, 6+M for BRICK

Residences of "excellent quality" are usually individually designed and are characterized by the high quality of workmanship, finishes, and appointments, and considerable attention to detail. Although residences with this quality level are inclusive of high quality material and workmanship and are somewhat unique in their design, these costs do not represent the highest cost in residential construction.

Some of the key exterior features of an excellent quality home are:

- **Exterior walls have well designed fenestration with high quality sash. Walls will have custom ornamentation and trim. Select brick, cut stone, and high quality siding are used;**
- **Roof has heavy wood rafters and sheathing. Clay tile or slate roof is typical.**

Some of the key interior features of an excellent quality home are:

- **Walls are taped and painted with high grade vinyl, hardwood paneling, and ceramic tile;**
- **There is built-in book shelving with ample cabinets which may include specialty cabinetry items such as a cooking island, bar, desks, etc;**
- **Bathroom cabinets are high quality;**
- **Cabinet tops are ceramic tile, marble, or the highest quality of laminated plastic;**
- **Ceilings are painted with molding and other ornamentation and are vaulted or cathedral;**
- **Doors are raised hardwood veneer or enameled with good quality hardware;**
- **Closets are spacious walk-ins with many built-in features. Linen closets are large.**

2024 EXC - Frame Final Number Calculations After Cost Multiplier, Local Multiplier and Market Factor

QUALITY	LOW	Fair		AVERAGE		GOOD		VERY GOOD		EXCELLENT	
Depreciation	45 Yr. Life	50YR F RES		55YR F RES		55YR F RES		60YR F RES		60YR F RES	
MAX SQ FT	1F	2F	2+F	3F	3+F	4F	4+F	5F	5+F	6F	6+F
400	111.86										
500	106.49										
600	102.01	115.46	135.35	146.99	158.43						
700	98.43	111.77	131.09								
800	**95.75**	109.00	127.89	138.99	149.81	161.06	169.71				
900	93.07	107.15	125.70								
1000	91.27	104.38	122.41	132.99	143.79	154.93	163.25				
1100	89.04	102.53	120.09								
1200	87.25	**101.61**	**118.93**	128.99	139.15	149.68	157.72	169.15	177.43		
1300	85.46	99.76	116.94	126.99	137.06						
1400	84.12	97.91	114.95	124.99	134.98	145.31	153.09	164.17	172.22		
1500		96.99	113.45	122.99	132.81						
1600	81.43	96.06	112.46	**121.99**	**131.73**	141.80	149.30	160.03	167.86		
1700		95.14	111.47	120.99	130.65						
1800	79.20	93.29	109.48	118.99	128.48	138.30	145.52	155.88	163.19	186.08	210.01
1900				117.99	127.56	137.43	144.54				
2000	77.41	91.91	107.74	116.99	126.16	135.68	142.58	152.56	160.03	182.73	206.23
2100				115.99	125.24	134.80	141.53				
2200	75.62	90.06	105.74	114.99	124.31	133.93	140.48	150.08	157.23	179.39	202.46
2300								148.42	155.43		
2400	74.27	88.67	104.00	112.99	121.99	131.30	137.95	147.59	154.78	176.71	199.43
2500								145.93	153.15		
2600	72.93	87.29	102.26	110.99	120.14	**129.55**	**135.85**	145.10	152.33	174.03	196.41
2800	71.59	86.37	101.26	109.99	118.74	127.80	134.17	143.44	150.23	171.35	193.39
3000				107.99	116.89	126.05	132.07	140.96	148.13	169.35	191.12
3200						124.30	130.39	139.30	146.38	167.34	188.86
3400						123.42	129.13	**137.64**	**144.97**	166.00	187.35
3600						121.67	127.44	135.98	143.22	163.99	185.08
3800						120.80	126.19	134.32	141.82	162.65	183.57
4000						119.92	125.35	133.49	140.42	**160.64**	**181.30**
4200								131.84	139.02	159.31	179.79
4400										157.97	178.28
4800										155.96	176.02
5200										153.28	172.99
5600										151.27	170.73
6000										149.27	168.46
9999999	69.80	83.59	97.78	105.99	112.21	119.05	123.26	130.18	132.03	147.26	166.20

2024 EXC - Masonry Final Number Calculations After Cost Multiplier, Local Multiplier and Market Factor

QUALITY	LOW	FAIR		AVERAGE		GOOD		VERY GOOD		EXCELLENT	
DEPRECIATION	50 YR	55 YR		60 YR		60 YR		60 YR		65 YR	
MAX SQ FT	1M	2M	2+M	3M	3+M	4M	4+M	5M	5+M	6M	6+M
400	110.10										
500	104.52										
600	99.73	122.19	138.51	158.60	174.07						
700	95.74	118.60	134.56								
800	92.55	115.00	130.61	149.79	164.40	180.60	197.05				
900	90.16	112.31	127.27								
1000	87.76	110.51	125.03	142.94	157.03	172.63	188.35				
1100	85.37	107.81	122.24								
1200	83.78	106.02	120.38	138.04	151.51	166.43	181.59	212.98	228.02		
1300	82.18	104.22	118.06	135.10	148.47						
1400	80.58	103.32	116.67	133.15	146.44	161.12	175.82	206.23	220.80		
1500		101.53	114.81	131.19	144.30						
1600	77.79	100.63	113.88	130.21	143.22	157.58	171.82	201.42	215.64	254.80	282.80
1700		98.83	112.02	128.25	141.15						
1800	75.80	97.93	110.63	126.29	139.08	153.15	166.94	195.63	210.59	249.77	277.22
1900				125.31	138.16	152.27	165.90				
2000	73.80	96.13	108.77	124.33	136.77	150.50	163.83	191.78	206.39	244.74	271.64
2100				122.38	134.93	148.73	161.76				
2200	71.81	94.34	106.44	121.40	134.02	147.84	160.72	187.92	202.60	240.55	266.98
2300								186.00	200.92		
2400	70.21	92.54	104.58	119.44	131.71	145.19	158.06	185.03	199.24	236.36	262.33
2500								183.10	197.56		
2600	69.01	90.74	102.72	117.48	129.41	142.53	154.95	181.18	195.88	233.01	258.61
2800	67.82	89.40	101.10	115.52	127.57	140.76	152.73	178.29	192.93	229.66	254.89
3000				114.54	126.18	138.99	150.96	176.36	190.41	226.30	251.17
3200						137.22	148.73	173.47	187.89	223.79	248.38
3400						135.45	146.96	171.54	185.79	221.27	245.59
3600						133.68	145.18	169.61	183.69	218.76	242.80
3800						132.79	143.85	167.69	182.00	217.08	240.94
4000								165.76	179.90	214.57	238.15
4200								163.83	178.22	212.89	236.29
4400										211.22	234.42
4800										207.03	229.77
5200										204.51	226.98
5600										201.16	223.26
6000										198.64	220.47
9999999	45.48	87.60	98.92	110.63	122.78	129.25	140.71	161.90	177.34	196.13	217.68

EXCELLENT QUALITY

Residences of Excellent Quality are usually individually designed and are characterized by the high quality of workmanship, finishes and appointments and the considerable attention to detail. Although residences at this quality level are inclusive of high-quality material and workmanship, and are somewhat unique in their design, these costs do not represent the highest cost in residential construction.

At Excellent Quality, Square Foot Method Costs are provided for one-, two-, one-and-one-half-, two-and-one-half-story and split-level residences. For other types, use the appropriate multipliers on the following page. For residences in excess of 6,000 square feet, use the Large Residence Multipliers found on Page Exc-4.

In addition to illustrations and discussions in the introduction to the Square Foot Method, the following will further describe building components at this quality of construction.

RESIDENCE

FOUNDATION

A continuous, reinforced concrete perimeter and interior bearing wall foundation based on a moderate climate. Use the Square Foot Adjustments for mild- or extreme-climate foundations.

FLOOR STRUCTURE

Wood or steel floor joists and subfloor on first and upper floors. For concrete slab on grade, deduct using Square Foot Adjustment per square foot of slab area.

FLOOR INSULATION

None is included in the basic residence cost. Add as needed.

FLOOR COVER

High-quality carpet or hardwood (parquet or plank), terrazzo, and vinyl, ceramic or quarry tile. Floor cover is not included in the basic residence cost. The Floor Cover Allowance is a weighting of those floor coverings typically found at this quality and can be used if floor cover is not itemized.

EXTERIOR WALL

Fenestration is well designed with high-quality sash. Custom ornamentation and trim, select brick, cut stone, high-quality siding, etc. are used.

ROOF

Heavy wood rafters and sheathing. Clay tile or slate roof cover is included in the basic residence cost. Square Foot Adjustments are provided for typical roof cover deviations.

INTERIOR FINISH

Interior walls are taped and painted drywall with high-grade paper or vinyl wall covering, hardwood paneling or ceramic tile. Built-in book shelving and ample cabinets, which may include such specialty cabinetry items as a cooking island, bar, desk, etc. High-quality pullman or vanity cabinets in bathrooms and dressing areas. Ceramic tile, marble or highest-quality laminated plastic countertops and splash. Ceilings are mostly painted drywall with molding and coving details and other ornamentation with some degree of intricacy in their design and/or finish. Vaulted or cathedral ceilings will usually be found in master bedrooms, dining, great or family rooms, as well as entries. Raised panel hardwood veneer or enameled doors with good-quality hardware. Base, casings and moldings have tight mitered corners. Spacious walk-in closets or wardrobes with many built-in features. Large linen storage closets and pantry are fully shelved.

NOTE: Base interior wall height is 10' for Excellent Quality only. For each foot of variation, add to or deduct from the base cost only, 3% for all masonry exterior walls including masonry veneers and 2% for frame exterior walls.

HEATING/COOLING

A forced-air furnace with multiple controls, large capacity with insulated ductwork to all main areas, is included in the basic residence cost. Use Square Foot Adjustments for other types of heating and/or cooling. When heat pumps require a conventional back-up furnace, add from the Unit-in-Place cost section.

BASIC DESCRIPTION

ENERGY PACKAGE

The energy package in the basic residence cost includes those insulation, framing and glazing items typically found in a moderate climate, as outlined in the Introduction to the Square Foot Method. Square Foot Energy Adjustments should be made for deviations from the moderate-climate base. Floor insulation is not included as part of the Energy Adjustment Costs. Add as needed.

ELECTRICAL

Many well-positioned outlets and high-quality fixtures throughout. Large luminous fixtures in kitchen, bath and dressing areas.

PLUMBING

Seventeen high-quality white or colored plumbing fixtures with one plumbing rough-in are included in the basic residence cost. The fixtures can include any of the following: water heater, laundry tray, tiled shower stall, toilet, bidet, lavatory, tub, tub with shower over, kitchen sink, wet bar or hydrotherapy tub (Jacuzzi). Lump-sum Adjustments should be used for any deviation from seventeen fixtures and a rough-in.

BUILT-IN APPLIANCES

None are included in the basic residence cost. The Built-in Appliance Allowance is a weighting of those typically found at this quality level and can be used when appliances are not itemized.

FIREPLACES

None are included in the basic residence cost. Add from Lump-sum Adjustments.

BASEMENTS

UNFINISHED

Square Foot Method Costs are provided for two common basement wall types: poured concrete and concrete block. Three wall thickness are now available to choose from: 6 inches, 8 inches or 12 inches. Interpolate for 10-inch walls. The costs also include a moistureproof concrete slab floor, adequate floor drains, wood or steel columns to support the living area above, an adequate number of electrical outlets, windows and a stairwell. The cost for a basement is not included in the basic residence cost.

FINISHED

Three types of finish are provided, all of which are additive costs to be used in conjunction with the unfinished basement cost and should be applied only to that portion which is finished.

The minimal basement finish includes vinyl composition tile floor covering, ceiling and wall finishes, minimum electrical lighting and incidental heating. The minimal-finish basement cost must be used in conjunction with an unfinished basement cost.

The recreation room finish may have carpeting or vinyl flooring, wood paneling or drywall wall finishes and drywall ceiling finishes. There is generally an average amount of electrical lighting, as well as several heating ducts. An example of recreation room finish is a large open finished room. The cost must be used in conjunction with an unfinished basement cost.

The partitioned basement finish is somewhat similar in both quality of materials and workmanship to the above grade living area of the residence. It is fully partitioned for multiple rooms including, but not limited to: family room, bedroom, laundry room, bathrooms, home theater, etc. The costs include ceiling, wall and floor finishes, an abundance of electrical lighting and outlets, as well as adequate heating (allowance for additional ducts and room registers). The cost must be used in conjunction with an unfinished basement cost.

When adding partial finish (minimal, recreation or partitioned) to a basement, enter the chart at the size of the area being finished. If you have a 2400 square foot basement, and only 1600 square feet is finished, cost out the finish using the 1600 square foot column.

PORCHES/BREEZEWAYS

Porches and breezeways are similar in quality of both material and workmanship to the residence, and are to be priced per square foot of floor area. Costs are provided for three types of floor structures, three types of wall enclosures, a roof and ceiling finish. For roof covers other than clay tile or slate, use the Add For Roof cost and make the appropriate roofing adjustment from the One-Story cost page. Floor cover is not included and can be priced from the residence floor cover costs.

GARAGES

GARAGES

Garage costs include a reinforced concrete slab floor, pedestrian and overhead doors, ornamentation, windows and electrical lighting, all of which conform to the basic residence in both quality and construction. For a roof cover other than clay tile or slate, use the appropriate roofing adjustments from the One-Story cost page. For garages built with synthetic plaster (EIFS), use the Stucco on Frame cost and increase by 4%. For garages built with Stay-in-Place (SIP) forming, use the Stucco on Block cost and increase cost by 4%. For garages with asphalt floors, deduct using the Square Foot Adjustment per square foot of slab area (see the Subfloor Square Foot Adjustment).

Detached garages are freestanding, and costs do not include any interior finish. Attached garages share a common wall with the residence, and costs include interior finish for only that wall which is common. Built-in garages have living area both adjacent to and above, and costs include finish for all common surfaces. The Add For Finish costs include the necessary wall and/or ceiling finish to finish all interior surfaces. All costs are based on square footage of floor area. Basement garage costs are Lump-sum Adjustments and are to be used in conjunction with unfinished basement costs. Both the ceiling and the common wall are finished.

When adding partial finish to a garage, enter the chart at the size of the total garage. So if you have an 800 square foot garage, but only 200 square feet is finished, cost out the finish using the 800 square foot row. The primary addition is for the wall finish, which is mostly dependant on perimeter.

The base wall height for all garages is 8 feet. For each foot of variation from that height, add or subtract from the base costs (for all wall types) 6% for detached garages and 4% for attached and built-in garages. Use these same factors for the interior finish costs.

AREAS OVER GARAGE

If the area over an attached garage has interior finish equal to the rest of the residence, include that area in the total square footage of the residence and price the garage as a built-in. If this area has minimal (bonus room) or no finish (storage attic), use the Attached Minimal (bonus room) or No Finish cost on page Exc-18. If this area has a high-pitched roof, use the Attached High-Pitched Roof Gable Ends cost on page Exc-18. Add for minimal finish from below, and stairs, plumbing and floor cover from pages Exc-15 – Exc-17.

For living area over a detached garage, use Detached Rooms w/ Full Exterior Walls on page Exc-18. If this area has a high-pitched roof, use the Detached High-Pitched Roof Gable Ends cost on page Exc-18. Add for minimal, recreation room or apartment room from below, and stairs, plumbing and floor cover from pages Exc-15 – Exc-17.

CARPORTS

Carports are a cost per square foot of floor area. Costs include roof cover and structure, necessary structural supports and concrete slab. The shed or flat roof structure is two-dimensional, and the gable roof structure is a three-dimensional, trussed roof system. For roof covers other than clay tile or slate, use the appropriate roof adjustment from the One-Story cost page. For carports with asphalt floors, deduct using the Square Foot Adjustment per square foot of slab area (see the Subfloor Square Foot Adjustment).

To estimate replacement costs for an Excellent Quality one-and-one-half-story residence with an unfinished upper floor, enter the One-Story cost table at the first floor area, and multiply that cost by 1.092. For a bi-level residence with a partially unfinished lower level, enter the One-Story cost table at the total of abovegrade area, and multiply that cost by 1.095. For the lower level, use the basement cost and add for finish.

For three-story residences, enter the Two-Story cost table at the total floor area of all three levels, and multiply that cost by .984. For three-and-one-half-story residences with an unfinished upper level, enter the Two-Story cost table at the total floor area of the first three levels only, and multiply that cost by 1.017. For three-and-one-half-story residences with a finished upper level, enter the Two-Story cost table at the total floor area of all four levels, and multiply that cost by .979.

EXCELLENT QUALITY LARGE RESIDENCE MULTIPLIERS

To estimate replacement costs for residences greater than 6,000 square feet, use the following multipliers and apply to the 6,000 square foot cost for the appropriate residence and exterior wall type. Square Foot and Lump Sum Adjustments and other Square Foot Method Costs should be taken from the appropriate cost page.

Sq. Ft. Area	Multiplier	Sq. Ft. Area	Multiplier	Sq. Ft. Area	Multiplier
6200	.994	6800	.978	7400	.964
6400	.989	7000	.973	7600	.959
6600	.983	7200	.968	8000	.957

HOW TO USE ILLUSTRATIONS

The EXCELLENT QUALITY residence does not include the extremely expensive homes, but is a very gracious residence, usually designed individually, with good detail and workmanship. Special attention is given to both the quality and the quantity of exterior and interior ornamentation. Better quality floor and wall coverings may be found. This quality cost level could easily be Very Good Quality in your area.

Older homes may require a plus adjustment for plaster interiors and at the same time a minus adjustment for the lack of current energy (insulation) standards. While some may have added trim and built-in features, other items such as kitchen cabinetry and mechanical items will be deficient by today's standards.

These illustrations attempt to show the quality and construction class of the various residences as the appraiser would be able to determine them from an observation of the exterior.

Many residences may require more than a casual view to determine the construction class, and an inspection must be made of the interior for reliable determination of quality. However, the experienced appraiser will notice the details of workmanship, design and exterior finish materials, which often indicate the quality to be found inside.

Some items which affect the cost and which may be observed from the exterior are roof pitch and type. Costs of shed roofs, gable and hip roofs generally ascend in that order. Typically, a cut-up roof requires more labor and materials than a simply designed roof.

Eave soffits and gutters, or their absence, and the trim and ornamentation should be observed, as well as the quantity and quality of fenestration.

In most cases, the interior improvements will be commensurate with the exterior, but even when they are not, the exterior design and finish have a great effect on the cost.

Tract developments, where a large number of identical or similar dwellings are built at one time, may effect savings in construction costs. However, in evaluating a single residence in a tract, the appraiser must use his own judgment as to whether there was a saving which is pertinent to his specific appraisal.

SUMMARY

Fenestration, roof pitch, design, materials and workmanship are the major indicators of cost from an exterior view. Fireplaces, porches and appliances are separate items not considered in the quality of the house, although they may be indicative of the quality of other structural items. Interiors may not conform to the exterior quality. The costs included on the following pages are derived from construction costs of many buildings and are medians of cost ranges which will include the homes illustrated.

The following pictures have been provided as a guide only. They give an example of the exterior shell quality. An estimator still needs to account for the interior, which may result in increasing or decreasing the quality. See page 6 of the Introduction section for a description on what factors determine which quality to use.

CLASS 6F

EXCELLENT QUALITY
FRAME

CLASS 6M

EXCELLENT QUALITY
MASONRY

CLASS 6+M

EXCELLENT QUALITY PLUS
MASONRY

CLASS 6+M

EXCELLENT QUALITY PLUS
MASONRY

METAL SIDED DWELLING COST SCHEDULES

2024 Metal Residence Schedules

QUALITY	FAIR	AVG	GOOD	EXCELLENT
Depreciation	45 Yr. Life	50YR F RES	55YR F RES	55YR F RES
MAX SQ FT	MTF	MTA	MTG	MTE
200	107.17	112.38	140.48	144.50
400	100.16	107.70	134.25	139.07
600	94.15	103.02	128.03	134.72
800	89.14	98.33	122.70	130.08
1000	**85.14**	93.65	118.25	127.86
1100	83.63	92.25	116.03	125.65
1200	82.63	90.84	113.80	123.43
1300	81.13	89.44	112.47	121.21
1400	80.13	88.03	111.14	119.00
1600	78.12	**86.16**	108.47	116.04
1800	76.62	84.28	**105.80**	113.08
2000	75.12	82.41	104.02	110.86
2200	73.62	81.01	102.25	**108.65**
2400	72.12	79.60	100.47	106.43
2600	71.11	78.67	98.69	104.95
2800	70.11	77.26	97.80	103.47
3000	69.11	76.32	96.02	102.00
3500	68.11	74.92	93.80	98.30
4000	67.11	73.05	91.58	95.34
9999999	45.57	47.29	49.35	48.41

RESIDENTIAL

INFORMATION

FEATURE SCHEDULES

HUNT COUNTY APPRAISAL DISTRICT

RESIDENTIAL

% COMPLETE SCHEDULE (as of January 1ST)

10% FOUNDATION ONLY – PLUMBING ROUGHED IN

15% FOUNDATION – FRAMING ONLY – NO ROOF DECKING

20% FOUNDATION – FRAMING – ROOF DECKING

30% FOUNDATION – EXTERIOR GYPSUM BOARD – ROOF COMPLETE – EXPOSED STUDS

40% FOUNDATION – PARTIAL COMPLETED EXTERIOR WALLS – ROOF COMPLETE – EXPOSED STUDS

50% "DRIED-IN" – ALL WINDOWS AND DOORS INSTALLED – PARTIAL SHEETROCK

60% EXTERIOR COMPLETE – SHEETROCK ON INSIDE

70% EXTERIOR COMPLETE – SHEETROCK – TAPE & TEXTURE, CENTRAL AIR CONDITIONING UNITS INSTALLED

80% EXTERIOR COMPLETE – SHEETROCK – TAPE & TEXTURE, CENTRAL HEAT & AIR CONDITIONING UNITS INSTALLED

85% EXTERIOR COMPLETE – INSIDE WALLS PAINTED – NO PAPER OR PANELING – CENTRAL HEAT & AIR CONDITIONING UNITS INSTALLED – NO CARPET

90% ALL COMPLETE EXCEPT CARPET & MINOR TRIM WORK

100% COMPLETED RESIDENCE

HUNT COUNTY APPRAISAL DISTRICT

RESIDENTIAL

CONDITION CODES

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*	ALL CONDITIONS
EXCEL	EXCELLENT CONDITION
GOOD	GOOD CONDITION
AVG	AVERAGE CONDITION
FAIR	FAIR CONDITION
POOR	POOR CONDITION

HUNT COUNTY APPRAISAL DISTRICT
RESIDENTIAL HOMES
% CALCULATED FROM "MA" UNIT PRICE

FEATURE	TYPE	CODE	ADJ VALUE %
BASE AREA	"MA" (MAIN AREA) UNIT PRICE		
BASE AREA	CLASS / CLASS+		
SEGMENT TYPE			
	LIVING AREA ANNEX	MAA	100%
	MAIN AREA – 2ND LEVEL	MA2	92%
	MAIN AREA – 3RD LEVEL	MA3	90%
	MAIN AREA – 4TH LEVEL	MA4	90%
	ATTACHED GARAGE	GA	35%
	ATTACHED SINGLE CAR GARAGE (1 to 300 sq.ft.)	GA1	45%
	ATTACHED DOUBLE CAR GARAGE (301 to 550 sq.ft.)	GA2	35%
	ATTACHED TRIPLE CAR GARAGE (551 & above sq.ft.)	GA3	33%
	STOREROOM	SR	30%
	PATIO, PORCH – NO ROOF	PAT	10%
	OPEN PORCH W/ROOF	PO	20%
	ENCLOSED PORCH / PATIO	PE	65%
	SCREEN PORCH / PATIO	PS	25%
	CARPORT	CP	20%
	ROOF W/DIRT FLOOR	CD	10%
	BREEZEWAY	BZ	20%
	BALCONY	BALC	20%
	BASEMENT – LOW	BASL	30%
	BASEMENT – AVERAGE	BASA	40%
	BASEMENT – GOOD	BASG	50%
	WOOD DECK	WD	15%
	WOOD DECK – LOW	WDL	10%
	WOOD DECK – AVERAGE	WDA	15%
	WOOD DECK – GOOD	WDG	20%
	WOOD DECK – EXCELLENT	WDE	25%
		*	same class as "MA"

EXAMPLE:

"GA" (Attached Garage) would be priced @ 35% of the "MA" (Main Area) unit price per square foot

HUNT COUNTY APPRAISAL DISTRICT

RESIDENTIAL - ACCESSORY IMPROVEMENT COST SCHEDULES

(price per sq.ft. – unless indicated otherwise)

BARNS

BPE (0 to 2,500 sq.ft.)	$30.00
(2,501 to 3,000 sq.ft.)	$27.00
(3,001 & over sq.ft.)	$25.00
BPG	$18.00
BPA	$13.00
BPL	$9.00

METAL BUILDINGS

PME (0 to 1,500 sq.ft.)	$42.21
(1,501 to 3,000 sq.ft.)	$31.02
(3,001 to 5,000 sq.ft.)	$29.46
(5,001 to 10,000 sq.ft.)	$27.94
(10,001 to 20,000 sq.ft.)	$26.89
(20,001 & over sq.ft.)	$25.87
PMG (0 to 1,500 sq.ft.)	$32.59
(1,501 to 3,000 sq.ft.)	$23.95
(3,001 to 5,000 sq.ft.)	$22.75
(5,001 to 10,000 sq.ft.)	$21.57
(10,001 to 20,000 sq.ft.)	$20.76
(20,001 & over sq.ft.)	$19.98
PMA (0 to 1,500 sq.ft.)	$22.93
(1,501 to 3,000 sq.ft.)	$16.85
(3,001 to 5,000 sq.ft.)	$16.01
(5,001 to 10,000 sq.ft.)	$15.18
(10,001 to 20,000 sq.ft.)	$14.61
(20,001 & over sq.ft.)	$14.06
PML (0 to 1,500 sq.ft.)	$16.48
(1,501 to 3,000 sq.ft.)	$12.11
(3,001 to 5,000 sq.ft.)	$11.50
(5,001 to 10,000 sq.ft.)	$10.50
(10,001 & over sq.ft.)	$10.10

CONCRETE SLAB, PARKING

CC (Slab NO MA)	$5.00

FREE STANDING GARAGE

GFE	$42.00
GFA	$32.00
GFL	$24.00

STORAGE SHED / WORKSHOP

SSE	$25.00
SSG	$18.00
SSA	$15.00
SSL	$6.00

FREE STANDING GARAGE

GFE	$42.00
GFA	$32.00
GFL	$24.00

OUTDOOR LIVING

CBE	$30.00
CBG	$22.00
CBA	$14.00
CBL	$6.00

SWIMMING POOL *(FLAT PRICED)*

SPE	$57,000
SPG	$38,000
SPA	$24,000
SPL	$19,000

CARPORT FREESTANDING

CFE	$14.00
CFA	$12.00
CFL *(Dirt Floor)*	$6.00
CF	$2.50

HOT TUB *(FLAT PRICED)*

HT	$12,500

POOL DECKING

PD	$2.50

TENNIS COURT

TC	$7.50

GREENHOUSE

GH	$3.50

SITE IMPROVEMENT *(FLAT PRICED)*

SI1	$9,000

POOR CONDITION RESIDENCE

PCR	$2.00

POOR CONDITION OUT BUILDING

PCO	$1.00

SOLAR PANEL SYSTEM COMPLETE

*Based on a price per panel

SLRP (0 to 8 panels)	$937.50
(9 to 16 panels)	$906.25
(17 to 24 panels)	$895.83
(25 to 32 panels)	$890.63
(33 to 40 panels)	$887.50
(41 to 60 panels)	$858.33
(61 to 80 panels)	$817.81
(81 to 140 panels)	$765.82
(141 to 200 panels)	$745.00
(201 to 300 panels)	$730.00
(301+ panels)	$730.00

WIND TURBINE *(FLAT PRICED)*

WT	$9,000

BOAT DOCK / PIER *(FLAT PRICED)*

BDE	$8,000
BDG	$6,000
BDA	$4,000
BDL	$2,000

BOAT HOUSE

BHG	$55.00
BHA	$45.00
BHL	$35.00

PREFABRICATED METAL STRUCTURE

PREFAB(0 to 250 sq.ft.)	$20.48
(251 to 500 sq.ft.)	$17.06
(501 to 700 sq.ft.)	$14.48
(701 to 900 sq.ft.)	$13.94
(901 to 1,500 sq.ft.)	$12.00
(1,501 & over sq.ft.)	$6.00

E = EXCELLENT QUALITY
G = GOOD QUALITY
A = AVERAGE QUALITY
L = LOW QUALITY

POOR CONDITION RESIDENCES & POOR CONDITION OUTBUILDINGS

PCR – POOR CONDITION RESIDENCE
$2.00 Per Sq.Ft.
Listed under Type “PCR” and Class “PCR” with no depreciation

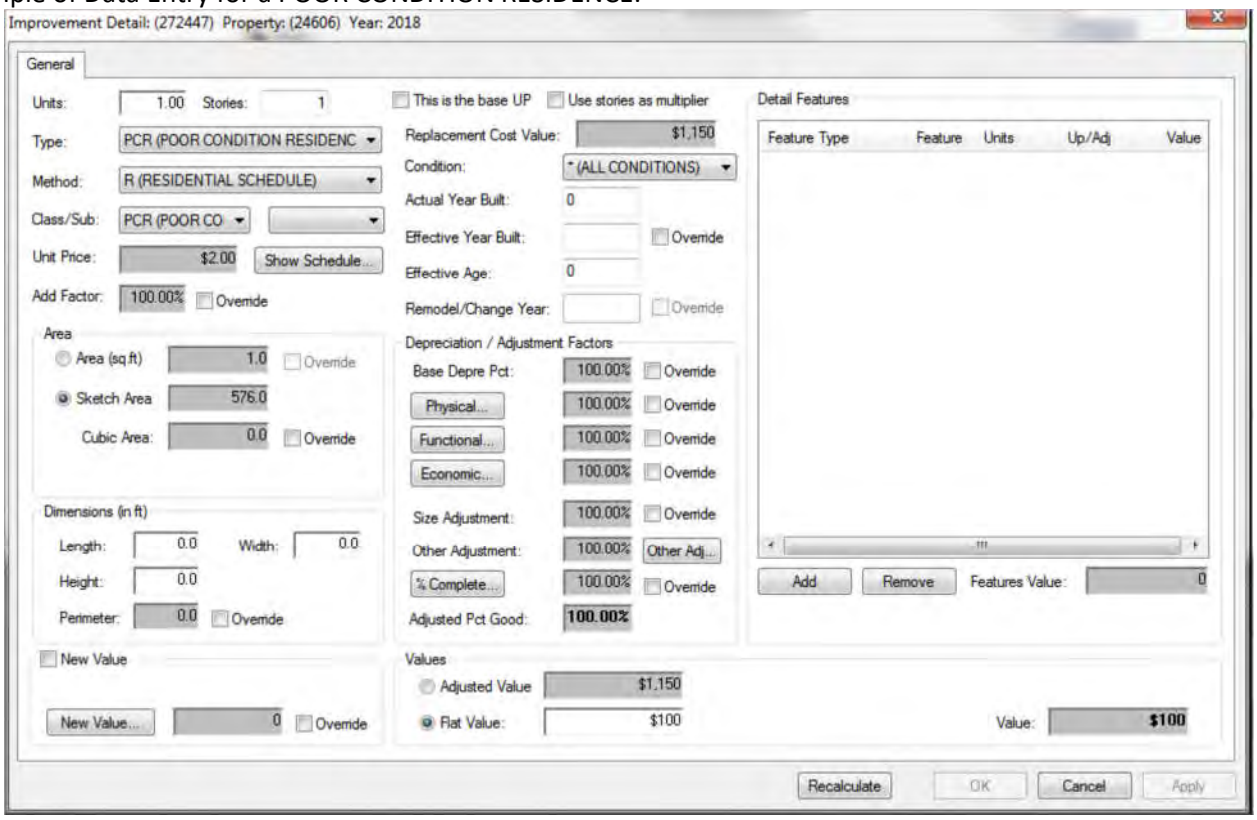
PCO – POOR CONDITION OUTBUILDING
$1.00 Per Sq.Ft.
Listed under Type “PCO” and Class “*All Classes” with no depreciation

MH-O – MOBILE HOME OTHER
Flat value at $100
A mobile home on a property, but cost as much to remove it as it’s worth.

*Only use these improvement types when absolutely necessary, for extremely dilapidated improvements with very little or no contributory value.

*If a residence is livable – then you should look at the available sources of the regular residential schedules.

** Example of Data Entry for a POOR CONDITION RESIDENCE:**



DEPRECIATION

DEPRECIATION

Depreciation is a loss in value. Accrued depreciation is the total loss in value from all forms of depreciation. There are three forms of depreciation: physical deterioration, functional obsolescence, and economic obsolescence. This section of the manual is designed to help the appraiser in determining the physical depreciation only. Any other form of depreciation will be subject to the appraiser's opinion based on an inspection of the property and evidence provided by the owner.

Physical deterioration is the loss in value due to wear and tear from use and the forces of nature. Good maintenance will slow down the loss in value to a home from physical deterioration but cannot arrest it. Physical deterioration can be curable or incurable.

- **Curable** is also called deferred maintenance. An item may be considered curable when the cost of repair or replacement is at least offset by the value added to the property.
- **Incurable** is deterioration that is not generally economical to repair or replace, or in other words, the value added is less than the cost to repair or replace the item. Incurable can be broken down into short-lived and long-lived items.

FUNCTIONAL OBSOLESCENCE

Functional obsolescence is the impairment of functional capacity or efficiency and is a loss in value brought about by such factors as overcapacity, inadequacy, and changes in style, taste, technology, and demands. Functional obsolescence can be either curable or incurable.

- Curable can be broken down into three categories of deficiency, modernization, or super adequacy.
- Incurable occurs when items are physically or economically impractical to correct. Examples could be poor room arrangement, high ceilings, changes in technology, and demand.

ECONOMIC OBSOLESCENCE

Economic obsolescence is the loss in value brought about by changing economic forces such as changes in highest and best use, legislation, etc., which is normally incurable. Economic obsolescence is also referred to as location or external obsolescence. Economic obsolescence may also be attributed to stigma. Stigma is a perception that a property continues to be contaminated even though it has been cleaned up. Stigma is intangible but may have an effect upon the subject property's value. This creates a situation similar to obsolescence, because if the market will pay less for a "once contaminated" but now "restored" property, the value of the property has been diminished.

EFFECTIVE AGE

Effective age is the typical age of a structure equivalent to the one in question with respect to its utility and condition as of the appraisal date. Knowing the effective age of an old, rehabilitated structure or a building with substantial deferred maintenance is generally more important in establishing value than knowing the chronological age. Effective age must be used instead of actual age unless they are the same. The determination or estimation of a building's effective age is a vital step in the mass appraisal process.

To help determine the effective age of an improvement, the appraiser should consider the physical condition of the improvement. Judgment is involved when determining the physical condition of an improvement. Consideration must be given to the overall condition, both exterior and interior of the structure. As we are not always provided an opportunity to view the interior, we are required to rely on the old mass appraisal rule-of-thumb that "what is seen on the exterior is comparable to the condition of the interior". Physical condition refers to a composite judgment of the overall physical condition or state of repair of the interior and exterior features of the improvement, relative to its age or the level of maintenance which would be expected of a structure at a given age and is not influenced by the neighborhood in which it is located. Any influence for the neighborhood is economic obsolescence and not related to condition. Consideration should be given to the foundation, porches, walls, exterior trim, roofing, chimneys, wall finish, interior trim, cabinets, heating system, and plumbing. Knowing and recording interior data condition would make a more accurate estimate of depreciation.

CONDITION

Condition normally refers to the physical condition of the property in relationship to other properties of a similar age. Just because a house is 80 years old does not mean it is worn out. The opposite is also true for a new home in that it should not have a good or excellent condition rating if the condition is average for a newly constructed home. The condition rating has a direct relationship to the amount of depreciation that should be applied in the cost approach. Condition ratings will help determine the effective age of the structure. As the condition changes, so will the effective age.

Physical condition will change as the structure goes through its life cycle. Periodically, structures will be updated to a point beyond normal maintenance. On the upper end of physical condition are structures in very good and excellent condition. The use of "excellent" should be very limited. Structures that are in very good and excellent physical condition have had extremely good maintenance for their age. When this occurs, the effective age will become less and thus the depreciation will be less. The opposite will exist when normal maintenance is not performed or is delayed to the point that some damage may exist that makes it less desirable to the market place. Then the effective age becomes larger and the amount of depreciation becomes greater.

a) **POOR CONDITION**

This is also referred to as being "worn out". The structure is suffering from extreme deferred maintenance with repairs needed to such items as roof, floor coverings, paint, plumbing, etc. There may be severe structural damage to the improvement. Typically, this structure will only have a salvage value. Any structure given a poor rating for condition will be close to the end of its economic life.

b) **FAIR CONDITION**

Another description for this is "badly worn". Considerable repair is needed with many items needing refurbishing or replacement. Deferred maintenance is obvious and creates a very limited remaining economic life.

c) **AVERAGE CONDITION**

Some evidence of deferred maintenance, minor repairs and refinishing are present. All the major components are still functional and have remaining economic life. It is expected that some wear and tear is present, but the main components are still good.

d) **GOOD CONDITION**

There are no obvious signs of required maintenance but neither is everything new. The condition is better than typical for the structure's age and the overall effective age is lower and thus the amount of depreciation is less.

e) **EXCELLENT CONDITION**

All items that can normally be repaired or refinished have recently been corrected; such as new roofing, paint, furnace over-haul, and use of current materials and workmanship removes any functional obsolescence. Most items will appear to be like new and the structure will have a very low effective age regardless of the actual age. Structures that have been stripped down to the frame and remodeled are a good example of excellent condition.

Explanation of the Effects of the "Condition Code" on the Depreciation Schedules

The Condition Codes for the Residential Schedule effects the depreciation applied to the improvement. For each depreciation schedule, there is a column for each respective condition code. The percentage below each condition code indicates the percentage adjustment applied to the depreciation for that condition.
The following examples show the effect on a residence with a 12 year age using the **Frame 45 Year Life Depreciation** for each Condition.
Base Depreciation for 12 year age = 100% minus 85% Good = 15%
Excellent Condition: 15% depreciation times 65% (100%-35%) = .975 or 10%. The percent good for a property in excellent condition on the Frame 45 year life schedule would equal 90% Good (100% less 10%)
Good Condition: 15% depreciation times 85% (100%-15%) = .1275 or 13%. The percent good for a property in good condition on the Frame 45 year life schedule would equal 87% Good (100% less 13%)
Average Condition: equals the base depreciation schedule (0% adjustment)
Fair Condition: 15% depreciation times 115% (100%+15%) = .1725 or 17%. The percent good for a property in fair condition on the Frame 45 year life schedule would equal 83% Good (100% less 17%)
Poor Condition: 15% depreciation times 135% (100%+35%) = .2025 or 20%. The percent good for a property in poor condition on the Frame 45 year life schedule would equal 80% Good (100% less 20%)

Frame 45 Year Life Worksheet with Condition Adjustments Percent Good Schedule

	Base Sched	Excellent	Good	Average	Fair	Poor
Age	45 Yr. Life	-35%	-15%	0%	15%	35%
1	99	99	99	99	99	99
2	98	99	98	98	98	98
3	97	98	97	97	97	97
4	96	97	97	96	95	95
5	94	96	95	94	93	92
6	93	95	94	93	92	91
7	92	95	93	92	91	89
8	90	94	92	90	89	87
9	89	93	91	89	87	85
10	87	92	89	87	85	82
11	86	91	88	86	84	81
12	85	90	87	85	83	80
13	83	89	86	83	80	77
14	81	88	84	81	78	74
15	79	86	82	79	76	72
16	77	85	80	77	74	69
17	75	84	79	75	71	66
18	73	82	77	73	69	64
19	72	82	76	72	68	62
20	70	81	75	70	66	60
21	68	79	73	68	63	57
22	66	78	71	66	61	54
23	64	77	69	64	59	51
24	62	75	68	62	56	49
25	60	74	66	60	54	46
26	57	72	63	57	51	42
27	55	71	62	55	48	39
28	53	69	60	53	46	37
29	51	68	58	51	44	34
30	50	68	57	50	43	33
31	49	67	56	49	41	31
32	48	66	55	48	37	30
33	47	63	54	47	36	28
34	46	62	53	46	35	27
35	45	61	52	45	34	26
36	44	60	51	44	33	23
37	43	60	50	43	32	20
38	42	60	50	42	31	15
39	41	60	50	41	30	15
40	40	60	50	40	30	15
41	40	60	50	40	30	15

Frame 45 Year Life Worksheet with Condition Adjustments Percent Good Schedule

	Base Sched	Excellent	Good	Average	Fair	Poor
Age	45 Yr. Life	-35%	-15%	0%	15%	35%
42	40	60	50	40	30	15
43	40	60	50	40	30	15
44	40	60	50	40	30	15
45	40	60	50	40	30	15
46	40	60	50	40	30	15
47	40	60	50	40	30	15
48	40	60	50	40	30	15
49	40	60	50	40	30	15
50	40	60	50	40	30	15
51	40	60	50	40	30	15
52	40	60	50	40	30	15
53	40	60	50	40	30	15
54	40	60	50	40	30	15
55	40	60	50	40	30	15
56	40	60	50	40	30	15
57	40	60	50	40	30	15
58	40	60	50	40	30	15
59	40	60	50	40	30	15
60	40	60	50	40	30	15
61	40	60	50	40	30	15
62	40	60	50	40	30	15
63	40	60	50	40	30	15
64	40	60	50	40	30	15
65	40	60	50	40	30	15
66	40	60	50	40	30	15
67	40	60	50	40	30	15
68	40	60	50	40	30	15
69	40	60	50	40	30	15
70	40	60	50	40	30	15
199	40	60	50	40	30	15

Frame 50 Year Life Worksheet with Condition Adjustments Percent Good Schedule

	Base Sched	Excellent	Good	Average	Fair	Poor
Age	50 Yr. Life	-80%	-45%	0%	30%	80%
1	99	100	100	99	99	98
2	98	100	99	98	98	96
3	97	99	99	97	97	95
4	96	99	98	96	95	93
5	95	99	98	95	94	91
6	94	99	97	94	92	89
7	93	99	97	93	91	87
8	92	98	96	92	90	86
9	91	98	96	91	88	84
10	90	98	96	90	87	82
11	88	98	95	88	84	78
12	87	97	94	87	83	77
13	86	97	94	86	82	75
14	85	97	93	85	81	73
15	84	97	93	84	79	71
16	82	96	92	82	77	68
17	79	96	91	79	73	62
18	77	95	90	77	70	59
19	76	95	89	76	69	57
20	76	95	89	76	69	57
21	75	95	89	75	68	55
22	74	95	88	74	66	53
23	72	94	87	72	64	50
24	70	94	87	70	61	46
25	69	94	86	69	60	44
26	67	93	85	67	57	41
27	65	93	84	65	55	37
28	63	93	83	63	52	33
29	61	92	82	61	49	30
30	59	92	82	59	47	26
31	57	91	80	57	44	23
32	53	91	78	53	39	15
33	52	90	76	52	38	15
34	51	90	74	51	36	15
35	50	90	73	50	35	15
36	48	90	71	48	32	15
37	48	90	71	48	32	15
38	48	90	71	48	32	15
39	48	90	71	48	32	15
40	47	89	71	47	31	15
41	47	89	71	47	31	15

Frame 50 Year Life Worksheet with Condition Adjustments Percent Good Schedule

	Base Sched	Excellent	Good	Average	Fair	Poor
Age	50 Yr. Life	-80%	-45%	0%	30%	80%
42	47	89	71	47	31	15
43	46	89	70	46	30	15
44	46	89	70	46	30	15
45	46	89	70	46	30	15
46	45	88	70	45	29	15
47	45	88	70	45	29	15
48	44	88	69	44	27	15
49	44	87	69	44	27	15
50	43	87	69	43	26	15
51	43	87	69	43	26	15
52	42	86	68	42	25	15
53	42	86	68	42	25	15
54	41	86	67	41	25	15
55	41	85	66	41	25	15
56	41	85	65	41	25	15
57	40	84	65	40	25	15
58	40	84	65	40	25	15
59	40	83	65	40	25	15
60	40	83	65	40	25	15
61	40	83	65	40	25	15
62	40	82	65	40	25	15
63	40	82	65	40	25	15
64	40	82	65	40	25	15
65	40	81	65	40	25	15
66	40	81	65	40	25	15
67	40	81	65	40	25	15
68	40	80	65	40	25	15
69	40	80	65	40	25	15
70	40	80	65	40	25	15
199	40	80	65	40	25	15

Frame 55 Year Life Worksheet with Condition Adjustments Percent Good Schedule

	Base Sched	Excellent	Good	Average	Fair	Poor
Age	55 Yr. Life	-80%	-35%	0%	35%	85%
1	99	100	99	99	99	98
2	98	100	99	98	98	98
3	97	99	98	97	97	97
4	97	99	98	97	97	97
5	96	99	97	96	95	93
6	95	99	97	95	93	91
7	94	99	96	94	92	89
8	93	99	95	93	91	87
9	92	98	95	92	89	85
10	91	98	94	91	88	83
11	91	98	94	91	88	83
12	90	98	94	90	87	82
13	88	98	92	88	84	78
14	86	97	91	86	81	74
15	86	97	91	86	81	74
16	85	97	90	85	80	72
17	82	96	88	82	76	67
18	80	96	87	80	73	63
19	78	96	86	78	70	59
20	78	96	86	78	70	59
21	77	95	85	77	69	57
22	77	95	85	77	69	57
23	76	95	84	76	68	56
24	76	95	84	76	68	56
25	75	95	84	75	66	54
26	73	95	82	73	64	50
27	72	94	82	72	62	48
28	71	94	81	71	61	46
29	70	94	81	70	60	45
30	70	94	81	70	60	45
31	69	94	80	69	58	43
32	68	94	79	68	57	41
33	68	94	79	68	57	41
34	68	94	79	68	57	41
35	67	93	79	67	55	39
36	67	93	79	67	55	39
37	67	93	79	67	55	39
38	66	92	78	66	54	37
39	66	92	78	66	54	37
40	66	92	78	66	54	37
41	65	91	77	65	53	35

Frame 55 Year Life Worksheet with Condition Adjustments Percent Good Schedule

	Base Sched	Excellent	Good	Average	Fair	Poor
Age	55 Yr. Life	-80%	-35%	0%	35%	85%
42	65	91	77	65	53	35
43	64	91	77	64	51	33
44	64	90	77	64	51	33
45	63	90	76	63	50	32
46	63	88	76	63	50	32
47	62	87	75	62	49	30
48	62	86	75	62	49	30
49	61	86	75	61	47	28
50	61	86	75	61	47	28
51	60	86	74	60	46	26
52	60	86	74	60	46	26
53	59	86	73	59	45	24
54	59	86	73	59	45	24
55	58	86	73	58	43	22
56	58	86	72	58	43	22
57	57	86	70	57	42	20
58	57	86	70	57	42	20
59	56	86	70	56	41	19
60	56	85	70	56	41	19
61	55	85	70	55	40	17
62	55	85	70	55	40	17
63	55	85	70	55	40	17
64	55	85	70	55	40	15
65	55	85	70	55	40	15
66	55	85	70	55	40	15
67	55	85	70	55	40	15
68	55	85	70	55	40	15
69	55	85	70	55	40	15
70	55	85	70	55	40	15
199	55	85	70	55	40	15

Frame 60 Year Life Worksheet with Condition Adjustments Percent Good Schedule

	Base Sched	Excellent	Good	Average	Fair	Poor
Age	60 Yr. Life	-70%	-35%	0%	35%	85%
1	100	100	100	100	100	100
2	99	100	99	99	99	98
3	98	100	99	98	97	96
4	97	100	98	97	96	94
5	96	99	97	96	95	93
6	96	99	97	96	95	93
7	95	99	97	95	93	91
8	94	98	96	94	92	89
9	93	98	95	93	91	87
10	93	98	95	93	91	87
11	92	98	95	92	89	85
12	92	98	95	92	89	85
13	91	97	94	91	88	83
14	90	97	94	90	87	82
15	88	96	92	88	84	78
16	87	96	92	87	82	76
17	86	96	91	86	81	74
18	85	96	90	85	80	72
19	85	96	90	85	80	72
20	84	95	90	84	78	70
21	83	95	89	83	77	69
22	82	95	88	82	76	67
23	81	94	88	81	74	65
24	80	94	87	80	73	63
25	80	94	87	80	73	63
26	79	94	86	79	72	61
27	78	93	86	78	70	59
28	76	93	84	76	68	56
29	74	92	83	74	65	52
30	73	92	82	73	64	50
31	72	92	82	72	62	48
32	71	91	81	71	61	46
33	70	91	81	70	60	45
34	69	91	80	69	58	43
35	68	90	79	68	57	41
36	68	90	79	68	57	41
37	67	90	79	67	55	39
38	67	90	79	67	55	39
39	66	90	78	66	54	37
40	65	90	77	65	53	35
41	63	89	76	63	50	32

Frame 60 Year Life Worksheet with Condition Adjustments Percent Good Schedule

	Base Sched	Excellent	Good	Average	Fair	Poor
Age	60 Yr. Life	-70%	-35%	0%	35%	85%
42	62	89	75	62	49	30
43	60	88	74	60	46	26
44	59	88	73	59	45	24
45	57	87	72	57	42	20
46	56	87	71	56	40	19
47	56	87	71	56	40	19
48	56	87	71	56	40	19
49	56	87	71	56	40	19
50	56	86	71	56	40	19
51	55	86	70	55	40	18
52	55	86	70	55	40	18
53	55	86	70	55	40	18
54	55	86	70	55	40	17
55	55	86	70	55	40	17
56	55	86	70	55	40	17
57	55	86	70	55	40	17
58	55	86	70	55	40	16
59	55	85	70	55	40	16
60	55	85	70	55	40	16
61	55	85	70	55	40	15
62	55	85	70	55	40	15
63	55	85	70	55	40	15
64	55	85	70	55	40	15
65	55	85	70	55	40	15
66	55	85	70	55	40	15
67	55	85	70	55	40	15
68	55	85	70	55	40	15
69	55	85	70	55	40	15
70	55	85	70	55	40	15
199	55	85	70	55	40	15

Masonry 50 Year Life Worksheet with Condition Adjustments Percent Good Schedule

	Base Sched	Excellent	Good	Average	Fair	Poor
Age	50 Yr. Life	-35%	-15%	0%	15%	35%
1	99	99	99	99	99	99
2	98	99	98	98	98	98
3	97	98	97	97	97	97
4	96	97	97	96	96	96
5	95	97	96	95	94	93
6	94	96	95	94	93	92
7	93	95	94	93	92	91
8	92	95	93	92	91	89
9	90	94	92	90	89	87
10	89	93	91	89	87	85
11	88	92	90	88	86	84
12	87	92	89	87	85	82
13	85	90	87	85	83	80
14	84	90	86	84	82	78
15	83	89	86	83	80	77
16	81	88	84	81	78	74
17	80	87	83	80	77	73
18	78	86	81	78	75	70
19	76	84	80	76	72	68
20	75	84	79	75	71	66
21	74	83	78	74	70	65
22	72	82	76	72	68	62
23	71	81	75	71	67	61
24	69	80	74	69	64	58
25	67	79	72	67	62	55
26	65	77	70	65	60	53
27	63	76	69	63	57	50
28	61	75	67	61	55	47
29	59	73	65	59	53	45
30	56	71	63	56	49	41
31	54	70	61	54	47	38
32	53	69	60	53	46	37
33	52	69	59	52	45	35
34	51	68	58	51	44	34
35	50	67	57	50	43	33
36	49	66	56	49	41	31
37	48	65	55	48	40	30
38	47	64	54	47	39	28
39	46	63	53	46	38	27
40	45	62	52	45	37	25
41	44	61	51	44	36	24

Masonry 50 Year Life Worksheet with Condition Adjustments Percent Good Schedule

	Base Sched	Excellent	Good	Average	Fair	Poor
Age	50 Yr. Life	-35%	-15%	0%	15%	35%
42	43	60	50	43	35	23
43	42	60	50	42	34	22
44	41	60	50	41	33	21
45	40	60	50	40	32	20
46	40	60	50	40	31	19
47	40	60	50	40	30	18
48	40	60	50	40	30	17
49	40	60	50	40	30	16
50	40	60	50	40	30	15
51	40	60	50	40	30	15
52	40	60	50	40	30	15
53	40	60	50	40	30	15
54	40	60	50	40	30	15
55	40	60	50	40	30	15
56	40	60	50	40	30	15
57	40	60	50	40	30	15
58	40	60	50	40	30	15
59	40	60	50	40	30	15
60	40	60	50	40	30	15
61	40	60	50	40	30	15
62	40	60	50	40	30	15
63	40	60	50	40	30	15
64	40	60	50	40	30	15
65	40	60	50	40	30	15
66	40	60	50	40	30	15
67	40	60	50	40	30	15
68	40	60	50	40	30	15
69	40	60	50	40	30	15
70	40	60	50	40	30	15
199	40	60	50	40	30	15

Masonry 55 Year Life Worksheet with Condition Adjustments Percent Good Schedule

	Base Sched	Excellent	Good	Average	Fair	Poor
Age	55 Yr. Life	-35%	-15%	0%	15%	35%
1	99	99	99	99	99	99
2	98	99	98	98	98	98
3	98	99	98	98	98	98
4	97	98	97	97	97	97
5	96	97	97	96	95	95
6	95	97	96	95	94	93
7	94	96	95	94	93	92
8	93	95	94	93	92	91
9	92	95	93	92	91	89
10	91	94	92	91	90	88
11	91	94	92	91	90	87
12	90	94	92	90	89	86
13	90	94	92	90	89	85
14	88	92	90	88	86	83
15	87	92	89	87	85	81
16	86	91	88	86	84	79
17	84	90	86	84	82	78
18	82	88	85	82	79	76
19	81	88	84	81	78	75
20	81	88	84	81	78	74
21	80	87	83	80	77	73
22	80	87	83	80	77	72
23	79	86	82	79	76	71
24	78	86	81	78	75	70
25	77	85	80	77	74	68
26	76	84	80	76	72	67
27	75	84	79	75	71	65
28	74	83	78	74	70	64
29	72	82	76	72	68	62
30	71	81	75	71	67	61
31	70	81	75	70	66	58
32	69	80	74	69	64	56
33	69	80	74	69	64	55
34	69	80	74	69	64	54
35	69	80	74	69	64	52
36	68	79	73	68	63	50
37	67	79	72	67	62	49
38	66	78	71	66	61	47
39	65	77	70	65	60	46
40	64	77	69	64	59	44
41	63	76	69	63	57	43

Masonry 55 Year Life Worksheet with Condition Adjustments Percent Good Schedule

	Base Sched	Excellent	Good	Average	Fair	Poor
Age	55 Yr. Life	-35%	-15%	0%	15%	35%
42	61	75	67	61	55	42
43	60	74	66	60	54	40
44	60	74	66	60	54	38
45	59	73	65	59	53	37
46	59	73	65	59	53	36
47	58	73	64	58	52	35
48	57	72	63	57	51	33
49	56	71	63	56	49	31
50	54	70	61	54	47	29
51	54	70	60	54	47	27
52	53	70	60	53	46	25
53	53	70	60	53	46	23
54	53	70	60	53	46	21
55	52	70	60	52	45	19
56	51	70	60	51	44	17
57	51	70	60	51	44	15
58	50	70	60	50	43	15
59	50	70	60	50	42	15
60	50	70	60	50	41	15
61	50	70	60	50	40	15
62	50	70	60	50	40	15
63	50	70	60	50	40	15
64	50	70	60	50	40	15
65	50	70	60	50	40	15
66	50	70	60	50	40	15
67	50	70	60	50	40	15
68	50	70	60	50	40	15
69	50	70	60	50	40	15
70	50	70	60	50	40	15
199	50	70	60	50	40	15

Masonry 60 Year Life Worksheet with Condition Adjustments Percent Good Schedule

	Base Sched	Excellent	Good	Average	FAIR	Poor
Age	60 Yr. Life	-35%	-15%	0%	15%	35%
1	100	100	100	100	100	100
2	99	99	99	99	99	99
3	98	99	98	98	98	98
4	97	98	97	97	97	97
5	96	97	97	96	95	95
6	96	97	97	96	95	95
7	95	97	96	95	94	93
8	94	96	95	94	93	92
9	94	96	95	94	93	92
10	94	96	95	94	93	92
11	93	95	94	93	92	91
12	92	95	93	92	91	89
13	92	95	93	92	91	89
14	91	94	92	91	90	88
15	90	94	92	90	89	87
16	89	93	91	89	87	85
17	87	92	89	87	85	82
18	86	91	88	86	84	81
19	85	90	87	85	83	80
20	84	90	86	84	82	78
21	83	89	86	83	80	77
22	82	88	85	82	79	76
23	81	88	84	81	78	74
24	80	87	83	80	77	73
25	80	87	83	80	77	73
26	79	86	82	79	76	72
27	78	86	81	78	75	70
28	76	84	80	76	72	68
29	74	83	78	74	70	65
30	73	82	77	73	69	64
31	72	82	76	72	68	62
32	71	81	75	71	67	61
33	70	81	75	70	66	60
34	69	80	74	69	64	58
35	68	79	73	68	63	57
36	68	79	73	68	63	55
37	67	79	72	67	62	52
38	67	79	72	67	62	49
39	66	78	71	66	61	46
40	65	77	70	65	60	43
41	63	76	69	63	57	40

Masonry 60 Year Life Worksheet with Condition Adjustments Percent Good Schedule

	Base Sched	Excellent	Good	Average	FAIR	Poor
Age	60 Yr. Life	-35%	-15%	0%	15%	35%
42	62	75	68	62	56	37
43	61	75	67	61	55	33
44	59	75	65	59	53	31
45	57	75	63	57	51	30
46	55	75	62	55	48	29
47	54	75	61	54	47	28
48	53	75	60	53	46	27
49	52	75	60	52	45	25
50	51	75	60	51	44	23
51	50	75	60	50	43	21
52	50	75	60	50	42	19
53	50	75	60	50	41	17
54	50	75	60	50	40	15
55	50	75	60	50	40	15
56	50	75	60	50	40	15
57	50	75	60	50	40	15
58	50	75	60	50	40	15
59	50	75	60	50	40	15
60	50	75	60	50	40	15
61	50	75	60	50	40	15
62	50	75	60	50	40	15
63	50	75	60	50	40	15
64	50	75	60	50	40	15
65	50	75	60	50	40	15
66	50	75	60	50	40	15
67	50	75	60	50	40	15
68	50	75	60	50	40	15
69	50	75	60	50	40	15
70	50	75	60	50	40	15
199	50	75	60	50	40	15

Masonry 65 Year Life Worksheet with Condition Adjustments Percent Good Schedule

	Base Sched	Excellent	Good	Average	Fair	Poor
Age	65 Yr. Life	-35%	-15%	0%	15%	35%
1	100	100	100	100	100	100
2	99	99	99	99	99	99
3	98	98	98	98	98	98
4	98	98	98	98	98	98
5	97	98	97	97	97	96
6	96	97	97	96	95	95
7	95	97	96	95	94	93
8	95	97	96	95	94	93
9	94	96	95	94	93	92
10	93	95	94	93	92	91
11	92	95	93	92	91	89
12	91	94	92	91	90	88
13	90	94	92	90	89	87
14	90	94	92	90	89	87
15	89	93	91	89	87	85
16	88	92	90	88	86	84
17	87	92	89	87	85	82
18	86	91	88	86	84	81
19	85	90	87	85	83	80
20	84	90	86	84	82	78
21	83	89	86	83	80	77
22	83	89	86	83	80	77
23	81	88	84	81	78	74
24	80	87	83	80	77	73
25	79	86	82	79	76	72
26	78	86	81	78	75	70
27	77	85	80	77	74	69
28	76	84	80	76	72	68
29	74	83	78	74	70	65
30	73	82	77	73	69	64
31	72	82	76	72	68	62
32	71	81	75	71	67	61
33	69	80	74	69	64	58
34	68	79	73	68	63	57
35	66	78	71	66	61	54
36	65	77	70	65	60	53
37	63	76	69	63	57	50
38	62	75	68	62	56	49
39	60	75	66	60	54	46
40	59	75	65	59	53	45
41	57	75	63	57	51	42

Masonry 65 Year Life Worksheet with Condition Adjustments Percent Good Schedule

	Base Sched	Excellent	Good	Average	Fair	Poor
Age	65 Yr. Life	-35%	-15%	0%	15%	35%
42	55	75	62	55	48	39
43	53	75	60	53	46	37
44	52	75	60	52	45	35
45	50	75	60	50	43	33
46	50	75	60	50	41	31
47	50	75	60	50	40	28
48	50	75	60	50	40	27
49	50	75	60	50	40	24
50	50	75	60	50	40	23
51	50	75	60	50	40	22
52	50	75	60	50	40	19
53	50	75	60	50	40	18
54	50	75	60	50	40	15
55	50	75	60	50	40	15
56	50	75	60	50	40	15
57	50	75	60	50	40	15
58	50	75	60	50	40	15
59	50	75	60	50	40	15
60	50	75	60	50	40	15
61	50	75	60	50	40	15
62	50	75	60	50	40	15
63	50	75	60	50	40	15
64	50	75	60	50	40	15
65	50	75	60	50	40	15
66	50	75	60	50	40	15
67	50	75	60	50	40	15
68	50	75	60	50	40	15
69	50	75	60	50	40	15
70	50	75	60	50	40	15
199	50	75	60	50	40	15

MOBILE HOME
COST SCHEDULES

2024 CLASS MS1
LOW QUALITY – SINGLE WIDE MOBILE HOME

SIZE	BASE	FACTOR	LOCAL MULT.	FINAL PRICE PER SQ.FT.
0-280	49.00	1.12	0.87	47.75
281-336	46.75	1.12	0.87	45.55
337-392	45.25	1.12	0.87	44.09
393-448	43.75	1.12	0.87	42.63
449-504	42.50	1.12	0.87	41.41
505-560	41.50	1.12	0.87	40.44
561-616	40.50	1.12	0.87	39.46
617-672	39.75	1.12	0.87	38.73
673-728	39.00	1.12	0.87	38.00
729-784	38.25	1.12	0.87	37.27
785-840	37.75	1.12	0.87	36.78
841-896	37.25	1.12	0.87	36.30
897-952	36.75	1.12	0.87	35.81
953-1008	36.25	1.12	0.87	35.32
1009-1064	35.75	1.12	0.87	34.83
1065-9999999	35.25	1.12	0.87	34.35
MH DEPRECIATION				

2024 CLASS MS2
FAIR QUALITY – SINGLE WIDE MOBILE HOME

SIZE	BASE	FACTOR	LOCAL MULT.	FINAL PRICE PER SQ.FT.
0-280	55.00	1.12	0.87	53.59
281-336	52.50	1.12	0.87	51.16
337-392	50.50	1.12	0.87	49.21
393-448	49.25	1.12	0.87	47.99
449-504	48.00	1.12	0.87	46.77
505-560	46.75	1.12	0.87	45.55
561-616	45.75	1.12	0.87	44.58
617-672	44.75	1.12	0.87	43.60
673-728	44.00	1.12	0.87	42.87
729-784	43.25	1.12	0.87	42.14
785-840	42.50	1.12	0.87	41.41
841-896	42.00	1.12	0.87	40.92
897-952	41.50	1.12	0.87	40.44
953-1008	40.75	1.12	0.87	39.71
1009-1064	40.25	1.12	0.87	39.22
1065-9999999	39.75	1.12	0.87	38.73
MH DEPRECIATION				

2024 CLASS MS3
AVERAGE QUALITY – SINGLE WIDE MOBILE HOME

SIZE	BASE	FACTOR	LOCAL MULT.	FINAL PRICE PER SQ.FT.
0-280	61.50	1.12	0.87	59.93
281-336	59.00	1.12	0.87	57.49
337-392	57.00	1.12	0.87	55.54
393-448	55.50	1.12	0.87	54.08
449-504	54.00	1.12	0.87	52.62
505-560	53.00	1.12	0.87	51.64
561-616	51.50	1.12	0.87	50.18
617-672	50.50	1.12	0.87	49.21
673-728	49.75	1.12	0.87	48.48
729-784	49.00	1.12	0.87	47.75
785-840	48.25	1.12	0.87	47.01
841-896	47.50	1.12	0.87	46.28
897-952	47.00	1.12	0.87	45.80
953-1008	46.50	1.12	0.87	45.31
1009-1064	45.75	1.12	0.87	44.58
1065-9999999	45.25	1.12	0.87	44.09
MH DEPRECIATION				

2024 CLASS MS4
GOOD QUALITY – SINGLE WIDE MOBILE HOME

SIZE	BASE	FACTOR	LOCAL MULT.	FINAL PRICE PER SQ.FT.
0-392	72.00	1.12	0.87	70.16
393-448	70.00	1.12	0.87	68.21
449-504	68.00	1.12	0.87	66.26
505-560	66.50	1.12	0.87	64.80
561-616	65.00	1.12	0.87	63.34
617-672	64.00	1.12	0.87	62.36
673-728	63.00	1.12	0.87	61.39
729-784	61.50	1.12	0.87	59.93
785-840	60.00	1.12	0.87	58.46
841-896	59.00	1.12	0.87	57.49
897-952	58.50	1.12	0.87	57.00
953-1008	57.50	1.12	0.87	56.03
1009-1064	57.00	1.12	0.87	55.54
1065-99999999	57.00	1.12	0.87	55.54
MH DEPRECIATION				

2024 CLASS MS5
VERY GOOD QUALITY – SINGLE WIDE MOBILE HOME

SIZE	BASE	FACTOR	LOCAL MULT.	FINAL PRICE PER SQ.FT.
0-392	82.50	1.12	0.87	80.39
393-448	80.00	1.12	0.87	77.95
449-504	78.00	1.12	0.87	76.00
505-560	76.00	1.12	0.87	74.05
561-616	74.50	1.12	0.87	72.59
617-672	73.00	1.12	0.87	71.13
673-728	71.50	1.12	0.87	69.67
729-784	70.00	1.12	0.87	68.21
785-840	69.00	1.12	0.87	67.23
841-896	68.00	1.12	0.87	66.26
897-952	67.00	1.12	0.87	65.28
953-1008	66.00	1.12	0.87	64.31
1009-1064	65.50	1.12	0.87	63.82
1065-99999999	64.50	1.12	0.87	62.85
MH DEPRECIATION				

2024 CLASS MS6
EXCELLENT QUALITY – SINGLE WIDE MOBILE HOME

SIZE	BASE	FACTOR	LOCAL MULT.	FINAL PRICE PER SQ.FT.
0-392	88.50	1.12	0.87	86.23
393-448	86.00	1.12	0.87	83.80
449-504	84.00	1.12	0.87	81.85
505-560	82.00	1.12	0.87	79.90
561-616	80.50	1.12	0.87	78.44
617-672	79.00	1.12	0.87	76.98
673-728	77.50	1.12	0.87	75.52
729-784	76.50	1.12	0.87	74.54
785-840	75.00	1.12	0.87	73.08
841-896	74.00	1.12	0.87	72.11
897-952	73.00	1.12	0.87	71.13
953-1008	72.50	1.12	0.87	70.64
1009-1064	71.50	1.12	0.87	69.67
1065-99999999	71.00	1.12	0.87	69.18
MH DEPRECIATION				

2024 CLASS MD1
LOW QUALITY – DOUBLE WIDE MOBILE HOME

SIZE	BASE	FACTOR	LOCAL MULT.	FINAL PRICE PER SQ.FT.
0-560	56.00	112	.87	54.57
561-672	51.50	112	.87	50.18
673-784	48.25	112	.87	47.01
785-896	45.50	112	.87	44.34
897-1008	43.00	112	.87	41.90
1009-1120	41.00	112	.87	39.95
1121-1232	39.25	112	.87	38.25
1233-1344	37.75	112	.87	36.78
1345-1456	36.50	112	.87	35.57
1457-1568	35.25	112	.87	34.35
1569-1680	34.25	112	.87	33.37
1681-1792	33.25	112	.87	32.40
1793-1904	32.25	112	.87	31.42
1905-2016	31.50	112	.87	30.69
2017-2128	30.75	112	.87	29.96
2129-99999999	30.00	112	.87	29.23
MH DEPRECIATION				

2024 CLASS MD2
FAIR QUALITY – DOUBLE WIDE MOBILE HOME

SIZE	BASE	FACTOR	LOCAL MULT.	FINAL PRICE PER SQ.FT.
0-560	63.50	112	.87	61.87
561-672	58.50	112	.87	57.00
673-784	55.00	112	.87	53.59
785-896	51.50	112	.87	50.18
897-1008	49.00	112	.87	47.75
1009-1120	47.00	112	.87	45.80
1121-1232	45.00	112	.87	43.85
1233-1344	43.25	112	.87	42.14
1345-1456	41.75	112	.87	40.68
1457-1568	40.50	112	.87	39.46
1569-1680	39.25	112	.87	38.25
1681-1792	38.25	112	.87	37.27
1793-1904	37.25	112	.87	36.30
1905-2016	36.25	112	.87	35.32
2017-2128	35.50	112	.87	34.59
2129-99999999	34.75	112	.87	33.86
MH DEPRECIATION				

2024 CLASS MD3
AVERAGE QUALITY – DOUBLE WIDE MOBILE HOME

SIZE	BASE	FACTOR	LOCAL MULT.	FINAL PRICE PER SQ.FT.
0-560	73.50	112	.87	71.62
561-672	68.00	112	.87	66.26
673-784	63.50	112	.87	61.87
785-896	59.50	112	.87	57.98
897-1008	56.50	112	.87	55.05
1009-1120	54.00	112	.87	52.62
1121-1232	52.00	112	.87	50.67
1233-1344	49.75	112	.87	48.48
1345-1456	48.25	112	.87	47.01
1457-1568	46.50	112	.87	45.31
1569-1680	45.25	112	.87	44.09
1681-1792	44.00	112	.87	42.87
1793-1904	42.75	112	.87	41.66
1905-2016	41.75	112	.87	40.68
2017-2128	40.75	112	.87	39.71
2129-99999999	39.75	112	.87	38.73
MH DEPRECIATION				

2024 CLASS MD4
GOOD QUALITY – DOUBLE WIDE MOBILE HOME

SIZE	BASE	FACTOR	LOCAL MULT.	FINAL PRICE PER SQ.FT.
0-784	78.00	112	.87	76.00
785-896	74.00	112	.87	72.11
897-1008	70.50	112	.87	68.70
1009-1120	67.50	112	.87	65.77
1121-1232	65.00	112	.87	63.34
1233-1344	63.00	112	.87	61.39
1345-1456	61.00	112	.87	59.44
1457-1568	59.00	112	.87	57.49
1569-1680	57.50	112	.87	56.03
1681-1792	56.00	112	.87	54.57
1793-1904	55.00	112	.87	53.59
1905-2016	53.50	112	.87	52.13
2017-2128	52.50	112	.87	51.16
2129-99999999	51.50	112	.87	50.18
MH DEPRECIATION				

2024 CLASS MD5
VERY GOOD QUALITY – DOUBLE WIDE MOBILE HOME

SIZE	BASE	FACTOR	LOCAL MULT.	FINAL PRICE PER SQ.FT.
0-784	89.00	112	.87	86.72
785-896	84.50	112	.87	82.34
897-1008	81.00	112	.87	78.93
1009-1120	77.50	112	.87	75.52
1121-1232	74.50	112	.87	72.59
1233-1344	72.00	112	.87	70.16
1345-1456	70.00	112	.87	68.21
1457-1568	68.00	112	.87	66.26
1569-1680	66.00	112	.87	64.31
1681-1792	64.50	112	.87	62.85
1793-1904	62.50	112	.87	60.90
1905-2016	61.50	112	.87	59.93
2017-2128	60.00	112	.87	58.46
2129-99999999	59.00	112	.87	57.49
MH DEPRECIATION				

2024 CLASS MD6
EXCELLENT QUALITY – DOUBLE WIDE MOBILE HOME

SIZE	BASE	FACTOR	LOCAL MULT.	FINAL PRICE PER SQ.FT.
0-784	95.50	112	.87	93.06
785-896	91.00	112	.87	88.67
897-1008	87.00	112	.87	84.77
1009-1120	84.00	112	.87	81.85
1121-1232	81.00	112	.87	78.93
1233-1344	78.50	112	.87	76.49
1345-1456	76.50	112	.87	74.54
1457-1568	74.00	112	.87	72.11
1569-1680	72.50	112	.87	70.64
1681-1792	71.00	112	.87	69.18
1793-1904	69.00	112	.87	67.23
1905-2016	68.00	112	.87	66.26
2017-2128	66.50	112	.87	64.80
2129-99999999	65.50	112	.87	63.82
MH DEPRECIATION				

MOBILE HOMES

INFORMATION
FEATURE SCHEDULES
& DEPRECIATION

HUNT COUNTY APPRAISAL DISTRICT

MOBILE HOMES
% CALCULATED FROM "MA" UNIT PRICE

FEATURE	TYPE	CODE	ADJ VALUE %
BASE AREA	"MA" (MAIN AREA) UNIT PRICE		
BASE AREA	CLASS + / -		
SEGMENT TYPE			
	LIVING AREA ANNEX	MAA	100%
	ATTACHED GARAGE	GA	36%
	STOREROOM	SR	30%
	PATIO, PORCH – NO ROOF	PAT	10%
	OPEN PORCH W/ROOF	PO	20%
	ENCLOSED PORCH/PATIO	PE	65%
	SCREEN PORCH/PATIO	PS	25%
	CARPORT	CP	20%
	ROOF W/DIRT FLOOR	CD	16%
	BREEZEWAY	BZ	20%
	WOOD DECK – NO ROOF	WD	15%
	WOOD DECK – LOW	WDL	10%
	WOOD DECK – AVERAGE	WDA	15%
	WOOD DECK – GOOD	WDG	20%
	WOOD DECK – EXCELLENT	WDE	25%
		*	same class as "MA"

EXAMPLE:

"GA" (Attached Garage) would be priced @ 36% of the "MA" (Main Area) unit price per square foot

2018 TAX YEAR MOBILE HOME DEPRECIATION

Year Built of Mobile Home	Effective Age In Years	MS1 & MS2 HUNTCAD 20 Yr	MS3 MD1/MD2 HUNTCAD 25 Yr	MS4 MD3 HUNTCAD 30 Yr	MS5 MD4 HUNTCAD 35 Yr	MS6 MD5 HUNTCAD 40 Yr	MD6 HUNTCAD 45 Yr.	MS1 & MS2 HUNTCAD 20 Yr	MS3 MD1/MD2 HUNTCAD 25 Yr	MS4 MD3 HUNTCAD 30 Yr	MS5 MD4 HUNTCAD 35 Yr	MS6 MD5 HUNTCAD 40 Yr	MD6 HUNTCAD 45 Yr.	MS1 & MS2 HUNTCAD 20 Yr	MS3 MD1/MD2 HUNTCAD 25 Yr	MS4 MD3 HUNTCAD 30 Yr	MS5 MD4 HUNTCAD 35 Yr	MS6 MD5 HUNTCAD 40 Yr	MD6 HUNTCAD 45 Yr.
	CONDTION	AVG	AVG	AVG	AVG	AVG	AVG	GOOD	GOOD	GOOD	GOOD	GOOD	GOOD	FAIR	FAIR	FAIR	FAIR	FAIR	FAIR
2018	New	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
2017	1	97%	97%	98%	98%	99%	99%	98%	98%	99%	99%	99%	99%	96%	96%	97%	97%	99%	99%
2016	2	93%	94%	96%	96%	97%	98%	95%	96%	97%	97%	98%	99%	91%	92%	95%	95%	96%	97%
2015	3	89%	91%	95%	95%	96%	97%	92%	94%	96%	97%	97%	98%	86%	88%	92%	94%	95%	96%
2014	4	88%	88%	91%	93%	95%	96%	90%	92%	94%	95%	97%	97%	81%	84%	88%	91%	94%	95%
2013	5	85%	85%	88%	91%	93%	94%	86%	90%	92%	94%	95%	96%	74%	81%	84%	88%	91%	92%
2012	6	76%	82%	86%	89%	91%	93%	83%	87%	90%	92%	94%	95%	69%	77%	82%	86%	88%	91%
2011	7	72%	78%	83%	87%	90%	92%	80%	85%	88%	91%	93%	94%	64%	71%	78%	83%	87%	90%
2010	8	67%	75%	81%	85%	88%	90%	77%	83%	87%	90%	92%	93%	57%	68%	75%	81%	84%	87%
2009	9	62%	71%	78%	83%	86%	89%	73%	80%	85%	88%	90%	92%	51%	62%	71%	78%	82%	86%
2008	10	57%	68%	75%	80%	84%	87%	70%	78%	83%	86%	89%	91%	44%	58%	68%	74%	79%	83%
2007	11																		
2006	12	47%	60%	69%	76%	80%	85%	63%	72%	78%	83%	86%	90%	31%	48%	60%	69%	74%	81%
2005	13																		
2004	14	39%	52%	63%	69%	76%	81%	57%	66%	74%	80%	83%	87%	21%	38%	52%	60%	69%	75%
2003	15																		
2002	16	30%	45%	57%	63%	72%	77%	51%	62%	70%	77%	80%	84%	10%	29%	44%	52%	64%	70%
2001	17																		
2000	18	24%	37%	50%	60%	68%	73%	47%	56%	65%	74%	78%	81%		18%	35%	48%	58%	65%
1999	19																		
1998	20	21%	29%	44%	57%	63%	70%	45%	50%	61%	72%	74%	79%		10%	27%	44%	52%	61%
1997	21																		
1996	22	20%	24%	38%	55%	58%	66%	44%	47%	57%	69%	71%	76%			19%	42%	45%	56%
1995	23																		
1994	24		21%	32%	49%	53%	62%	38%	45%	52%	64%	67%	73%			12%	34%	39%	51%
1993	25																		
1992	26		20%	26%	43%	48%	57%	32%	44%	48%	60%	64%	70%			10%	26%	32%	44%
1991	27																		
1990	28			23%	38%	43%	53%	30%	38%	46%	57%	60%	67%				19%	26%	39%
1989	29																		
1988	30			21%	32%	38%	48%	30%	32%	45%	52%	57%	64%				10%	19%	32%
1987	31																		
1986	32			20%	29%	33%	44%	30%	30%	44%	50%	53%	61%					10%	27%
1985	33																		
1984	34				26%	29%	40%	30%	30%	40%	48%	50%	58%						22%
1983	35																		
1982	36				23%	26%	35%	30%	30%	40%	46%	48%	55%						16%
1981	37																		
1980	38				21%	23%	31%		30%	40%	45%	46%	52%						10%
1979	39																		
1978	40					21%	28%		30%	40%	40%	45%	50%						
1977	41																		
1976	42					20%	25%			40%	40%	44%	48%						
1975	43																		
1974	44						23%			40%	40%	40%	46%						
1973	45																		
1972	46						21%			40%	40%	40%	45%						
1971	47																		
1970	48						20%				40%	40%	44%						
											40%	40%	40%						

APPENDIX

Appendix 'A'

SAMPLE:

Field Review / Appraisal Card

w / Description of Fields

HUNT COUNTY APPRAISAL DISTRICT

PROPERTY FIELD REVIEW CARD 2010

2010-0-21003-383985

PROPERTY ID AND LEGAL DESCRIPTION

PROP ID: 21003 TYPE: Real DBA:
A0044 BARR BENJAMIN F, TRACT C800, ACRES 74.38
GEO ID : 0044-C800-0000-21
REF ID1: REF ID2 : R21003
SITUS : 6760 FM 903 CELESTE, TX 75423
PROP USE: SUB MKT:
GBA : 0 NRA: 0
MAP ID: 63
MAPSCO: 63
TIF: N
UNITS : 0

1

OWNER ID, NAME AND ADDRESS

OWNER ID, NAME AND ADDRESS	OWNER ID / %
GRAVES JOEL G & PATRICIA A	383985
6760 FM 903	100.00%
CELESTE, TX 75423	

2

EFFECTIVE ACRES: 113.0280

APPR VAL METHOD: Cost

EXEMPTIONS

HS

3

ENTITIES

CAD	100%
GHT	100%
HHO	100%
SCL	100%

4

VALUE METHOD

VALUE METHOD		C 2009 VALUES	C 2010 VALUES
IMPROVEMENT		337,400	334,430
LAND MKT	+	124,190	124,190
MARKET	=	461,590	458,620
PROD LOSS	-	113,830	113,830
APPRAISED	=	347,760	344,790
HS CAP LOSS	-	0	0
ASSESSED	=	347,760	344,790

5

GENERAL

UTILITIES:	ALL	LAST APPR YR:	2009	LAST APPR:	SSG
TOPOGRAPHY:	S	CAP BASIS YR:	2009	NBHD APPR:	
ROAD ACCESS:	PR	LAST INSP DATE:	09/29/2009	SUBDV APPR:	
ZONING:		NEXT INSP DATE:		LAND APPR:	
GROUP CODES:	FN			VALUE APPR:	
NEXT REASON:				RENT:	

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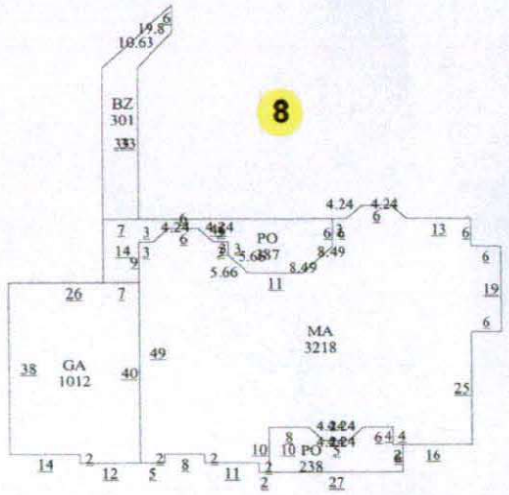
REMARKS / SKETCH COMMANDS

MA R5,U2,R8,D2,R11,D2,R2,U10,R8,R3xD3,R5,R3xU3,R6,D4,R16
,U25,R6,U19,L6,U6,L13,L3xU3,L6,L3xD3,L3,D6,L6xD6,L11
L4xU4,U3,L3,L3xU3,L6,L3xD3,L3,D49
PO XSU1SR10,MU40,L7,U14,R46,D6,L6xD6,L11,L4xU4,U3,L3
L3xU3,L6,L3xD3,L3,D9
BZ XSL3,MU54,ML7,R7,U33,R7xU8,U6,L14xD14,D33
PO XSD2SL5,MD2,MR26,U10,R8,R3xD3,R5,R3xU3,R6,D4,R2,D6
GA

7

SKETCH FOR IMPROVEMENT #1



8

BUILDING PERMITS

B#	ISSUE DT	PERMIT #	TYPE	ST	EST VALUE	APPR	BUILDER	COMMENT

9

PICTURE

13

INCOME APPROACH DATA

GPI	VAC	EGR	OTHER INC	EGI	EXPENSE	TAXES	NOI	METHOD	INC VALUE

10

TAX AGENT: PHONE:
GROSS SQFT: NET SQFT:
LINKED ACCTS: RECONCILED VALUE:

INQUIRY / ARB PROTESTS

CASE ID	DATE	APPR	STATUS	OWNER COMMENTS	STAFF COMMENTS

11

SALES & DEED HISTORY

SALE DT	SALE PRICE	TYPE	RATIO CD	FIN CD	FIN TERM	LA SQFT	SP / SQFT	1ST IMPRV	2ND IMPRV	GRANTOR	CONSID	DEED	BOOK ID	DEED PAGE
10/31/2002														
05/13/1999								Residentia		MUELA FABIAN C		WD	935	460
04/12/1998	56,000	R	V			5,453	10.27			MAZZOLA ANTHON		WDVL	566	627
										THOMPSON D P J		WDVL	488	625

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REGION: 14 SUBD: A0044 NBHD: SCL-SLEA-E (SUBSET:

IMPROVEMENT VALUATION LIVING AREA: 3,325 APPR/SQFT: 103.79 SALE/SQFT:

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	STY	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
A	MA	MAIN AREA	R	11/	3,325.0	89.74			2005	2006	AVG	298,390	97%					0.97	289,430
B	PO	OPEN PORCH W/ROOF	R	*/	387.0	17.95			2005	2006	*	6,950	97%					0.97	6,740
C	BZ	BREEZEWAY	R	*/	301.0	17.95			2005	2006	*	5,400	97%					0.97	5,240
D	PO	OPEN PORCH W/ROOF	R	*/	238.0	17.95			2005	2006	*	4,270	97%					0.97	4,140
E	GA	ATTACHED	R	*/	1,012.0	31.41			2005	2006	*	31,790	97%					0.97	30,830
1.	RED	BR/STONE	STCD: E1		5,263.0	(E2006)	Homesite: Y (100%)					346,800			Living Area: 3,325				336,380

A B C D E F G H I J K L M 15

IMPROVEMENT DETAIL ADJUSTMENTS

I#	ADJ TYPE	ADJ AMT	ADJ %

16

IMPROVEMENT FEATURES

DESCRIPTION	UNITS	CODE	VALUE
Exterior Wall	1	BR,SN	0
Fireplace	1	BR	0
Foundation	1	SL	0
Heating/Cooling	1	HA	0
Roof Covering	1	HP,CS	0
			0

17

REGION: 18 SUBD: A0044 NBHD: SCL-SLEA-E (SUBSET:

LAND VALUATION IRR Wells: 0 Capacity: 0 IRR Acres: 0.0000 Oil Wells: 0

L#	DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	ADJ	MASS ADJ	VAL SRC	MKT VAL
1.	RESIDENTIAL, RU	RR			A-SCL-P	E1	Y (100%)	A	2.0000 AC	1,669.72	1.00	1.00	A	3,340
2.	HAY MEADOW	HM			A-SCL-P	D1	N	A	72.3800 AC	1,669.72	1.00	1.00	A	120,850
														124,190

A B C 19 D E F G H I J K

LAND ADJUSTMENTS

L#	ADJ TYPE	ADJ AMT	ADJ %

L

PRODUCTIVITY VALUATION

AG	AG USE	AG TABLE	AG UNIT PRC	AG VALUE
N			0.00	0
Y	1D1	A-HM	97.00	7,020
				7,020

M

Effective Date of Appraisal: January 1 Date Printed: 11/06/2009 01:55:29PM by DBS

FIELD REVIEW / APPRAISAL CARD

1. Property identification, legal description, account / property ID number, and situs address.
2. Name of owner and mailing address.
3. Exemptions applicable to that account.
4. Entities (see appendix 'B' for codes & descriptions)
5. Total appraised value.
6. General data: Date of last appraisal inspections, zoning, appraiser's initials, next inspection date and next reason.
7. Remarks / Sketch Commands – Remarks from the appraiser information screen and improvement sketch commands.
8. Sketch – A computer generated drawing in this area along with a series of calls. In some instances, square footages are input from plans and sketches are not drawn.
9. Building Permits – Designated active or inactive status of permit activity, permit value, contractor name, comments, etc.
10. Income Approach Data – Income approach valuation utilizes the Direct Capitalization method. Primary calculation data include gross potential income, vacancy & collection loss, effective gross income, expenses, net operating and market value via income capitalization. The market value estimate via the Direct Capitalization method divides the net operating income (NOI) by a market capitalization rate (rate of return). If the NOI for a property is $10.00 PSF, divided by a market capitalization rate of 8.00%, the market value, via the Direct Capitalization method would be $125.00 per square foot. If the property had a rental area of 100,000 SF the market value would be $12,500,000.
11. Inquiry and / or ARB data.
12. Sales and Deed History – Deed information is worked by the mapping department which keeps an updated deed history file. Consideration and County Clerk data shown. Sales data, sale date.
13. Picture of the Improvement.
14. Summary of Improvement coding as applicable: Region, Subdivision, NBHD with NBHD modifier, subset. Also, summary of improvement valuation: Living area, appraiser per square foot and latest sales price per square foot.

15. Improvement Description / Valuation:

A. For each structure or improvement on the property there is a corresponding major segment and sub-segments to the improvement description.

B. Column B describes the type of improvement including:
Main Segments
- **Commercial**
- **Miscellaneous Improvement**
- **Mobile Home**
- **Residential**

Sub-Segments
- **MA = Main Area**
- **PO = Open Porch w/Roof**
- **BZ = Breezeway**
- **PO = Open Porch w/Roof**
- **GA = Attached Garage**

C. This column includes two function fields.
1. **State code (See appendix) i.e. E1**
2. **Appraisal method of calculation for that segment:**
   - **F= Flat Price**
   - **I = Miscellaneous Improvement**
   - **M = Mobile Home**
   - **R = Residential**
   - **C = Commercial**

D. Class – This field indicates the building class of the property as defined in this manual. These classes can be changed in the field.

E. Area – This field indicates the total square footage of each segment of the improvements.

F. Unit Price – This field will pull from the pricing / cost model a corresponding unit price representing replacement cost new for each segment valued by the I, M, C or R method of calculation.

G. Year Built & Effective Year – Actual year built of the improvement. Effective year is a variable field where the appraiser by increasing or decreasing the effective age can make adjustments for condition to the total value by overriding the age / life depreciation model. Effective age will determine physical depreciation percent in the subsequent J column that will be drawn from the age / life depreciation model.

H. Condition – Requires code input for depreciation factors.

*	=	All Conditions
POOR	=	Poor Condition
FAIR	=	Fair Condition
AVG	=	Average Condition
GOOD	=	Good Condition
EXCEL	=	Excellent Condition

I. Calculated value of improvement prior to any obsolescence being calculated.

J. Physical, Economic, Functional Depreciation / Obsolescence:

Physical % – This column indicates the age / life percentage which the computer selects from the age / life depreciation model based on the effective age entered in column G.

Economic % – This is a variable field which the appraiser may use to adjust the total value for external obsolescence factors effecting the subject property or external factors enhancing value. This may be either a positive or negative adjustment and is designated by the appraiser as a percent modifying factor.

Functional % – This is a variable field which the appraiser may use to adjust the total value for functional obsolescence factors that are reflective of flaws in structure, materials or design that diminish the function or utility of the improvement.

K. Percent Complete – This field is used by CAD for new construction percent complete on January 1st of the current tax year. The percentage modifier applied in this field is programmatically removed by the computer every year.

L. ADJ – Cumulative effect of all forms of depreciation.

M. Value – This column reflects a value for each sub-segment, subtotal for each improvement on the property and total for all improvements to the property. If the appraiser is using the flat price method, the appraiser shall designate the total value of the segment.

16. Improvement Detail Adjustments – Variable adjust field for value amount or percent adjustment that modify the depreciated value.

17. Improvement Features

18. Summary of Land Coding as Applicable: Region, Subdivision, NBHD with NBHD modifier, Subset. Wells data fields not utilized by HCAD.

19. Land Valuation:

A. **Description – In this column the land use is described**

B. **Type – Type of land use codes are same as State Codes.**

C. **Soil – Not utilized by HCAD.**

D. **Class – Subdivision Code**

E. **SC – State Code designating property use.**

F. **Homesite – This field designates if the property is eligible for homestead exemption; y = yes, n = no.**

G. **Appraisal Methods – The appraiser designates a method of calculation choice for the subject property.**
   - **A = Per acre method**
   - **FF = Front Foot method**
   - **LOT = Price per lot method**
   - **SQ = Per square foot calculation**

H. **Dimensions – Not utilized on residential properties.**

I. **Unit Price – In this field the appraiser designates the unit price relative to the method of calculation chosen, such as dollars per square foot, per acre, etc.**

J. **Adjust Factor and Mass Adjustment – This field is a variable field in which a site value can be adjusted, such as, if larger or smaller than typical in the neighborhood (Area Factor), if adversely affected by flood plain (Flood), if affected by external influences (Economic) or if modified for Builder Discount/Inventory Lots (INV). Mass adjustment is a land modifier applied at the neighborhood level.**

K. **Market Value – Is the sum of the calculation method chosen and applicable modifiers.**

L. **Land Adjustments – Displays adjustments detailed in "J".**

M. **Productivity Valuation – Special use valuation for agricultural land.**

Appendix 'B'

List of Entity Codes & Descriptions

HUNT COUNTY APPRAISAL DISTRICT

ENTITY LIST

ENTITY CODE	*ENTITY DESCRIPTION*
CCA	City of Campbell
CCL	City of Celeste
CCM	City of Caddo Mills
CCO	City of Commerce
CGR	City of Greenville
CHC	City of Hawk Cove
CJO	City of Josephine
CLO	City of Lone Oak
CQL	City of Quinlan
CRC	City of Royse City
CWC	City of Wolfe City
CWT	City of West Tawakoni
GHT	Hunt County
HHO	Hunt Memorial Hospital District
JTV	Trinity Valley Community College
MDCM1	Caddo Mills Municipal Management District #1
MMP	Magnolia Pointe Municipal Utility District #1
MPR	Poetry Road Municipal Utility District of Rockwall Co
MR1	Riverfield Municipal Utility District #1 of Hunt & Collin Co
MV1	Verandah Municipal Utility District
SBH	Boles ISD
SBL	Bland ISD
SCA	Campbell ISD
SCL	Celeste ISD
SCM	Caddo Mills ISD
SCO	Commerce ISD
SCP	Cooper ISD
SCT	Community ISD
SCU	Cumby ISD
SFD	Fannindel ISD
SGR	Greenville ISD
SLE	Leonard ISD
SLO	Lone Oak ISD
SQL	Quinlan ISD
SRC	Royse City ISD
STR	Terrell ISD
SWC	Wolfe City ISD
USPD	Union Square Public Improvement District

HUNT COUNTY APPRAISAL DISTRICT

PROPERTY ENTITY and JURISDICTION LIST

#	COUNTY	HOSPITAL	SCHOOL	CITY	SPECIAL DISTRICT	DESCRIPTION
00	GHT	HHO	SBL			BLAND ISD ONLY – OUTSIDE CITY LIMITS
04	GHT	HHO	SBH			BOLES ISD ONLY – OUTSIDE CITY LIMITS
09	GHT	HHO	SCM		MR1	CADDO MILLS ISD – LOCATED WITHIN RIVERFIELD MUD #1
10	GHT	HHO	SCM			CADDO MILLS ISD – OUTSIDE CITY LIMITS
11	GHT	HHO	SCM	CRC		CADDO MILLS ISD – IN ROYSE CITY CITY LIMITS
12	GHT	HHO	SCM	CCM		CADDO MILLS ISD – IN CADDO MILLS CITY LIMITS
13	GHT	HHO	SCM	CGR		CADDO MILLS ISD – IN GREENVILLE CITY LIMITS
14	GHT	HHO	SCM	CCM	MDCM1	CADDO MILLS ISD – IN CADDO MILLS CITY WITHIN CADDO MILLS MUNICIPAL MANAGEMENT DIST #1
17	GHT	HHO	SCA			CAMPBELL ISD – OUTSIDE CITY LIMITS
18	GHT	HHO	SCA	CCA		CAMPBELL ISD – IN CAMPBELL CITY LIMITS
21	GHT	HHO	SCL			CELESTE ISD – OUTSIDE CITY LIMITS
23	GHT	HHO	SCL	CCL		CELESTE ISD – IN CELESTE CITY LIMITS
30	GHT	HHO	SCO			COMMERCE ISD – OUTSIDE CITY LIMITS
31	GHT	HHO	SCO	CCO		COMMERCE ISD – IN COMMERCE CITY LIMITS
40	GHT	HHO	SGR			GREENVILLE ISD – OUTSIDE CITY LIMITS
41	GHT	HHO	SGR	CGR		GREENVILLE ISD – IN GREENVILLE CITY LIMITS
43	GHT	HHO	SGR	CCA		GREENVILLE ISD – IN CAMPBELL CITY LIMITS
50	GHT	HHO	SLO			LONE OAK ISD – OUTSIDE CITY LIMITS
51	GHT	HHO	SLO	CLO		LONE OAK ISD – IN LONE OAK CITY LIMITS
54	GHT	HHO	SQL	CUV		QUINLAN ISD – IN UNION VALLEY CITY LIMITS
56	GHT	HHO	SQL			QUINLAN ISD – OUTSIDE CITY LIMITS
57	GHT	HHO	SQL	CQL		QUINLAN ISD – IN QUINLAN CITY LIMITS
58	GHT	HHO	SQL	CWT		QUINLAN ISD – IN WEST TAWAKONI CITY LIMITS
59	GHT	HHO	SQL	CHC		QUINLAN ISD – IN HAWK COVE CITY LIMITS
61	GHT	HHO	SWC			WOLFE CITY ISD – OUTSIDE CITY LIMITS
62	GHT	HHO	SWC	CWC		WOLFE CITY ISD – IN WOLFE CITY CITY LIMITS
65						BUSINESS PERSONAL PROPERTY "LEASE" ACCOUNTS
80	GHT	HHO	SCT		MR1	COMMUNITY ISD – LOCATED WITHIN RIVERFIELD MUD #1
81	GHT	HHO	SCT		MMP	COMMUNITY ISD – LOCATED WITHIN MAGNOLIA POINTE MUD
82					MMP	MAGNOLIA POINTE MUD **ONLY** ACCOUNT – IN COMMUNITY ISD
83	GHT					HUNT COUNTY **ONLY** – INTANGIBLES & ROLLING STOCK
84	GHT	HHO	SFD			FANNINDEL ISD – LOCATED INSIDE HUNT COUNTY
85	GHT	HHO	SCT			COMMUNITY ISD – LOCATED INSIDE HUNT COUNTY
86	GHT	HHO	SCP			COOPER ISD – LOCATED INSIDE HUNT COUNTY
87	GHT	HHO	SLE			LEONARD ISD – LOCATED INSIDE HUNT COUNTY
88	GHT	HHO	SCU			CUMBY ISD – LOCATED INSIDE HUNT COUNTY
89	GHT	HHO	STR		JTV	TERRELL ISD – TVCC – LOCATED INSIDE HUNT COUNTY
90	GHT	HHO	SRC	CRC	MV1	ROYSE CITY ISD – IN ROYSE CITY CITY & WITHIN VERANDAH MUD
91	GHT	HHO	SRC			ROYSE CITY ISD – OUTSIDE CITY LIMITS
92	GHT	HHO	SRC		MV1	ROYSE CITY ISD – OUTSIDE CITY LIMITS – WITHIN VERANDAH MUD
93	GHT	HHO	SRC	CRC		ROYSE CITY ISD – IN ROYSE CITY CITY LIMITS
94	GHT	HHO	SRC	CUV		ROYSE CITY ISD – IN UNION VALLEY CITY LIMITS
95	GHT	HHO	SCT	CJO		COMMUNITY ISD – IN JOSEPHINE CITY LIMITS
96					MV1	VERANDAH MUD **ONLY** ACCOUNTY – IN ROYSE CITY ISD
97	GHT	HHO	SRC		MMP	ROYSE CITY ISD – LOCATED WITHIN MAGNOLIA POINTE MUD
98					MMP	MAGNOLIA POINTE MUD **ONLY** ACCOUNT – IN ROYSE CITY ISD
99	GHT	HHO	STR		JTV & MPR	TERRELL ISD – TVCC – LOCATED WITHIN POETRY ROAD MUD

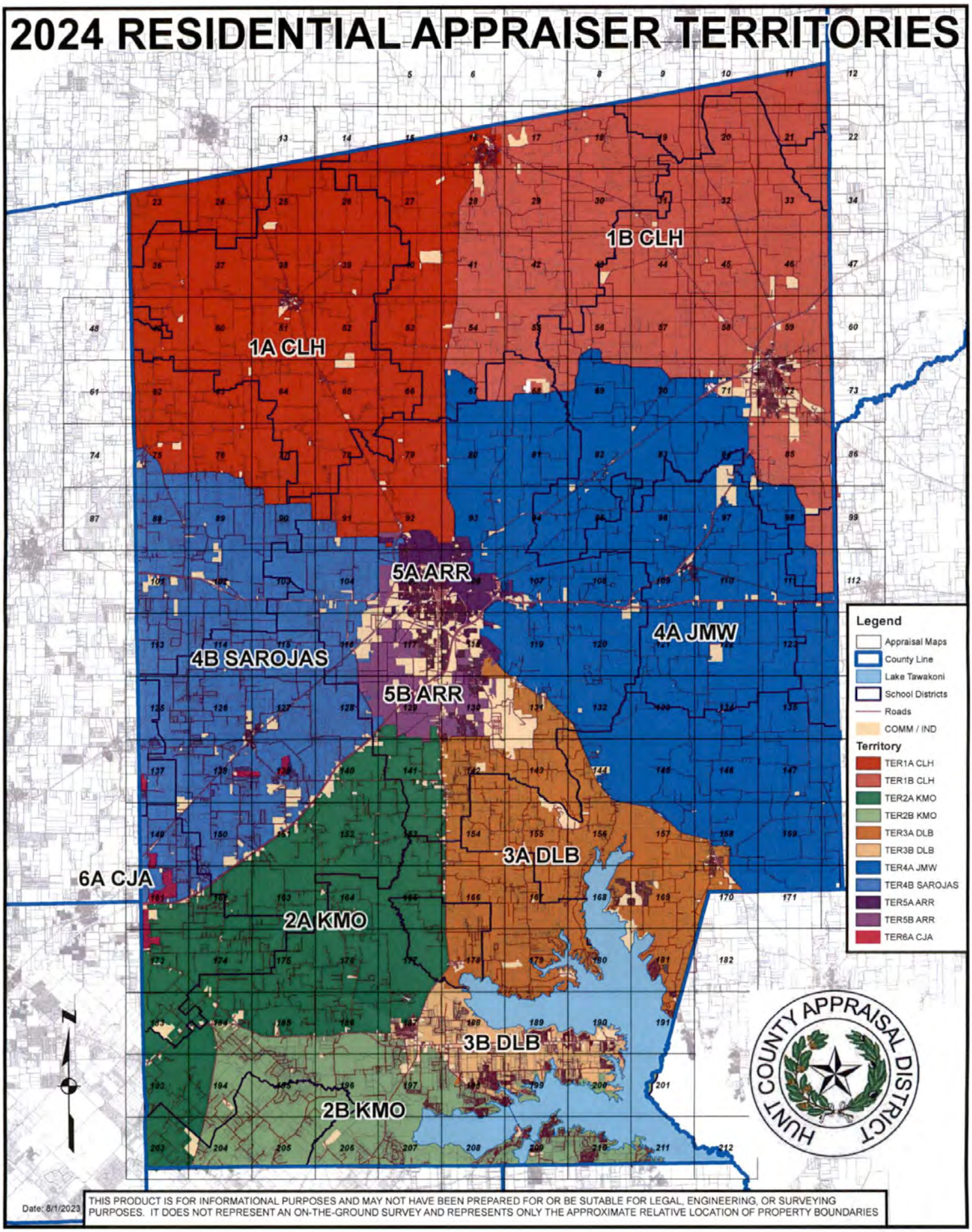
Appendix 'C'

List of Appraiser's Territories

APPRAISERS AREAS / DUTIES 2024

Brent	Chief Appraiser
Tamra	Deputy Chief Appraiser
Kyle	Residential and Agricultural Manager
Jonathan	Commercial / Industrial / BPP Manager
Alma	Commercial Appraiser
Jamie	Land Appraiser
James/Edwin	Ag Appraiser
Carandal	(**TER 1**) Region 1A, Region 1B (**approx. 11516 accounts**)
Kayla	(**Ter 2**) Region 2A, Region 2B (**approx. 12888 accounts**)
Donnie	(**Ter 3**) Region 3A, Region 3B (**approx. 12914 accounts**)
Jon/Sarah	(**Ter 4**) Region 4A, Region 4B (**approx. 12900 accounts**)
Armando	(**Ter 5**) Region 5a, Region 5b (**approx. 12512 accounts**)
Carlos	(**Ter 6**) Region 6a (**approx. 4723 accounts**)
Michelle	Industrial & Business Personal Property including Special Inventory (**approx. 3200 accounts**)

2024 RESIDENTIAL APPRAISER TERRITORIES



Date: 8/1/2023

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUTABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES

Appendix 'D'

USPAP

Standards 5 & 6

2024 EDITION

2024

Uniform Standards of Professional Appraisal Practice (USPAP)

Effective January 1, 2024

electronic edition

SPECIAL LINKED 2-BOOK EDITION includes new USPAP Guidance and Reference Manual

Contains USPAP Standards 1 through 10

Guidance and USPAP Reference Manual now available in a separate volume.

The Appraisal FOUNDATION
Authorized by Congress as the Source of Appraisal Standards and Appraiser Qualifications
APPRAISAL STANDARDS BOARD

Uniform Standards of Professional Appraisal Practice (USPAP)

2024 EDITION

The Appraisal FOUNDATION

Authorized by Congress as the Source of Appraisal Standards and Appraiser Qualifications

APPRAISAL STANDARDS BOARD

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EFFECTIVE:
January 1, 2024

STANDARD 5:
MASS APPRAISAL, DEVELOPMENT

In developing a mass appraisal, an appraiser must identify the problem to be solved, determine the scope of work necessary to solve the problem, and correctly complete research and analyses necessary to produce a credible mass appraisal.

Comment: STANDARD 5 applies to all mass appraisals of real or personal property regardless of the purpose or use of such appraisals.[60] The reporting and jurisdictional exceptions applicable to public mass appraisals prepared for ad valorem taxation do not apply to mass appraisals prepared for other purposes.

A mass appraisal includes:

1) identifying properties to be appraised;
2) defining market area of consistent behavior that applies to properties;
3) identifying characteristics (supply and demand) that affect the creation of value in that market area;
4) developing a model structure that reflects the relationship among the characteristics affecting value in the market area;
5) calibrating the model structure to determine the contribution of the individual characteristics affecting value;
6) applying the conclusions reflected in the model to the characteristics of the property(ies) being appraised; and
7) reviewing the mass appraisal results.

The JURISDICTIONAL EXCEPTION RULE may apply to several sections of STANDARD 5 because ad valorem tax administration is subject to various state, county, and municipal laws.

STANDARDS RULE 5-1, GENERAL DEVELOPMENT REQUIREMENTS

In developing a mass appraisal, an appraiser must:

(a) be aware of, understand, and correctly employ those recognized methods and techniques necessary to produce a credible mass appraisal;

Comment: Mass appraisal provides for a systematic approach and uniform application of appraisal methods and techniques to obtain estimates of value that allow for statistical review and analysis of results.

This requirement recognizes that the principle of change continues to affect the manner in which appraisers perform mass appraisals. Changes and developments in the real property and personal property fields have a substantial impact on the appraisal profession.

To keep abreast of these changes and developments, the appraisal profession is constantly reviewing and revising appraisal methods and techniques and devising new methods and techniques to meet new circumstances. For this reason it is not sufficient for appraisers to simply maintain the skills and the knowledge they possess when they become appraisers. Each appraiser must continuously improve his or her skills to remain proficient in mass appraisal.

60 In *USPAP Guidance and Reference Manual* (USPAP GRM), see Advisory Opinion 12, *Ad Valorem Property Tax Appraisal and Mass Appraisal Assignments*.

(b) not commit a substantial error of omission or commission that significantly affects a mass appraisal; and

Comment: An appraiser must use sufficient care to avoid errors that would significantly affect his or her opinions and conclusions. Diligence is required to identify and analyze the factors, conditions, data, and other information that would have a significant effect on the credibility of the assignment results.

(c) not render a mass appraisal in a careless or negligent manner.

STANDARDS RULE 5-2, PROBLEM IDENTIFICATION

In developing a mass appraisal, an appraiser must:

(a) identify the client and other intended users;[61]

Comment: In ad valorem mass appraisal, the assessor, or party responsible for certification of the assessment or tax roll is required to apply the relevant law or statute and identify the clients and other intended users (if any).

(b) identify the intended use of the appraisal;[62]

Comment: An appraiser must not allow the intended use of an assignment or a client's objectives to cause the assignment results to be biased.

(c) identify the type and definition of value, and ascertain whether the value is to be the most probable price:

- **(i) in terms of cash; or**
- **(ii) in terms of financial arrangements equivalent to cash; or**
- **(iii) in such other terms as may be precisely defined; and**
- **(iv) if the opinion of value is to be based on non-market financing or financing with unusual conditions or incentives, identify the terms of such financing and any influences on value;**

(d) identify the effective date of the appraisal;

(e) identify, from sources the appraiser reasonably believes to be reliable, the characteristics of the properties that are relevant to the type and definition of value and intended use,[63] including:

- **(i) the group with which a property is identified according to similar market influence;**
- **(ii) the appropriate market area and time frame relative to the property being valued; and**
- **(iii) their location and physical, legal, and economic characteristics;**

Comment: The properties must be identified in general terms, and each individual property in the universe must be identified, with the information on its identity stored or referenced in its property record.

When appraising proposed improvements, an appraiser must examine and have available for future examination, plans, specifications, or other documentation sufficient to identify the extent and character of the proposed improvements.[64]

Ordinarily, proposed improvements are not appraised for ad valorem tax purposes. Appraisers, however, are sometimes asked to provide opinions of value of proposed improvements so that developers can estimate future property tax burdens. Sometimes units in condominiums and planned unit developments are sold with an interest in un-built community property, the pro rata value of which, if any, must be considered in the analysis of sales data.

61 In USPAP GRM, see Advisory Opinion 26, *Identification and Disclosure of Client, Intended Use, and Intended Users.*

62 In USPAP GRM, see Advisory Opinion 36, *Identification and Disclosure of Client, Intended Use, and Intended Users.*

63 In USPAP GRM, see Advisory Opinion 23, *Identifying Relevant Characteristics of the Subject Property of a Real Property Appraisal Assignment*, if applicable.

64 In USPAP GRM, see Advisory Opinion 11, *Appraisals of Real Property with Proposed Improvements*, if applicable.

(f) identify the characteristics of the market that are relevant to the purpose and intended use of the mass appraisal including:

- **(i) location of the market area;**
- **(ii) physical, legal, and economic characteristics;**
- **(iii) time frame of market activity; and**
- **(iv) property interests reflected in the market;**

(g) in appraising real property or personal property:

- **(i) identify the appropriate market area and time frame relative to the property being valued;**
- **(ii) when the subject is real property, identify and consider any personal property, trade fixtures, or intangible assets that are not real property but are included in the appraisal;**
- **(iii) when the subject is personal property, identify and consider any real property or intangible assets that are not personal property but are included in the appraisal;**
- **(iv) identify known easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations, special assessments, ordinances, or other items of similar nature; and**
- **(v) identify and analyze whether an appraised fractional interest, physical segment or partial holding contributes pro rata to the value of the whole;**

  Comment: The above requirements do not obligate the appraiser to value the whole when the subject of the appraisal is a fractional interest, physical segment, or a partial holding. However, if the value of the whole is not identified, the appraisal must clearly reflect that the value of the property being appraised cannot be used to develop the value opinion of the whole by mathematical extension.

(h) analyze the relevant economic conditions at the time of the valuation, including market acceptability of the property and supply, demand, scarcity, or rarity;

(i) identify any extraordinary assumptions necessary in the assignment. An extraordinary assumption may be used in an assignment only if:

- **(i) the extraordinary assumption is required to properly develop credible opinions and conclusions;**
- **(ii) the appraiser has a reasonable basis for the extraordinary assumption; and**
- **(iii) use of the extraordinary assumption results in a credible analysis;**

(j) identify any hypothetical conditions necessary in the assignment. A hypothetical condition may be used in an assignment only if:

- **(i) use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison; and**
- **(ii) use of the hypothetical condition results in a credible analysis; and**

(k) determine the scope of work necessary to produce credible assignment results in accordance with the SCOPE OF WORK RULE.[65]

65 In USPAP GRM, see Advisory Opinion 25, *Scope of Work Decision, Performance, and Disclosure*, and Advisory Opinion 26, *An Acceptable Scope of Work*.

STANDARDS RULE 5-3, PROPERTY'S USE AND APPROPRIATE MARKET

When necessary for credible assignment results, an appraiser must:

(a) in appraising real property, identify and analyze the effect on use and value of the following factors:

(i) existing land use regulations;

(ii) reasonably probable modifications of such regulations;

(iii) economic supply and demand;

(iv) the physical adaptability of the real estate;

(v) neighborhood trends; and

(vi) highest and best use of the real estate; and

Comment: This requirement sets forth a list of factors that affect use and value. In considering neighborhood trends, an appraiser must avoid stereotyped or biased assumptions relating to race, age, color, gender, or national origin or an assumption that race, ethnic, or religious homogeneity is necessary to maximize value in a neighborhood. Further, an appraiser must avoid making an unsupported assumption or premise about neighborhood decline, effective age, and remaining life. In considering highest and best use, an appraiser must develop the concept to the extent required for a proper solution to the appraisal problem.

(b) in appraising personal property, identify and analyze the effects on use and value of industry trends, value-in-use, and trade level of personal property. Where applicable, analyze the current use and alternative uses to encompass what is profitable, legal, and physically possible, as relevant to the type and definition of value and intended use of the appraisal. Personal property has several measurable marketplaces; therefore, the appraiser must define and analyze the appropriate market consistent with the type and definition of value.

STANDARDS RULE 5-4, APPRAISAL METHODS

In developing a mass appraisal, an appraiser must:

(a) identify the appropriate procedures and market information required to perform the appraisal, including all physical, functional, and external market factors as they may affect the appraisal;

Comment: Such efforts customarily include the development of standardized data collection forms, procedures, and training materials that are used uniformly on the universe of properties under consideration.

(b) employ recognized techniques for specifying property valuation models; and

Comment: The formal development of a model in a statement or equation is called model specification. Mass appraisers must develop mathematical models that, with reasonable accuracy, represent the relationship between property value and supply and demand factors, as represented by quantitative and qualitative property characteristics. The models may be specified using the cost, sales comparison, or income approaches to value. The specification format may be tabular, mathematical, linear, nonlinear, or any other structure suitable for representing the observable property characteristics. Appropriate approaches must be used in appraising a class of properties. The concept of recognized techniques applies to both real and personal property valuation models.

(c) employ recognized techniques for calibrating mass appraisal models.

Comment: Calibration refers to the process of analyzing sets of property and market data to determine the specific parameters of a model. The table entries in a cost manual are examples of calibrated parameters, as well as the coefficients in a linear or nonlinear model. Models must be calibrated using recognized techniques, including, but not limited to, multiple linear regression, nonlinear regression, and adaptive estimation.

STANDARDS RULE 5-5, APPROACHES TO VALUE

In developing a mass appraisal, when necessary for credible assignment results, an appraiser must:

(a) collect, verify, and analyze such data as are necessary and appropriate to develop:

- **(i) the cost new of the improvements;**
- **(ii) depreciation;**
- **(iii) value of the land by sales of comparable properties;**
- **(iv) value of the property by sales of comparable properties;**
- **(v) value by capitalization of income or potential earnings (i.e., rentals, expenses, interest rates, capitalization rates, and vacancy data);**

Comment: This Standards Rule requires appraisers engaged in mass appraisal to take reasonable steps to ensure that the quantity and quality of the factual data that are collected are sufficient to produce credible mass appraisals.

(b) base estimates of capitalization rates and projections of future rental rates and/or potential earnings capacity, expenses, interest rates, and vacancy rates on reasonable and appropriate evidence;[66]

Comment: This requirement calls for an appraiser, in developing income and expense statements and cash flow projections, to weigh historical information and trends, current market factors affecting such trends, and reasonably anticipated events, such as competition from developments either planned or under construction.

(c) identify and, as applicable, analyze terms and conditions of any available leases; and

(d) identify the need for and extent of any physical inspection.[67]

STANDARDS RULE 5-6, CALIBRATED MASS APPRAISAL MODEL APPLICATION

When necessary for credible assignment results in applying a calibrated mass appraisal model an appraiser must:

(a) value improved parcels by recognized methods or techniques based on the cost approach, the sales comparison approach, and income approach;

(b) value sites by recognized methods or techniques; such techniques include but are not limited to the sales comparison approach, allocation method, abstraction method, capitalization of ground rent, and land residual technique;

(c) when developing the value of a leased fee estate or a leasehold estate, analyze the effect on value, if any, of the terms and conditions of the lease;

Comment: In ad valorem taxation the appraiser may be required by rules or law to appraise the property as if in fee simple, as though unencumbered by existing leases. In such cases, market rent would be used in the appraisal, ignoring the effect of the individual, actual contract rents.

(d) analyze the effect on value, if any, of the assemblage of the various parcels, divided interests, or component parts of a property; the value of the whole must not be developed by adding together the individual values of the various parcels, divided interests, or component parts; and

Comment: Although the value of the whole may be equal to the sum of the separate estates or parts, it also may be greater than or less than the sum of such estates or parts.

66 In USPAP GRM, see Advisory Opinion 31, *Discounted Cash Flow Analysis*.

67 In USPAP GRM, see Advisory Opinion 2, *Inspection of Subject Property*.

(e) when analyzing anticipated public or private improvements, located on or off the site, analyze the effect on value, if any, of such anticipated improvements to the extent they are reflected in market actions.

STANDARDS RULE 5-7, RECONCILIATION

In developing a mass appraisal an appraiser must:

(a) reconcile the quality and quantity of data available and analyzed within the approaches used and the applicability and relevance of the approaches, methods and techniques used; and

(b) employ recognized mass appraisal testing procedures and techniques to ensure that standards of accuracy are maintained.

Comment: It is implicit in mass appraisal that, even when properly specified and calibrated mass appraisal models are used, some individual value conclusions will not meet standards of reasonableness, consistency, and accuracy. However, appraisers engaged in mass appraisal have a professional responsibility to ensure that, on an overall basis, models produce value conclusions that meet attainable standards of accuracy. This responsibility requires appraisers to evaluate the performance of models, using techniques that may include but are not limited to, goodness-of-fit statistics, and model performance statistics such as appraisal-to-sale ratio studies, evaluation of hold-out samples, or analysis of residuals.

STANDARD 6:
MASS APPRAISAL, REPORTING

In reporting the results of a mass appraisal, an appraiser must communicate each analysis, opinion, and conclusion in writing and in a manner that is not misleading.

Comment: STANDARD 6 addresses the content and level of information required in a report that communicates the results of a mass appraisal.

STANDARD 6 does not dictate the form, format, or style of mass appraisal reports. The substantive content of a report determines its compliance.

STANDARDS RULE 6-1, GENERAL REPORTING REQUIREMENTS

Each written report of a mass appraisal must:

(a) clearly and accurately set forth the appraisal in a manner that will not be misleading;

(b) contain sufficient information to enable the intended user(s) of the appraisal to understand the report properly; and

Comment: Documentation for a mass appraisal for ad valorem taxation may be in the form of (1) property records, (2) sales ratios and other statistical studies, (3) appraisal manuals and documentation, (4) market studies, (5) model building documentation, (6) regulations, (7) statutes, and (8) other acceptable forms.

(c) clearly and accurately disclose all assumptions, extraordinary assumptions, hypothetical conditions, and limiting conditions used in the assignment.

STANDARDS RULE 6-2, CONTENT OF A MASS APPRAISAL REPORT

The content of a mass appraisal report must be appropriate for the intended use of the appraisal and, at a minimum:

(a) state the identity of the client, or if the client has requested anonymity, state that the identity is withheld at the client's request but is retained in the appraiser's workfile; state the identity of any intended user(s) by name or type;[68]

Comment: Because the client is an intended user, they must be identified in the report as such. However, if the client has requested anonymity the appraiser must use care when identifying the client to avoid violations of the Confidentiality section of the ETHICS RULE.

(b) state the intended use of the appraisal;[69]

(c) disclose any assumptions or limiting conditions that result in deviation from recognized methods and techniques or that affect analyses, opinions, and conclusions;

(d) state the effective date of the appraisal and the date of the report;

Comment: In ad valorem taxation the effective date of the appraisal may be prescribed by law. If no effective date is prescribed by law, the effective date of the appraisal, if not stated, is presumed to be contemporaneous with the data and appraisal conclusions.[70]

68 In *USPAP Guidance and Reference Manual* (USPAP GRM), see Advisory Opinion 3b, *Identification and Disclosure of Client, Intended Use, and Intended Users*.

69 In USPAP GRM, see Advisory Opinion 3b, *Identification and Disclosure of Client, Intended Use, and Intended Users*.

70 In USPAP GRM, see Advisory Opinion 34, *Retrospective and Prospective Value Opinions*.

(e) state the type and definition of value and cite the source of the definition;

Comment: Stating the type and definition of value also requires any comments needed to clearly indicate to intended users how the definition is being applied.

When reporting an opinion of value, state whether the opinion is:

- In terms of cash or of financing terms equivalent to cash; or
- Based on non-market financing with unusual conditions or incentives.

When an opinion of value is based on non-market financing terms or financing with unusual conditions or incentives, summarize the terms of such financing and any influences on value.

(f) state the properties appraised including the property rights; and, when the property rights to be appraised are specified in a statute or court ruling, reference the law;

Comment: The report documents the sources for location, describing and listing the property. When applicable, include references to legal descriptions, addresses, parcel identifiers, photos, and building sketches. In mass appraisal this information is often included in property records.

(g) summarize the scope of work used to develop the appraisal,[71] and explain the exclusion of the sales comparison approach, cost approach, or income approach;

Comment: Summarizing the scope of work includes disclosure of research and analyses performed and might also include disclosure of research and analyses not performed.

(h) when any portion of the work involves significant mass appraisal assistance, summarize the extent of that assistance;[72]

(i) summarize and support the model specification(s) considered, data requirements, and the model(s) chosen; provide sufficient information to enable the client and intended users to have confidence that the process and procedures used conform to accepted methods and result in credible value conclusions; and include a summary of the rationale for each model, the calibration techniques to be used, and the performance measures to be used;

Comment: In the case of mass appraisal for ad valorem taxation, stability and accuracy are important to the credibility of value opinions.

(j) summarize the procedure for collecting, validating, and reporting data; and summarize the sources of data and the data collection and validation processes;

Comment: Reference to detailed data collection manuals or electronic records must be made, as appropriate, including where they may be found for inspection.

(k) summarize calibration methods considered and chosen, including the mathematical form of the final model(s); summarize how value conclusions were reviewed; and, if necessary, state the availability and location of individual value conclusions;

(l) when an opinion of highest and best use, or the appropriate market or market level was developed, summarize how that opinion was determined, and reference case law, statute, or public policy that describes highest and best use requirements;

Comment: When actual use is the requirement, the report must summarize how use-value opinions were developed. The appraiser's reasoning in support of the highest and best use opinion must be provided in the depth and detail required by its significance to the appraisal.

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71 In USPAP GRM, see Advisory Opinion 28, *Scope of Work Decision, Performance, and Disclosure*, and Advisory Opinion 29, An Acceptable Scope of Work.

72 In USPAP GRM, see Advisory Opinion 31, *Assignments Involving More than One Appraiser*.

(m) identify the appraisal performance tests used and the performance measures attained;

(n) summarize the reconciliation performed, in accordance with Standards Rule 5-7; and

(o) include a signed certification in accordance with Standards Rule 6-3.

STANDARDS RULE 6-3, CERTIFICATION

A signed certification is an integral part of the appraisal report.

(a) The wording of a certification does not have to match the following verbatim, but each of the elements must be addressed:

I certify that, to the best of my knowledge and belief:

- **the statements of fact contained in this report are true and correct.**
- **the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.**
- **I have no (or the specified) present or prospective interest in the property that is the subject of this report, and no (or the specified) personal interest with respect to the parties involved.**
- **I have performed no (or the specified) services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.**
- **I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.**
- **my engagement in this assignment was not contingent upon developing or reporting predetermined results.**
- **my compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.**
- **my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.**
- **I have (or have not) made a personal inspection of the properties that are the subject of this report. (If more than one person signs this certification, the certification must clearly specify which individuals did and which individuals did not make a personal inspection of the appraised property.)[73]**
- **no one provided significant mass appraisal assistance to the person signing this certification. (If there are exceptions, the name of each individual providing significant mass appraisal assistance must be stated.)[74]**

Comment: The above certification is not intended to disturb an elected or appointed assessor's work plans or oaths of office.

(b) An appraiser who signs any part of the appraisal report, including a letter of transmittal, must also sign a certification.

Comment: In an assignment that includes only assignment results developed by the real property appraiser, any appraiser who signs a certification accepts full responsibility for all elements of the certification, for the assignment results, and for the contents of the appraisal report. In an assignment that includes personal property assignment results not developed by the real property appraiser(s), any real property appraiser who

73 In USPAP GRM, see Advisory Opinion 2, *Inspection of Subject Property*.

74 In USPAP GRM, see Advisory Opinion 31, *Assignments Involving More than One Appraiser*.

signs a certification accepts full responsibility for the real property elements of the certification, for the real property assignment results, and for the real property contents of the appraisal report.

In an assignment that includes only assignment results developed by the personal property appraiser(s), any appraiser who signs a certification accepts full responsibility for all elements of the certification, for the assignment results, and for the contents of the appraisal report. In an assignment that includes real property assignment results not developed by the personal property appraiser(s), any personal property appraiser who signs a certification accepts full responsibility for the personal property elements of the certification, for the personal property assignment results, and for the personal property contents of the appraisal report.

(c) When a signing appraiser has relied on work done by appraisers and others who do not sign the certification, the signing appraiser is responsible for the decision to rely on their work.

(i) The signing appraiser is required to have a reasonable basis for believing that those individuals performing the work are competent; and

(ii) The signing appraiser must have no reason to doubt that the work of those individuals is credible.

Comment: Although a certification must contain the names of individuals providing significant mass appraisal assistance, it is not required that the description of the extent of their assistance be located in a certification. This disclosure may be in any part(s) of the report.

Appendix 'E'

Agricultural Use Valuation Manual

2024

AGRICULTURE USE

(OPEN-SPACE)

VALUATION

HUNT COUNTY APPRAISAL DISTRICT
P O BOX 1339 - 4801 KING STREET
GREENVILLE, TEXAS 75403-1339
(903) 454-3510 - FAX (903) 454-4160
www.hunt-cad.org

CONTENTS

AGRICULTURE LAND

The following pages are the guidelines, qualifications and calculation of value for agriculture land in Hunt County Appraisal District. The guidelines are within the requirements for mass appraisal purposes, and are supported by Section 183 of the Internal Revenue Service Regulations.

** TIMBER PRODUCTION **

In recognition that Hunt County does not appear on the Texas State Comptroller's Office map of the "Forest Region in Texas", and as the soil types and ecosystems in Hunt County do not support the large growth of timber required for timber production:

The Hunt County Appraisal District Agricultural Advisory Committee has determined that timber production is not a viable agricultural utilization of land in Hunt County.

LAND PRODUCTIVITY VALUATION

Two amendments to the Texas Constitution permit agricultural and open-space land to be taxed generally on its agricultural-use, or productivity value. This means that taxes would be assessed against the productive value of the land instead of the selling price of the land in the open space market.

The legal basis for special land appraisal is found in the Texas constitution in Article VIII, Sections 1-d and 1-d-1. The two types of land and valuation are commonly called "ag-use" or "1-d" and "open-space" or "1-d-1". The corresponding provisions of the Texas Property Tax Code are Sections 23.41 through 23.46, Agricultural Land, and Sections 23.51 through 23.57, Open-Space Land.

The purpose of the two provisions is similar. Under both provisions, the land must be in agricultural use and valued in the same manner. However, there are differences in the qualifications that must be met in order to receive the productivity valuation.

1. Ag-use, 1-d, qualifications include:

   - The land must be owned by a natural person. Partnerships, corporations or organizations may not qualify.
   - The land must have been in agricultural use for three (3) years prior to claiming this valuation.
   - The owner must apply for the designation each year and file a sworn statement about use of the land.
   - The agricultural business must be the land owner's primary occupation and source of income.

2. Open-Space, 1-d-1, qualifications include:

- The land must be currently devoted principally to agricultural use to the degree of intensity generally accepted in the area.
- The land must have been devoted to a qualifying agricultural use for five (5) of the preceding seven (7) years. If the property is located within the corporate limits of a city or town, it must be the five (5) preceding consecutive years. *When building a 'history', the land would qualify for the agricultural use valuation on the 6th year.*
- Land within the boundaries of a city or town must have been devoted to a qualifying agricultural use for the preceding five years.
- Agricultural business need not be the principal business of the owner.
- Once an application for 1-d-1 is filed and approved, a landowner is not required to file again as long as the land qualifies unless the chief appraiser requests another application to confirm qualifications.

These provisions are effective only if applications are filed with the appraisal district office in a timely manner. Applications should be filed between January 1 and April 30.

Information and data used to establish values shall be obtained from:

- Surveys from land owners *(see example of 'land survey questionnaire')*
- Texas Agricultural Extension Services
- Natural Resources Conservation Service of the United States
- and other recognized agricultural services

In order to calculate agricultural productivity valuation; income information, expense information, and the capitalization rate must be obtained. After gathering and analyzing all income data, determine a typical; mode, lease rate for each category of land for each year, and calculate the typical expenses that need to be figured. Once the expenses are arrived at, enter the expenses into each year and each category of the agricultural worksheet. The expenses are then subtracted from the lease rates to arrive at a net to land. The net to land for the five-year period is then averaged and divided by the capitalization rate to arrive at a productivity value for each category of property.

EVIDENCE OF AGRICULTURAL USE

In order for your property to quality as 1-d-1 open space land and be granted a special agricultural use appraisal, the land must currently be devoted principally to agricultural use to the degree of intensity accepted in this area and have been devoted principally to agricultural use for at least five of the preceding seven years. A new owner is required to file an application for ag-use appraisal and provide evidence of ag-use. Property owners of land that has previously been approved for ag-use may be asked by the Chief Appraiser to re-file an application and provide evidence if the ag-use is in question.

When filing an application, please provide as much evidence as possible. The following are some types of documentation that will be helpful in proving your case:

- Notarized affidavit from previous owner or any other person having knowledge of the history of the property
- Receipts showing the purchase of livestock, feed, fencing material, farm and ranch equipment, etc.
- Pictures of the property
- Income tax returns, schedule F
- Lease agreements
- Any other pertinent information documenting ag-use on the property

Please keep in mind that the more information you can provide, the better the chances of being approved for the ag-use appraisal.

ROLLBACK TAX

The possibility for a "rollback tax" exists under either form of special land valuation. This liability for additional tax is created under 1-d valuation by either sale of the land or a change in use of the land. It extends back to the three years prior to the year in which the change or sale occurs.

Under 1-d-1, a rollback is triggered by a change in use to a non-agricultural purpose that would not qualify for productivity valuation. Taxes are rolled back or recaptured for the three years preceding the year of the change.

The additional tax is measured by the difference between taxes paid under productivity valuation provisions and the taxes which would have been paid if the land had been put on the tax roll at market value.

DEFINITIONS OF KEY WORDS OR PHRASES

A. Prudent - capable of making important management decisions; shrewd in the management of practical affairs. Specifically, the law states that the land must be utilized as would an ordinary and prudent manager.

B. Substantial - ample to satisfy; considerable in quantity. Specifically, the law states that agricultural land must be an identifiable and a substantial tract of land. This means that the tract must be of adequate size to be economically feasible to farm or ranch.

C. Typical - exhibiting the essential characteristics of a group. Specifically, the law states that Ag Land will be utilized as would a typically (or ordinary) manager. Statistically, a typically prudent manager is the median farmer or rancher.

D. Agricultural use to the decree of intensity generally accepted in the area - farming or ranching to the extent that the typically prudent manager in the area of the taxing unit would farm or ranch on an identifiable and substantial tract of land when the tract is devoted principally to agricultural use. A better understanding of this definition can be gained by identifying the key elements of the definition and explaining each as follows:

1. Degree of intensity generally accepted in the area shall mean that the farming and ranching practices (cropping patterns, planting rates, fertilization methods, harvesting and marketing techniques, etc.) are those of a typically prudent farm or ranch manager.

2. Typically prudent farm or ranch managers are ordinary farmers in terms of acres farmed as well as management ability. Given that all other factors remain constant, the number of acres farmed determines the farmers' capital structure. Typically prudent or ranch managers located in the Hunt County Appraisal District are assumed to have similar equipment of similar value and utility.

3. Simply stated a substantial tract is a tract of land large enough to be farmed by itself in a typically prudent management.

4. Area is interpreted to be that land inside the jurisdiction boundaries of the Hunt County Appraisal District.

5. Principally means the more important use in comparison with other uses to which the land is put.

E. Cap Rate - capitalization rate used to calculate the productivity value of the land. This rate is the greater of: 10 percent; or the interest rate of the Farm Credit Bank as of December 31st of the previous year plus 2.5 percent.

F. Net to Land - average net income per acre.

AGRICULTURAL LAND

QUALIFICATIONS GUIDELINES

The general policy of the Hunt County Appraisal District is in accordance with the State Property Tax Board's qualification guidelines for agricultural use. The District's policy is that in order to qualify for ag-use valuation the land must:

1. Be utilized to the degree of intensity generally accepted in the Hunt County Appraisal District. Degree of intensity is measured by local farming and ranching practices of a typically prudent manager. This specifically excludes land on which token agriculture of timber use occurs in an effort to obtain eligibility or where agriculture is simply a hobby. (See "Hobby Farm" Guidelines, page 10). Here, the applicant's management program and factors of production must be reviewed to see if he is typical.
2. Be managed in a typically prudent manner. Typically prudent may be measured by comparing the actual production of the subject property to the average yields of Hunt County.

3. Be a substantial tract of land. Substantial means an identifiable tract of land of adequate size to support a typically prudent operation. To set this land apart from a "Hobby" situation, a degree of intensity of at least 3 acres is required. This is a guideline only and any application for 1-d-1 land valuation below this acreage will be considered on a case by case basis. One such consideration would be if it was adjacent to or being used with agricultural property that is owned by the same person(s) or a family member. Land acquired next to or adjacent to the property owner's land must have a history of agricultural use to qualify or the owner must be able to prove the history requirement for that piece of land before the agricultural use valuation can be applied to it.

4. Be devoted principally to an agriculture use.

QUALIFYING AGRICULTURAL GUIDELINE 2024

Degree of Intensity in acreage

For purposes other than beekeeping, which has its own acreage requirements specified by law, a degree of intensity of 3 ACRES will be required to distinguish Qualifying Agriculture Tracts from Hobby operations. This is a guideline only and any application for agriculture valuation below 3 acres will be considered on a case by case basis. One such consideration would be an application for a tract of land used with other qualified agricultural property being owned by the same person(s) or family member.

Appraiser will do field inspection to verify usage and assure the land is being used to its degree of intensity.

ORCHARD:

PECAN – 25 TREES PER ACRE
PEACH – 40 TREES PER ACRE
(or any kind of fruit tree) (properly spaced, when mature will cover the acre)

POULTRY:

1,000 PER ACRE

PASTURE:

ANIMAL UNIT	ANIMAL UNIT EQUIVALENT*	TYPICAL HUNT COUNTY STOCKING RATES PER ANIMAL UNIT*	MINIMUM # OF HEAD PER 5 ACRES
Cattle Adult Cows or Bulls	1	5 acres	1
Yearlings – Dairy Cattle, Beef Cattle, Buffalo, or Beefalo (500 lbs. or more)	0.5	5 acres	2
Equine	1	5 acres	1
Sheep or Goats	0.25	5 acres	4
Alpaca	0.23	5 acres	3
Llama	0.28	5 acres	3
Emu	0.09	5 acres	6
Swine	0.41	5 acres	2
*Information obtained from the Farm Service Agency of Hunt County			

HAY:

CUT, BALED AND USED

GARDEN:

TRUCK FARM – GROWN FOR SALE OR TRADE

WILDLIFE:

MUST HAVE A WRITTEN PLAN. Once approved, an annual report **must** be filed yearly to maintain the wildlife use valuation. *Texas Parks & Wildlife has information & applications on their website.*

AQUACULTURE:

- MUST HAVE a minimum of 4 acres surface area of water
- Ponds MUST be stocked at minimum 500 lbs fish/surface area of water
- MUST be using a mass harvest technique to harvest fish

** TIMBER PRODUCTION **

In recognition that Hunt County does not appear on the Texas State Comptroller's Office map of the "Forest Region in Texas", and as the soil types and ecosystems in Hunt County do not support the large growth of timber required for timber production:

The Hunt County Appraisal District Agricultural Advisory Committee has determined that timber production is not a viable agricultural utilization of land in Hunt County.

BEEKEEPING

QUALIFYING GUIDELINES FOR AGRICULTURAL USE

ACREAGE REQUIREMENTS STATED IN LAW

Minimum 5 Acres

Maximum 20 Acres

Degree of Intensity

5 to 12 acres requires a minimum of 6 Hives (Agricultural Code definition of Apiary)

13 to 20 acres requires a minimum of 1/2 Hive Per acre.

*** Contiguous tracts of land less than 5 acres with differing ownership may qualify if:**

1. Total contiguous acreage is at least 5 acres and no more than 20 acres.

2. A management plan is in place for the entire operation which includes:
   a) planting and maintaining a sustainable food source on each tract of land
   b) taking action to encourage bees to utilize each tract of land
   c) regulations and restrictions on use of pesticides or other items harmful to bees
   d) the total number of hives for the operation meets the degree of intensity standards with a minimum of one hive per tract of land

3. A lease agreement is in place between each land owner of contiguous property and the owner/operator of the bee operation.

ECOLOGICAL LABORATORY GUIDELINES

An application must be timely filed after January 1st and before May 1st of the current tax year.

This application must be adequately completed and include a written agreement with a public or private university using the property as an ecological laboratory.

In addition to the completed and signed application, please include the following documentation:

1. An Ecological Laboratory Plan that covers at least one year and up to five years.
2. After the first year, an annual report that would indicate results or progress from the prior year's activities.
3. Information or bios about the participating faculty and students.
4. Maps indicating the exact locations where the research will be conducted.
5. Pictures of the projects and any machinery or special items pertaining to the research.
6. A signed agreement with the university with the terms between the parties.
7. Contact information for the faculty personnel in charge and responsible for the research.

Effective January 1, 2021, the property must have been used principally as an ecological lab for a college or university for five of the preceding seven years to qualify.

Only the portion of land involved in the research by the college or university will qualify for ecological lab valuation.

If the application is filed after May 1st and is approved, you may receive the special valuation with an additional tax penalty equal to 10% of the difference of the tax imposed on the property with the special valuation and the amount that would have been imposed on the property if it had been at market value.

If your application is approved, you do not need to file another application unless the chief appraiser notifies you that a new application is required. An annual report of the activities conducted on the property will be requested before May 1st of the following tax year for each year the property receives the ecological laboratory special valuation. Failure to file an annual report could result in the property being removed from ecological valuation.

GUIDELINES FOR AGRICULTURAL VALUATION USE TYPES

NATIVE PASTURE

Stock Water
Graze Livestock (A/U. depends on type of livestock)
Fences Maintained

IMPROVED PASTURE

Sod or Sow
Fertilize
Weed Control
Stock Water
Graze Livestock (A/U. depends on type of livestock)
Fences Maintained

HAY MEADOW

Sod or Sow
Fertilize
Weed Control
Baling

DRYLAND ROW CROP

Land Preparation
Planting
Fertilizing
Insect and Weed Control
Cultivation
Harvest

ORCHARDS

Number of trees per acre varies according to type
Fertilize
Cultivation
Water Available
Insect and Weed Control
Harvest

***** A minimum of 3 acres is required, unless contiguous with additional qualified agricultural use property. This is a guideline only and any application for agriculture valuation below 3 acres will be considered on a case by case basis.

WILDLIFE MANAGEMENT USE REQUIREMENTS

1. The land must have been qualified and appraised as agricultural land during the year before the year the owner changes to the wildlife management use.

2. Land must be used to generate a sustaining breeding, migrating, or wintering population of indigenous wild animals.

3. The indigenous wildlife population must be produced for human use.

4. The land must be used for three or more of the following activities:

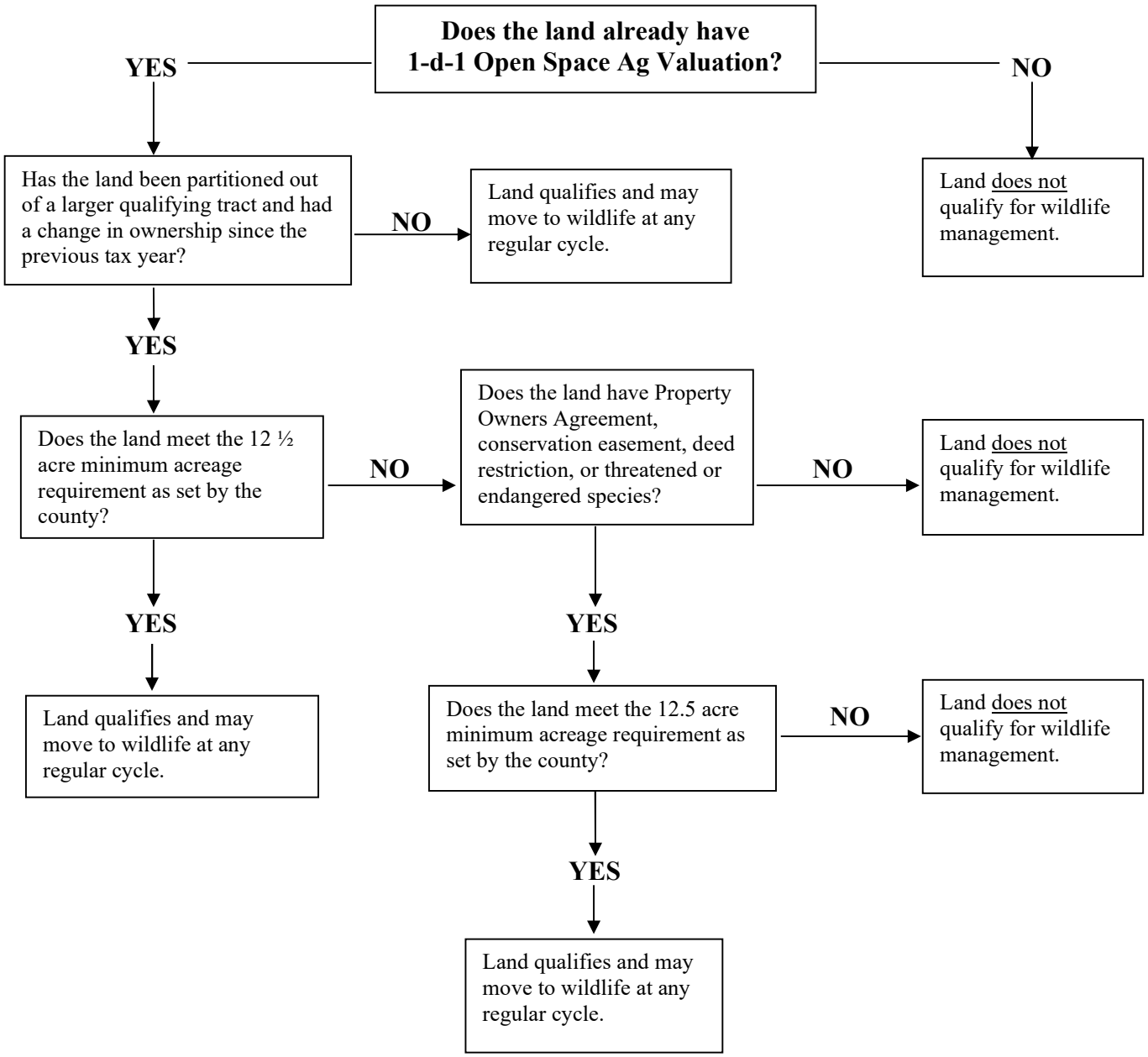
   a. Habitat Control (Habitat Management)
   b. Erosion Control
   c. Predator Control (Predator Management)
   d. Providing Supplemental Supplies of Water
   e. Providing Supplemental Supplies of Food
   f. Providing Shelter
   g. Making Census Counts to Determine Population

5. Owner must file a written detailed Wildlife Management Plan along with the application & an "Application for 1-d-1 (Open Space) Agricultural Appraisal".
   All steps in these applications must be filled out completely. *(see flowchart)*

6. Once approved, a Wildlife Management Annual Report **must** be filed yearly to maintain the wildlife use valuation.

All properties that qualify for wildlife management will be inspected regularly and coded with a property group code of "AG WDLF". They are inspected at the time of application and then during the regular reappraisal cycle. Every year the owner is required to submit an annual report. The annual reports along with a cover letter will be mailed to each property owner between January 15th and January 30th of each year. This report will be to detail the actions that have been taken to implement the wildlife management plan during the year. When the annual reports have been received back from the property owner, they will be coded as "AG WDLF RECD". Biweekly, the appraisers will run a query to check to see if any annuals reports have been received. Each report will be reviewed by the appraiser to see if any further action is needed. If a physical inspection is not conducted, the property will be inspected through recent aerial photographs. If no annual report has been received by March 15th of each year, then a "second notice" letter will be sent to the property owners to remind them the April 30th deadline for having their reports filed.

DETERMINING QUALIFICATION FOR WILDLIFE MANAGEMENT



2024 SPECIAL AG-USE VALUATION

Calculation of value:

Section 23.25, Property Tax Code, requires appraisal districts to use a capitalization rate applied to the average "net to land".

For agricultural or open-space land, Tax Code Section 23.53 requires appraisal districts to use a cap rate that is the greater of 10% or the interest rate specified on the previous December 31st by the Farm Credit Bank of Texas plus 2.5%.

The formula as prescribed by Section 23.53 is: past five years preceding the last year average net to land divided by cap rate.

IE: native pasture average net to land is $7.90 per acre**

7.90 / 10.60% = $75.00 (rounded) per acre taxable value

**Information gathered from:

1. County Extension Agent Office
2. Farm Service Office
3. Agricultural Advisory Committee
4. Texas Comptroller of Public Accounts correspondence
5. Terms of Cash Lease Agreements furnished by Taxpayers
6. Agricultural Surveys received from Hunt County Taxpayers

****

2024 Values

	average net to land		2024 cap rate		value per acre
NP	7.90	/	10.60%	=	$ 75.00 *
IP	10.86	/	10.60%	=	$102.00 *
HM	13.02	/	10.60%	=	$123.00 *
CL	22.99	/	10.60%	=	$217.00 *
OR	36.83	/	10.60%	=	$347.00 *
BK	36.83	/	10.60%	=	$347.00 *

****

NP = Native or Unimproved Pasture
IP = Improved Pasture
HM = Hay Meadow
CL = Cropland (Row Crops)
OR = Orchard and Tree Farms
BK = Beekeeping

* Based on Class 3 (soil type) for Hunt County

Soil Type Classification – Description Types

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive land-forming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 – soils have few limitations that restrict their use.

Class 2 – soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 – soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 – soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

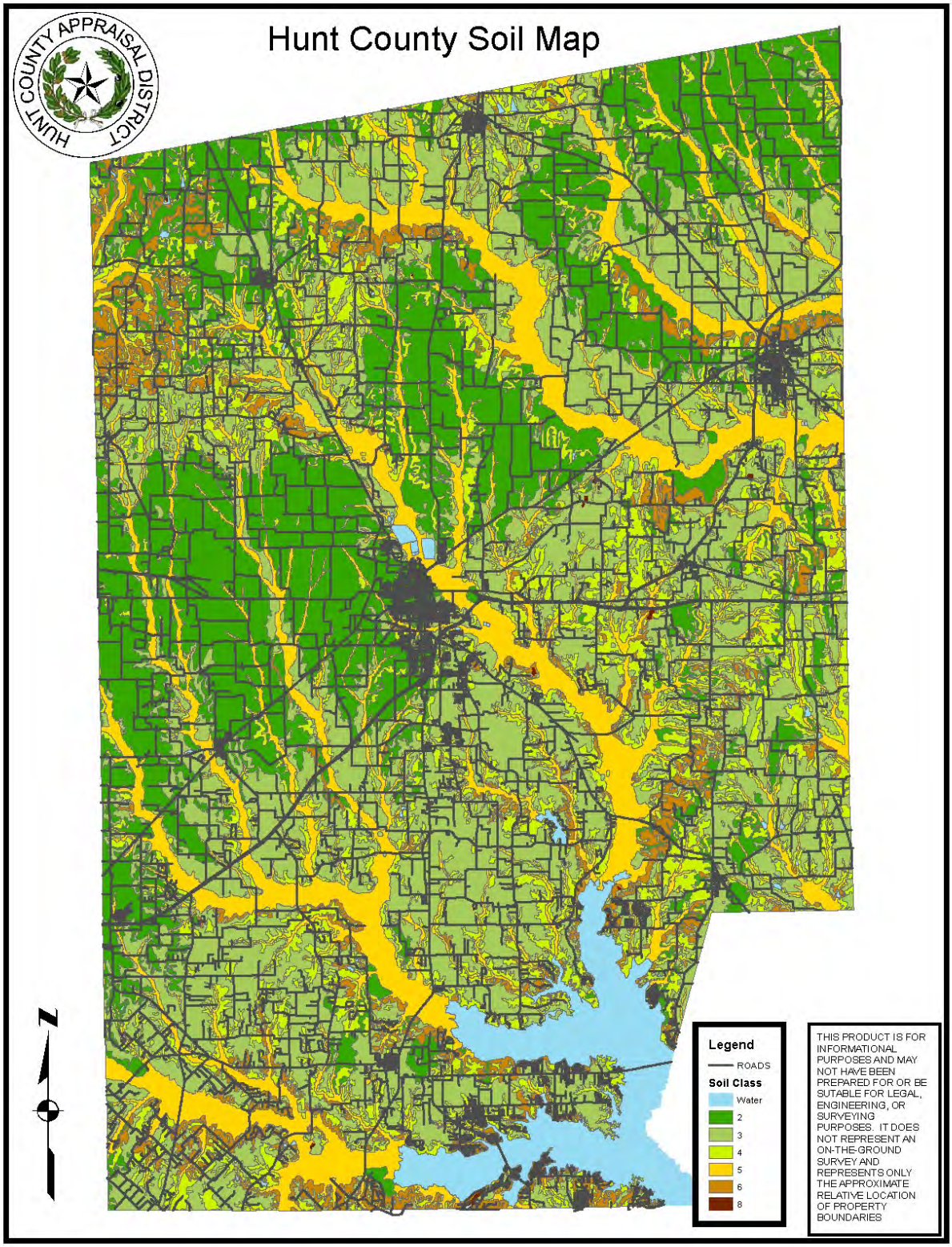
Class 5 – soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 – soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 – soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 – soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

In Hunt County – '*Class 3'* has been identified as the "base" soil type. Property with a soil type below '*Class 3'* will have a positive adjustment and property with a soil type above '*Class 3*' will have a negative adjustment.


Hunt County Soil Map
HUNT COUNTY APPRAISAL DISTRICT
N
Legend
ROADS
Soil Class
Water
2
3
4
5
6
8
THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUTABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES

2024 HCAD – Ag Schedules – Based on Soil Class Type

NATIVE PASTURE	
NP1	$76.50
NP2	$75.75
NP3*	**$75.00**
NP4	$74.25
NP5	$73.50
NP6	$72.75
NP7	$72.00
NP8	$71.25

IMPROVED PASTURE	
IP1	$104.04
IP2	$103.02
IP3*	**$102.00**
IP4	$100.98
IP5	$99.96
IP6	$98.94
IP7	$97.92
IP8	$96.90

HAY MEADOW	
HM1	$125.46
HM2	$124.23
HM3*	**$123.00**
HM4	$121.77
HM5	$120.54
HM6	$119.31
HM7	$118.08
HM8	$116.85

DRYLAND/CROPLAND	
CL1	$221.34
CL2	$219.17
CL3*	**$217.00**
CL4	$214.83
CL5	$212.66
CL6	$210.49
CL7	$208.32
CL8	$206.15

ORCHARD	
OR1	$353.94
OR2	$350.47
OR3*	**$347.00**
OR4	$343.53
OR5	$340.06
OR6	$336.59
OR7	$333.12
OR8	$329.65

BEEKEEPING	
BK1	$353.94
BK2	$350.47
BK3*	**$347.00**
BK4	$343.53
BK5	$340.06
BK6	$336.59
BK7	$333.12
BK8	$329.65

Soil Type (Class 3) is the base for Hunt County

2024 AG NET TO LAND Calculations

Property Type	Year	Rent	Mgmt Fee	Other Expense	R.E. Taxes	Net To Land				
NP3	2022	$14.00	$0.98	$2.00	$1.30	$9.72				
	2021	$14.00	$0.98	$2.00	$1.26	$9.76				
	2020	$12.00	$0.70	$2.00	$1.19	$8.11		**5 YR.**		
	2019	$10.00	$0.70	$3.20	$1.20	$4.90		**Ave.**		
	2018	$10.87	$0.76	$1.87	$1.21	$7.03		**Net**		
						$39.52		$7.90		
						Capitalized		$74.50	Say	$75.00
IP3	2022	$18.00	$1.26	$2.00	$1.82	$12.92				
	2021	$18.00	$1.26	$2.00	$1.80	$12.94				
	2020	$15.00	$1.05	$2.00	$1.85	$10.10		**5 YR.**		
	2019	$15.00	$1.05	$2.00	$2.01	$9.94		**Ave.**		
	2018	$14.65	$1.05	$3.20	$2.01	$8.39		**Net**		
						$54.29		$10.86		
						Capitalized		$102.45	Say	$102.00
HM3	2022	$18.00	$1.26	$0.00	$1.82	$14.92				
	2021	$18.00	$1.26	$0.00	$2.18	$14.56				
	2020	$15.00	$1.05	$0.00	$1.85	$12.10		**5 YR.**		
	2019	$15.00	$1.05	$0.00	$2.01	$11.94		**Ave.**		
	2018	$14.65	$1.05	$0.00	$2.01	$11.59		**Net**		
						$65.11		$13.02		
						Capitalized		$122.83	Say	$123.00
CL3	2022	$32.00	$2.24	$0.00	$3.59	$26.17				
	2021	$30.00	$2.10	$0.00	$3.83	$24.07				
	2020	$28.00	$1.96	$0.00	$3.73	$22.17		**5 YR.**		
	2019	$27.00	$1.96	$0.00	$3.85	$21.19		**Ave.**		
	2018	$27.00	$1.89	$0.00	$3.75	$21.36		**Net**		
						$114.96		$22.99		
						Capitalized		$216.88	Say	$217.00
OR3	2022	$56.75	$3.97	$8.78	$6.48	$37.52				
	2021	$56.75	$3.97	$8.78	$6.82	$37.18				
	2020	$56.75	$3.97	$8.78	$6.98	$37.02		**5 YR.**		
	2019	$56.75	$3.97	$8.78	$7.73	$36.27		**Ave.**		
	2018	$56.75	$3.97	$8.78	$7.85	$36.15		**Net**		
						$184.14		$36.83		
						Capitalized		$347.45	Say	$347.00
BK3	2022	$56.75	$3.97	$8.78	$6.48	$37.52				
	2021	$56.75	$3.97	$8.78	$6.82	$37.18				
	2020	$56.75	$3.97	$8.78	$6.98	$37.02		**5 YR.**		
	2019	$56.75	$3.97	$8.78	$7.73	$36.27		**Ave.**		
	2018	$56.75	$3.97	$8.78	$7.85	$36.15		**Net**		
						$184.14		$36.83		
						Capitalized		$347.45	Say	$347.00
						$184.14				
Agricultural Land Capitalization Rate used for 2024					10..60%					
12.32	Management exp		7.00%	of Revenue						
Hay Meadow uses Improved Pasture Income less the "Water Expense"										

PRESENT AND PRECEDING YEARS CAPITALIZATION RATES

Appraisal Year	Capitalization Rate
2024	10.60%
2023	10.00%
2022	10.00%
2021	10.00%
2020	10.00%
2019	10.00%
2018	10.00%
2017	10.00%
2016	10.00%
2015	10.00%
2014	10.00%
2013	10.00%
2012	10.00%
2011	10.00%
2010	10.00%
2009	10.00%
2008	10.00%
2007	10.13%
2006	10.00%
2005	10.00%
2004	10.00%
2003	10.00%
2002	10.00%
2001	10.85%
2000	10.90%
1999	10.00%
1998	10.60%
1997	10.35%
1996	10.75%
1995	10.75%
1994	10.00%
1993	11.00%
1992	12.00%

History of Agricultural Values

Class	NP	IP	HM	CL	OR	BK
Year						
2024	$75.00	$102.00	$123.00	$217.00	$347.00	$347.00
2023	$73.00	$102.00	$112.00	$201.00	$363.00	$363.00
2022	$67.00	$96.00	$116.00	$204.00	$363.00	$363.00
2021	$62.00	$96.00	$113.00	$194.00	$363.00	$363.00
2020	$63.00	$99.00	$114.00	$189.00	$361.00	$361.00
2019	$60.00	$102.00	$114.00	$184.00	$361.00	$361.00
2018	$59.00	$98.00	$110.00	$180.00	$361.00	$361.00
2017	$56.00	$94.00	$106.00	$175.00	$361.00	$361.00
2016	$57.00	$92.00	$103.00	$171.00	$362.00	$362.00
2015	$57.00	$88.00	$98.00	$167.00	$363.00	$363.00
2014	$61.00	$86.00	$94.00	$157.00	$364.00	$364.00
2013	$62.00	$89.00	$96.00	$155.00	$364.00	$364.00
2012	$64.00	$93.00	$97.00	$153.00	$365.00	
2011	$64.00	$93.00	$96.00	$153.00	$365.00	
2010	$64.00	$93.00	$96.00	$153.00	$365.00	
2009	$64.00	$93.00	$97.00	$153.00	$364.00	
2008	$64.00	$93.00	$97.00	$153.00	$365.00	
2007	$63.00	$92.00	$95.00	$151.00	$360.00	
2006	$63.00	$92.00	$96.00	$153.00	$364.00	
2005	$63.00	$92.00	$95.00	$152.00	$364.00	
2004	$64.00	$92.00	$95.00	$152.00	$364.00	
2003	$63.00	$92.00	$95.00	$152.00	$364.00	
2002	$64.00	$93.00	$96.00	$153.00	$366.00	
2001	$58.00	$85.00	$87.00	$140.00	$335.00	
2000	$58.00	$85.00	$87.00	$141.00	$336.00	
1999	$63.00	$92.00	$95.00	$149.00	$360.00	
1998	$60.00	$87.00	$90.00	$144.00	$343.00	
1997	$61.00	$89.00	$93.00	$148.00	$353.00	
1996	$60.00	$88.00	$91.00	$147.00	$348.00	

PROCEDURES FOR PROCESSING AGRICULTURAL / OPEN SPACE APPLICATIONS

The following procedures are to be followed in processing both agriculture 1-d and 1-d-1 applications:

I. New Applications

A. Process applications received over the counter or received in mail.

B. Application Review

1. Review for completeness and accuracy of required information. If incomplete, return for more information.

C. Field Inspection of Application

1. Attach copy of plat of property to application if needed.
2. Field inspect the property and make all pertinent notations relative to agricultural usage, date of inspection and initials.

D. Approve or Deny Application

1. Approved Applications
    a. Review details of field inspection.
    b. Mark approved, initial and date.
    c. Complete data entry. Including date of physical inspection and initials of appraiser.
    d. File in application file.
2. Denied Applications
    a. Review details of field inspection; enter date of physical inspection and initials of appraiser.
    b. Mark denied, initial and date.
    c. Mail “Notice of Denial”.
    d. Complete data entry.
    e. File in application.

E. Process information received from property owner on denied applications.

1. Review information and proceed as necessary.
2. Approve or deny application.

II. Existing Applications

A. Field inspect and notate agricultural usage, date of inspection and initials.

B. Mail “Request for Information” letter if necessary to validate use.

C. Review information received and do one of the following:

1. Enter date of physical inspection and initials of appraiser.
2. Mail “Notice of Cancellation” and file for follow-up.
3. Make decision based on information received.
4. Make necessary data processing entry.
5. If denied, mail notice of denial and attach copy to application.

*** Hunt CAD policy allows one application to be filed for contiguous tracts of land in which all property identification #”s are listed. Non-contiguous tracts that are seeking agricultural use valuation must have separate applications filed for each property.**

HUNT COUNTY APPRAISAL DISTRICT

P.O. BOX 1339 4801 KING STREET
GREENVILLE, TEXAS 75403-1339
(903) 454-3510 FAX (903) 454-4160
www.hunt-cad.org

<!MailingDate!>

EXAMPLE

<!PROPLM.NAME_ADDRESS!>

RE: <!PROPLM.PROP_ID!>, <!PROPLM.LEGAL_DESC!>

Dear Property Owner,

Your application for special agricultural use valuation on the above referenced property has been reviewed for the current tax year.

It is being **DISAPPROVED** at this time for the following reason(s) marked:

☐ *STEP(S) _____ WAS LEFT BLANK OR IS INCOMPLETE*

☐ *INCORRECT / INCONSISTENT ACREAGE AMOUNT APPLIED FOR*

☐ *MORE DOCUMENTATION IS NEEDED TO VERIFY THE USAGE*

☐ *WRITTEN WILDLIFE MANAGEMENT PLAN MUST ACCOMPANY APPLICATION*

☐ *OTHER* _____

Your original application is included with this letter. In order for our office to finish processing your special use application, you must complete the application in full and/or supply the additional information necessary (*noted above*) and return ALL documents within 30 days of the date of this letter.

Please contact our office at 903-454-3510 or in person at 4801 King Street with any questions regarding this matter.

Thank you,
Hunt County Appraisal District

HUNT COUNTY APPRAISAL DISTRICT

P.O. BOX 1339 4801 KING STREET
GREENVILLE, TEXAS 75403-1339
(903) 454-3510 FAX (903) 454-4160
www.hunt-cad.org

<!MailingDate!>

EXAMPLE

<!PROPLM.NAME_ADDRESS!>

AGENT FOR / OWNER NAME: <!PROPLM.OWNER_NAME!>
RE: Property ID # <!PROPLM.PROP_ID!>, <!PROPLM.LEGAL_DESC!>

Dear Property Owner,

Your application for special agricultural use valuation on the above referenced property has been reviewed for the current tax year.

It is being **DENIED** at this time for the following reason(s) marked:

☐ *STEP(S) _____ WAS LEFT BLANK OR IS INCOMPLETE*

☐ *INCORRECT / INCONSISTENT ACREAGE AMOUNT APPLIED FOR*

☐ *MORE DOCUMENTATION IS NEEDED TO VERIFY THE USAGE*

☐ *NOT ENOUGH ACREAGE IS INVOLVED TO QUALIFY FOR TYPICAL AGRICULTURAL USE*

☐ *HAS NOT BEEN IN AGRICULTURAL USE FIVE OF THE PRECEDING SEVEN YEARS (or 5 preceding in the city)*

☐ 1st year history ☐ 2nd year history ☐ 3rd year history ☐ 4th year history ☐ 5th year history

☐ *NOT BEING USED FOR QUALIFYING AGRICULTURAL PURPOSES*

☐ *PHYSICAL INSPECTION REVEALED NO APPARENT AGRICULTURAL USE*

☐ *DEGREE OF INTENSITY – NOT BEING MET*

☐ *APPLICATION RECEIVED AFTER CERTIFICATION OF APPRAISAL ROLL*

☐ *TIMBER PRODUCTION IS NOT A QUALIFYING USE IN HUNT COUNTY*

☐ *OWNER REQUESTED AG-USE VALUATION BE REMOVED FOR CURRENT YEAR*

☐ *NOT CURRENT OWNER ON RECORD (OWNER ON RECORD MUST APPLY)*

☐ *WRITTEN WILDLIFE MANAGEMENT PLAN MUST ACCOMPANY APPLICATION*

☐ *OTHER: _____*

_____

We encourage you to contact our office @ 903-454-3510 to discuss this matter with one of our appraisers. If you disagree with the denial of your application, you must file a formal protest with the appraisal district within 30 days of this letter. A "Notice of Protest" form can be found at www.hunt-cad.org > FORMS > State Forms > ARB/Protest > Notice of Protest Form or call our office for assistance. Please provide all evidence supporting your claim along with your protest.

Thank you,
Hunt County Appraisal District

HUNT COUNTY APPRAISAL DISTRICT

P.O. BOX 1339 4801 KING STREET
GREENVILLE, TEXAS 75403-1339
(903) 454-3510 FAX (903) 454-4160
www.hunt-cad.org

<!MailingDate!>

EXAMPLE

<!PROPLM.NAME_ADDRESS!>

RE: Property ID # <!PROPLM.PROP_ID!>, <!PROPLM.LEGAL_DESC!>
EFFECTIVE ACRES: <!PROPLM.EFFECTIVE_ACRES!>

Dear Property Owner,

In an effort to produce accurate agricultural land schedules, Hunt County Appraisal District is sending you this questionnaire to gather income and expense information on your agricultural land.

Special valuation for agricultural land is a benefit provided to farmers and ranchers from the State of Texas that allows agricultural land to be assessed at a reduced value instead of market value. This value is determined from information obtained from cash leases throughout the county. It is very important that Hunt County Appraisal District maintain current information on leases and typical farming operations throughout the county.

Please send any information on agricultural leases you have whether you are the lessee or the lessor. If you have more than one lease, please list them all.

Appraisal Districts are audited by the State Comptroller's Office and, in order to defend our valuations, your information is needed. Please take a few moments to complete this survey and return it to our office. Any information you may provide will be extremely valuable in setting appraisal use values in Hunt County.

This information is not required for the land to qualify for agricultural use appraisal; however, your participation in this questionnaire is greatly appreciated.

Sincerely,

Hunt County Appraisal District

AGRICULTURAL LAND SURVEY QUESTIONNAIRE

DATE: _____

The Hunt County Appraisal District is conducting an agricultural use survey. In order to be fair and accurate, we are in need of income and expense information in the county. Your name is not required on the survey, but your name and contact information would be helpful should there be questions about your responses. Or you may attach a copy of your lease agreement to this survey. Your contact information and lease information will be kept strictly confidential. **Please keep in mind that this survey is attempting to find the typical or most common lease rates, expenses and practices.**

NAME: _____ **OCCUPATION:** _____

PHONE # : _____ **DATE:** _____

PROPERTY DESCRIPTION: _____

_____

Please complete all sections that apply to your land. If it does not apply, please mark as "N/A"

Please fill in the typical grazing and hunting rates for 2022 and 2023

	Number of Acres Owned and/or Operated	**Cash Lease Rate per Acre** *If applicable*	**Hunting Lease Rate per Acre** *If applicable*
Irrigated Cropland land routinely cultivated and planted in annual row crops	**2022** _____ **2023** _____	**2022** _____ **2023** _____	**2022** _____ **2023** _____
Dry Cropland land routinely cultivated and planted in annual row crops	**2022** _____ **2023** _____	**2022** _____ **2023** _____	**2022** _____ **2023** _____
Improved Pasture land that has been cleared and normally used for grazing livestock	**2022** _____ **2023** _____	**2022** _____ **2023** _____	**2022** _____ **2023** _____
Native Pasture land in its natural state and normally used for grazing livestock	**2022** _____ **2023** _____	**2022** _____ **2023** _____	**2022** _____ **2023** _____

In a year, what percentage of the land do you treat and how much do you spend on brush control?

_____% $_____ per acre

What percentage of brush control does the landowner pay? _____%

If you own cropland, is it fenced? YES NO

TYPE OF CROP: _____

What is the cost for fencing providing your own labor? $_____per foot $_____per mile

What is the cost for fencing when hiring a contractor? $_____per foot $_____per mile

Typical fence description: _____

Example: 5 strand – t-post on 10 foot centers – pipe corners

What is the typical useful life for standard fencing? _____ years

If fenced, who is responsible for the cost and maintenance of the fencing? _____

What is the cost for an average size water tank (earthen pond)? $ _____

How many acres does the average tank serve? _____acres

Please feel free to share your comments or concerns relating to productivity values in the space provided.

_____

_____

_____

_____

_____

Please Note: The information you provide on this questionnaire is not required in order for the land to qualify for agricultural appraisal.

Your cooperation is greatly appreciated. If you have any questions, please call 903-454-3510.

****** Please return the completed survey in the enclosed envelope by December 9th ******

Hunt County Appraisal District
P.O. Box 1339
Greenville, TX 75403-1339

Appendix 'F'

Specific Exemption Types
SPTB Codes / Descriptions

Texas Property Tax Assistance
Property Classification Guide

HUNT COUNTY APPRAISAL DISTRICT

P.O. BOX 1339 4801 KING STREET
GREENVILLE, TEXAS 75403-1339
(903) 454-3510 FAX (903) 454-4160
www.hunt-cad.org

SPECIFIC EXEMPTION TYPES

DO NOT USE "EX" FOR EXEMPT PROPERTY ANYMORE

CHODO – 11.182 Community Housing Development Organizations

LIH / EX-XA – 11.111 Public property for housing indigent persons

EX366 – 11.145 Income Producing Tangible Personal Property valued under $2,500

EX366 – 11.146 Mineral interest property valued under $2,500

EX-XD – 11.181 Improving property for housing with volunteer labor

EX-XF – 11.183 Assisting ambulatory health care centers

EX-XG – 11.184 Primarily performing charitable functions

EX-XH – 11.185 Developing model colonial subdivisions

EX-XI – 11.19 Youth spiritual, mental, and physical development organizations

EX-XJ – 11.21 Private schools

EX-XL – 11.231 Organizations Providing Economic Development Services to Local Community

EX-XM – 11.25 Marine cargo containers

EX-XN – 11.252 Motor vehicles leased for personal use

EX-XO – 11.254 Motor vehicles for income production and personal use

EX-XP – 11.271 Offshore drilling equipment not in use

EX-XQ – 11.29 Intracoastal waterway dredge disposal site

EX-XR – 11.30 Nonprofit water or wastewater corporation

EX-XS – 11.33 Raw cocoa and green coffee held in Harris County

EX-XT – 11.34 Limitation on taxes in certain municipalities

EX-XU – 11.23 Miscellaneous Exemptions

EX-XV – Other exemptions (including public property, religious organizations, charitable organizations and other property not reported elsewhere)

Updated – 4/24/2023

HUNT COUNTY APPRAISAL DISTRICT ➲ SPTB Codes

When entering SPTB Codes on a property consider all of the factors affecting the property such as:

- Effective acreage or effective pricing of adjoining property (show SPTB Code for the total acreage of adjoining accounts).
- ***When owned by the <u>same</u> owner…***, in situations such as "Improvement Only" accounts *(code these as if the improvement were on the land account)* with the land on a separate account *(code these as land with the improvement on it)*.

A1 = Real, Land / Residential, Single Family (***Subdivisions**). . . . . > Any land size
A2 = Real, Land / Residential, Mobile Homes (***Subdivisions**) . . . . . > Any land size
A2W = Real, Land / Residential, Mobile Homes on **Waterfront** (***Subdivisions**) . . > Any land size
A3 = Real, Land / Residential, Other Improvements Only (***Subdivisions**) . . . . . > Any land size

☞ **Unless Agricultural Use, then it has to be an "E" (see below)**

B1 = Real, Land / Residential, Multi-Family / Apartments
B2 = Real, Land / Duplexes (2 Units)
B6 = Real / Partial Complete Multi-Family Apartments / Duplexes

C1 = City, Rural / Residential Lot, Vacant (***Subdivisions**) . . . . . > Any land size
C3 = Business / Commercial Lot, Vacant (***Subdivisions / Abstracts**) . . . . . > Any land size

C2 = Colonia Lots / Tracts ***(not used)*** . . . . . > Any land size

D1 = ALL Agricultural Land Accounts . . . . . > Any land size

D2 = Real, Farm / Ranch, Other Improvements (barns, etc.) with Ag . . . . . > Any land size

E1 = Real, Land / Residential Improvements on non-qualifying Ag land . . . . . > Any land size
E2 = Real, Land / Mobile Home on non-qualifying Ag land . . . . . > Any land size
E2W = Real, Land / Mobile Home on non-qualifying **Waterfront** Ag Land . . . . . > Any land size
E3 = Real, Land / Other Improvements Only on non-qualifying Ag land . . . . . > Any land size

E4 = Non-Qualifying Ag Land (***Vacant Abstract**) . . . . . > Any land size

F1 = Real, Commercial
F2 = Real, Industrial, No Personal
F6 = Real / Partial Complete **Commercial** Property
F7 = Real / Partial Complete **Industrial** Property

G1 = Oil, Gas and Mineral Reserves

Industrial Accounts
J1 = Real and Tangible Personal, Utilities and Water Systems
J2 = Gas Companies
J3 = Electric Companies
J4 = Telephone Companies
J5 = Railroads
J6 = Pipelines
J7 = TV Cable
J8 = Telegraph Companies
J9 = Utility Type Not Indicated by SPTB Code

L1 = Tangible, Personal Property, Commercial
L2 = Tangible, Personal Property, Industrial
L2P = Radio Towers

M1 = Tangible, Personal, Other, Mobile Home **ONLY** Accounts
M1W = Tangible, Personal, Other, Mobile Home **ONLY** Accounts on **Waterfront**

O = Inventory
O2 = Undeveloped Platted Subdivision

HUNT COUNTY APPRAISAL DISTRICT

PROPERTY CLASSIFICATIONS - (STATE CODES)

A: REAL PROPERTY: SINGLE-FAMILY RESIDENTIAL

B: REAL PROPERTY: MULTI-FAMILY RESIDENTIAL

C1: REAL PROPERTY: VACANT LOTS AND LAND TRACTS

C2: REAL PROPERTY: COLONIA LOTS AND LAND TRACTS (not used)

D1: REAL PROPERTY: QUALIFIED OPEN-SPACE LAND

D2: REAL PROPERTY: FARM AND RANCH IMPROVEMENTS ON QUALIFIED OPEN-SPACE LAND

E: REAL PROPERTY: RURAL LAND, NOT QUALIFIED FOR OPEN-SPACE LAND APPRAISAL, AND IMPROVEMENTS

F1: REAL PROPERTY: COMMERCIAL

F2: REAL PROPERTY: INDUSTRIAL AND MANUFACTURING

G1: REAL PROPERTY: OIL AND GAS

G2: REAL PROPERTY: MINERALS

G3: REAL PROPERTY: OTHER SUB-SURFACE INTERESTS IN LAND

H1: TANGIBLE PERSONAL PROPERTY: PERSONAL VEHICLES, NOT USED FOR BUSINESS PURPOSES

H2: TANGIBLE PERSONAL PROPERTY: GOODS IN TRANSIT

J: REAL AND TANGIBLE PERSONAL PROPERTY: UTILITIES

L1: PERSONAL PROPERTY: COMMERCIAL

L2: PERSONAL PROPERTY: INDUSTRIAL AND MANUFACTURING

M1: MOBILE HOMES

M2: OTHER TANGIBLE PERSONAL PROPERTY

N: INTANGIBLE PERSONAL PROPERTY ONLY

O: REAL PROPERTY: RESIDENTIAL INVENTORY

S: SPECIAL INVENTORY

X: TOTALLY EXEMPT PROPERTY AND SUBCATEGORIES

Glenn Hegar
Texas Comptroller of Public Accounts

Texas Property Tax Assistance Property Classification Guide

Reports of Property Value

January 2022

The Comptroller's office publishes this manual for use by appraisal districts in classifying property for purposes of reporting property value to the Comptroller's office. The manual is not intended to direct or influence issues of local appraisal, such as whether property is taxable or entitled to special appraisal and should not be relied upon as such. Additionally, the information provided neither constitutes nor serves as a substitute for legal advice. Questions regarding classification or characterization of property for purposes of local appraisal should, as appropriate or necessary, be directed to an attorney or other appropriate counsel.

Table of Contents

Overview

The Property Tax Assistance Division (PTAD) publishes this guide to assist appraisal districts in their classification of property for use in the biennial school district Property Value Study (PVS).

PTAD conducts a school district PVS in each school district at least every other year to estimate school district taxable property value. Appraisal districts submit appraisal roll data to PTAD through the Electronic Appraisal Roll Submission (EARS) process. Within the EARS file, the appraisal district must classify property by the appropriate category. In conducting the school district PVS and estimating value, PTAD analyzes property by category and produces taxable value estimates for each school district.

The Texas Education Agency (TEA) uses the Comptroller's taxable value estimates in determining state funding for schools. Consequently, misclassification by appraisal districts may produce inaccurate taxable value estimates and impact school funding.

If you have questions about the categories and data entry, contact the Data Analysis Team (DAT) of the Property Tax Assistance Division (PTAD) at 800-252-9121 (press 1).

How are accounts reported in EARS files?

For each taxing entity, the EARS file includes one record per category for each property. However, appraisal districts often associate multiple accounts with one real property account, referred to as parent accounts, master accounts, parcel tie-back accounts or common use accounts. An appraisal district might use a parent account when:

- A residence homestead designation applies to more than one urban lot or adjacent acreage.
- Required by a mortgage loan.
- A property has multiple owners with undivided interests.

One large commercial property has an assemblage of tracts. the related accounts by electronic links or flags to indicate that they are components of the parent account. The EARS record layout allows two ways to report parent accounts and their related accounts. The appraisal district can report:

- Only the parent account if it includes all the required information, such as total value, land area or applicable exemptions, for the entire tract inclusive of the related accounts.
- All related accounts separately if they are linked together (flagged) by a field that identifies the shared parent account number.

If the appraisal district reports related accounts separately, PTAD will combine the values from each portion of the parent account into one record. PTAD will use this combined record for selecting samples used in the school district PVS.

What Should Be Considered in Determining Property Classification?

Appraisal districts should consider current property use to determine the appropriate property classification. **Exhibit 1** lists the classifications for appraisal districts to use when reporting property to our office. Contact PTAD for assistance if you have doubts about classifying a property.

Exhibit 1
Property Classifications

Category	Property Type
A	Real Property: Single-family Residential
B	Real Property: Multifamily Residential
C1	Real Property: Vacant Lots and Land Tracts
C2	Real Property: Colonia Lots and Land Tracts
D1	Real Property: Qualified Open-space Land
D2	Real Property: Farm and Ranch Improvements on Qualified Open-Space Land
E	Real Property: Rural Land, not qualified for open-space land appraisal, and Improvements
F1	Real Property: Commercial
F2	Real Property: Industrial and Manufacturing
G1	Real Property: Oil and Gas
G2	Real Property: Minerals

Category	Property Type
G3	Real Property: Other Sub-surface Interests in Land
H1	Tangible Personal Property: Personal Vehicles, not used for business purposes
H2	Tangible Personal Property: Goods in Transit
J	Real and Tangible Personal Property: Utilities
L1	Personal Property: Commercial
L2	Personal Property: Industrial and Manufacturing
M1	Mobile Homes
M2	Other Tangible Personal Property
N	Intangible Personal Property Only
O	Real Property: Residential Inventory
S	Special Inventory
X	Totally Exempt Property and subcategories

What Happens if Property is Misclassified?

Misclassified property leads to inaccurate taxable value estimates. School districts may request a school district PVS audit after certification to rectify errors; however, it may take several months for school funding payments to be adjusted. Appraisal districts should review property classifications annually and make corrections within their systems prior to submitting EARS files. If PTAD identifies misclassified property, it will notify the appraisal district and request that the appraisal district correct its system. If the appraisal district fails to correct the misclassification, PTAD may refer the issue to the Methods and Assistance Program (MAP) team for review during the appraisal district's next MAP review.

CATEGORY A

Real Property: Single-family Residential

Which Properties are Classified in Category A?

Category A property includes single-family residential improvements and land on which they are situated.

Typically, Category A property is single-family homes on tracts of land or platted lots. They may or may not be within the city limits or close to a city. **Exhibit 2** shows property that should be classified as Category A.

Even a large tract of land should be classified as Category A when its use is residential. The appraisal district should identify all land associated with the residence as residential when the land is primarily used to enhance the enjoyment of the residence. This is true whether the property is located within the city, on one or more platted lots or on acreage in a rural subdivision that does not have the potential to qualify for agricultural appraisal. See the Category E section for additional information on properly classifying rural land, not qualified for productivity valuation, and the residential improvement.

Exhibit 2
Category A Property

Single-family residential homes
Vacant lots attached as part of a homestead
Townhouses
Condominiums
Row houses
Owner-occupied duplexes
Mobile homes located on land owned by the same person

Often a residential property consists of more than one tract of land or lot. The most common example is a residence homestead that consists of a single-family residence on a platted lot and an adjacent unimproved, platted lot used by the same owner as their residence homestead. An appraisal district might establish one account for each lot and classify the improved lot as Category A and the unimproved lot as Category C1. When residential property consists of more than one lot, the appraisal district must associate the two accounts when reporting to PTAD. As discussed above, this can be done by reporting one parent account with all information or by reporting the two related accounts and linking them by identifying a parent account number. PTAD will combine the two separate accounts as one Category A.

Important Notes in Classifying Single-family Residential Property

- Even though the Tax Code provides an acreage limit for residence homesteads, there is no acreage limit for Category A property. Property use is the primary determining factor in single-family residential property; however, single-family residential property on land that is eligible to qualify for agricultural use due to productivity should be classified as Category E.
- Appraisal districts should classify all non-farm or ranch single-family residential property as Category A unless the property is real property inventory.
- The land and all residential improvements constitute one residence.
- If the residence has never been occupied and is residential inventory, appraisal districts should classify it as Category O property.
- All Category A improvements will be on land that is also classified as Category A.
- Category A does not include improvements located on land classified as Category D1 or E.

Category A Classification Questions

Q. A rural subdivision in my district is located 2.5 miles from the city limits. The lots in the subdivision are six acres or less. Currently, only one house has been constructed in the subdivision. How should I classify this house?

A. If the use of the land and house is residential, you should classify the property as Category A, unless it qualifies as residential inventory. If the residence has never been occupied, it qualifies as residential inventory and you should classify it as Category O. If the current and primary use of the subdivision is to put residential houses on each platted tract, you should classify it as Category A once it is occupied because a platted subdivision will no longer qualify for agricultural use.

Q. I received a homestead exemption application for a house located on a small farm of 40 acres. The owner requested that three acres be included in his homestead exemption. Is the house in Category A?

A. No. The fact that most of the land in this example is not included on his homestead exemption indicates that the primary use is not residential. You should classify the house and three acres designated for residential use as **Category E**. You should classify the remainder of the land as Category D1 if it qualifies for open-space designation.

Q. A property owner owns a house but does not, however, own the land. Is this Category A?

A. Yes. This is Category A.

Q. A mobile home and land are listed separately but are owned by the same person. In which categories should I report the properties?

A. When the mobile home and land are owned by the same person, the appraisal district should report both accounts as Category A.

Q. A single-family residence was included as Category A. Before Jan. 1, the improvements were destroyed. How should I classify the property?

A. If all improvements were removed, the remaining value would be attributable to the lot. Although the lot may have utilities in place, the principal use of the property would be a building site. You should classify the lot as Category C.

Q. One of our citizens owns a home and an adjacent lot. Both the home and lot are used as a residence. Should the appraisal district classify the adjacent lot as a vacant lot under Category C or as a residential property under Category A?

A. The classification of any property depends on its use. If the vacant lot is a combined account and used as primarily an extension of the residence, the appraisal district should classify the lot as Category A. If it is a separate account and a vacant lot, the appraisal district should classify it as Category C.

CATEGORY B

Real Property: Multifamily Residential

Which Properties are Classified in Category B?

Category B property is residential improvements containing two or more residential units under single ownership. However, duplexes that are owner-occupied and have a residence homestead exemption for the owner's portion are reported in Category A. **Exhibit 3** shows property classified as Category B.

Exhibit 3
Category B Property

Apartment complexes
Duplexes, not owner-occupied
Triplexes
Fourplexes
Apartments above street-level stores, if listed separately

If listed separately, apartments located above street-level stores or offices are also included in Category B. If not listed separately, the predominant use by value determines classification.

Important Notes in Classifying Multifamily Residential Property

- Do not confuse Category B property with hotels and motels, even when their occupancy turnover rate is high. Hotels and motels are commercial real property (Category F1) and never classified as Category B.
- Do not classify owner-occupied duplexes that are residence homesteads as Category B. Classify them as Category A.
- Classify non-owner-occupied duplexes as Category B.
- Classify all triplexes and fourplexes as Category B, regardless of whether the property owner occupies a unit.
- Do not classify condominiums or townhomes as Category B. They are Category A.
- If the property is owned by a developer or builder, has never been occupied and meets the other tests as residential property, classify it as Category O.
- Apartment complexes may also include retail and/or office space. If this is a predominantly mixed used property, classify accordingly. If the predominate property use is multifamily with a small retail and/or office space, classify the property Category B. If the entire first floor of an apartment building is retail and/or office space, split out the retail and/or office area as Category F.

Category B Classification Questions

Q. The owner of a duplex lives in one of the units. He applies for and receives a homestead exemption on the part of the duplex in which he resides. How should I classify the duplex?

A. You should classify an owner-occupied duplex with a residence homestead exemption as Category A.

Note: If the owner occupies one of the units in a triplex or a fourplex, classify the property as Category B. Owner-occupancy does not change the classification for triplexes and fourplexes.

Q. An attorney owns a three-story building on a main street. The street-level floor contains an office and three apartments. The upper two floors consist solely of apartments. How should I classify this property?

A. The predominant use by value of this building is multifamily residences. You should classify it as Category B.

Q. Are hotels and motels included as Category B

A. No. Hotels and motels are not considered multifamily residences. Appraisal districts must classify hotel and motel real property as Category F1 and the personal property as Category L1.

Q. How do I classify a multifamily housing project that qualifies for exemption under Tax Code Section 11.1825?

A. Because the use of this property is multifamily, you should classify the property in Category B whether the exemption is for the total value or only a portion of the value.

CATEGORY C1

Real Property: Vacant Lots and Tracts

Which Properties are Classified in Category C1?

Generally, Category C1 property is small vacant tracts of land that are typically most suited for use as a building site and do not have the potential to qualify for agricultural use. These properties may be idle tracts in some stage of development or awaiting construction, tracts planned for residential structures, recreational lots or commercial and industrial building sites. Because property use determines classification, there is no minimum or maximum size requirement for Category C1.

Category C1 property is usually identified by subdivision name and lot and block number, abstract or section. If a vacant lot is held by a developer or builder and meets the other tests for Category O property, it is considered real property inventory and that appraisal district should classify it as Category O property.

Lots with nominal improvements that do not appear appropriate for classification as Categories A, B, E or F property are typically experiencing a change in highest and best use or have improvements with limited economic benefit to the land. In cases where the lot would be at least as valuable with the improvements removed, the appraisal district should classify the lot as Category C1. Again, classification is determined by use, and generally Category C1 is most suited for use as a building site.

Important Notes in Classifying Vacant Lots

- Vacant lots are potential building sites or are reserved for recreational use.
- Vacant lots are usually described in terms of lot and block, abstract or section identified by a subdivision name.
- Vacant lots have no minimum or maximum size requirement

Category C Classification Questions

Q. A single-owner property has 50 vacant acres located 30 miles outside the city limits. The land's primary use is to graze cattle. The owner has subdivided the land into 10 five-acre tracts. Should I classify these tracts as vacant lots?

A. No. In this example, the primary use of the land is agricultural, and if it qualified as open-space land, you should classify it as Category D1. However, if the land is developed and no longer qualifies for agricultural use, but still has the potential, you should classify the individual sites as Category E.

Q. A builder owns one unimproved three-acre parcel on which he intends to build a home for sale. Is this Category C1?

A. If this property qualifies as residential inventory, classify it as Category O property; if not, classify it as Category C1.

Q. An individual purchased a building site in anticipation of constructing a residence. The site has utilities, curbs, gutters, sidewalks and a street entrance. Should I classify it as something other than Category C1?

A. The principal use of the property determines the category. Although the site is prepared, it should be considered a vacant lot and classified as Category C1 until the residence is constructed; then the class changes from Category C1 to Category A.

Q. If a lot has a partially completed house that is not yet habitable, how should I classify the lot?

A. Because the use is residential, classify the lot and the partially completed residence as Category A.

CATEGORY C2

Real Property: Colonia Lots and Land Tracts

Which Properties are Classified in Category C2?

Category C2 is limited to colonia lots and land tracts. Colonia lots are housing developments along the border region that lack basic services such as drinking water, sewage treatment and paved roads. Local Government Code Chapter 22 prohibits selling them.

PTAD only accepts Category C2 records from counties authorized to have colonias within their borders, according to the Border Colonia Geographic Database maintained by the Office of the Attorney General.

Important Notes in Classifying Colonia Lots

- Some appraisal districts use internal category divisions such as C1, C2 and C3 to classify properties for appraisal district purposes. Appraisal districts should update records to reflect a valid PTAD classification prior to submitting EARS.
- To confirm whether your county may have colonias, visit the Border Colonia Geographic Database, maintained by the Office of the Attorney General at https://www.texasattorneygeneral.gov/divisions/colonias-database.
- Vacant lots have no minimum or maximum size requirement.

Category C2 Classification Questions

Q. There is a small vacant tract of land that recently sold and is awaiting development. Should I classify it as a colonia vacant lot?

A. No. The vacant lot is not classified as a colonia because colonias are prohibited from sale. Most likely, you should classify this as Category C1.

CATEGORY D1

Real Property: Qualified Open-space Land

Which Properties are Classified In Category D1?

Category D1 includes all acreage qualified for productivity valuation under Texas Constitution, Article VIII, 1-d or 1-d-1, and Tax Code Chapter 23, Subchapters C, D, E and H. **Exhibit 4** gives the subclassifications for agricultural and timberland.

Exhibit 4
Sub-classifications for Agricultural and Timberland

Irrigated Cropland
Dry Land Cropland
Barren/Wasteland
Orchards
Improved Pasture
Native Pasture
Temporary Quarantined Land
Timber at Productivity
Timberland at 1978 Market Value
Timberland at Restricted Use
Transition to Timber
Wildlife Management
Other Agricultural Land as defined in Tax Code Section 23.51(2)

Important Notes in Classifying Qualified Open-space Land

- Appraisal districts must report each subclass of agricultural or timber use property in EARS, and the land class should be a part of the appraisal record of the property on the appraisal district's records system.
- Category D1 does not include the improvement value for barns or houses on agricultural land; however, fences and earth reshaping, such as earthen dams, contouring and trenching, are considered part of the land and reported in Category D1. Appraisal districts should classify farm and ranch improvements, other than residences, as Category D2.
- While the land under farm and ranch improvements can qualify as open-space land, the land under residences cannot. Appraisal districts should classify residences and the non-qualifying rural land directly attributed to the residences as Category E.
- Appraisal districts may report any size tract in Category D1. If the land is appraised as open-space land, appraisal districts should classify it as Category D1 regardless of size

Category D1 Classification Questions

Q. A farmer owns a 200-acre tract of land, and the land is receiving productivity appraisal. Additionally, the farmer's primary residence (homestead) is located on the land. Which properties should I classify as Category D1?

A. Classify the acreage receiving productivity appraisal as Category D1. The residence and land that is a part of the homestead do not fit within Category D1. You should classify these as Category E.

Q. A farmer owns three tracts of land. The first is a 10-acre tract with four storage barns. The second is a 225-acre wheat and cotton farm. Both the first and second tracts qualify for productivity valuation. The third tract is two acres on which the farmer has his primary residence homestead. Which properties do I classify as Category D1?

A. Both the 225-acre wheat and cotton farm and the 10-acre tract fit within Category D1. Report the subclass for each agricultural use category. You should classify the value of the four barns as Category D2 and the homestead's two acres and residence as Category E.

CATEGORY D2

Real Property: Farm and Ranch Improvements on Qualified Open-space Land

Which Properties are Classified In Category D2?

Category D2 includes improvements, other than residences, associated with land reported as Category D1. These improvements include all barns, sheds, silos, garages and other improvements associated with farming or ranching.

Appraisal districts should classify property by its predominant use, and therefore, land separated from a larger tract for residential purposes is classified as Category E. Classify other farm and ranch land that qualifies for open-space land appraisal as Category D1.

Important Notes in Classifying Farm and Ranch Improvements on Qualified Open-space Land

- Category D2 includes farm and ranch improvements, such as barns and other structures, on qualified open-space land. Do not classify these improvements as Category E.
- Residences and rural land that are not qualified as open-space do not fit within Category D2, and appraisal districts should classify as Category E.

Category D2 Classification Questions

Q. A farmer lives on a 4.5-acre tract of land on which he grows tomatoes. He claims a half-acre for homestead exemption purposes and receives productivity appraisal on the remaining land. What is the proper classification of the house?

A. The house and the half-acre are Category E. You would not include a residence in Category D2. Classify the remaining four acres as Category D1 and indicate the appropriate subclass of agricultural use.

Q. A rancher owns 1,000 acres. He runs a large cow calf operation on the land and uses a barn, several sheds and other structures located on the land for the agricultural operation. The owner provides residences for ranch hands on five acres. The land is also leased for hunting, and the owner allows day hunters to rent cabins and rooms in a lodge located on 10 acres. How should I classify this property?

A. Classify the 985 acres used for the cow calf operation, including the land under the improvements used in the agricultural operation, in Category D1. Classify the improvements used in the agricultural operation, such as the barn, shed and other structures, as Category D2. Classify both the five acres and residential improvements provided to the ranch hands and the 10 acres and cabins and lodge as Category E.

CATEGORY E

Real Property: Rural Land, not Qualified for Open-space Appraisal, and Residential Improvements

Which Properties are Classified in Category E?

Category E includes only rural land that is not qualified for productivity valuation and the improvements on that land, including residences. Appraisal districts may report any size tract in Category E.

As always, primary use is the determining factor in classifying property. If the land is used as residential inventory, commercial, industrial or other purposes, classify the property by that use. Likewise, if the land qualifies as open-space land for productivity appraisal, the use determines its classification as Category D1. If the land does not fit in these other categories, report it in Category E.

Important Notes in Classifying Rural Land:

- The number of acres included for homestead exemption purposes does not change the classification of these properties.
- Category E does not include the improvement value of all barns, sheds, silos and other outbuildings on qualified land. Classify this type of property as Category D2.
- Category E does not include land under barns, sheds, silos and other agricultural outbuildings. Classify this type of property as Category D1.
- Classify the value of the land not receiving productivity appraisal and used for residential purpose as Category E

Category E Classification Questions

Q. A businessman recently purchased a 1,000-acre tract that he is holding to be developed into ranchettes. The tract is not qualified for productivity valuation and has not yet been subdivided or developed in any way. How should I classify the 1,000-acre tract?

A. Classify the 1,000-acre tract as Category E as it is not qualified for open-space land appraisal and does not fit into any other property category.

Q. A residential improvement lies 15 miles outside the city on 200 acres, eight of which are claimed as homestead. The other 192 acres of land are held for future sale. No farming or ranching activity exists on the land. How should I classify the improvement?

A. Classify the entire acreage and the residential improvement as Category E because none of the acreage qualifies as open-space land.

CATEGORY F1

Real Property: Commercial

Which Properties are Classified in Category F1?

Category F1 property includes land and improvements associated with businesses that sell goods or services to the public. Businesses considered commercial businesses include: wholesale and retail stores, shopping centers, office buildings, restaurants, hotels and motels, gas stations, parking garages and lots, auto dealers, repair shops, finance companies, insurance companies, savings and loan associations, banks, credit unions, clinics, nursing homes, hospitals, marinas, bowling alleys, golf courses and mobile home parks.

Warehouses present a unique classification challenge. The appraisal district may classify some warehouses as commercial real property (Category F1) and others as industrial real property (Category F2).

First, consider whether the warehouse is used as a part of the manufacturing process. Review the location, ownership and goods located within the warehouse to determine its use.

Classify a warehouse that receives goods from more than one manufacturer or distributor to sell wholesale or retail is used for commercial purposes as commercial real property in Category F1, but classify the personal property located within the warehouse as commercial personal property in Category L1.

Examples of warehouses that should be classified as Category F1, commercial real property, include:

- A warehouse that buys finished clothing from several manufacturers and sells it to wholesale or retail outlets.
- A warehouse that operates primarily as a retail outlet.

Do not classify warehouses used in connection with a manufacturing process in Category F1. These industrial warehouses are usually on or near the site of the manufacturing plant and normally owned by the manufacturer. If a warehouse provides storage as part of a manufacturing process, classify it as industrial real property (Category F2).

See discussion in Category F2 for more information on properly classifying industrial warehouses and their contents.

Do not classify personal property associated with commercial real property in Category F1. Likewise, do not classify industrial property in Category F1. Other classifications exist for these properties.

Important Notes in Classifying Commercial Real Property

- Include both the land and improvement value. The land may be appraised by the appraisal district and the improvement by an appraisal firm. Classify the total land and improvement value as Category F1.
- Do not include commercial personal property as Category F1.

Category F1 Classification Questions

Q. A development company owns a 360-unit time-share condominium complex. How should I classify this property?

A. Because this property is operated as a commercial business, classify the real property value as Category F1 and the personal property as Category L1.

Q. One of our citizens owns a business and an adjacent lot that are both used for commercial purposes. Should the appraisal district classify the adjacent lot as a vacant lot under Category C or as commercial real property under Category F1?

A. The classification of any property depends on its use. Because the adjacent lot is used in conjunction with a commercial business, classify it as Category F1.

Q. A telephone store is owned and operated as an independent operation by AT&T. The store sells and repairs telephones. How is this property classified?

A. Even though a utility company owns this store, it is operated as a commercial business and is not a necessary component of utility operations. Classify the property as Category F1.

Q. If a motel suite establishment, such as a motor inn, rents by the month, is it classified as Category B or Category F1?

A. Because the motor inn rents the units on a short-term basis, classify it as Category F1.

Q. A discount store chain purchases merchandise from several manufacturers for distribution to its company stores. Should its warehouse be classified as Category F1?

A. Yes. The warehouse is not part of the manufacturing process. When property is used for storing merchandise purchased from more than one manufacturer, which will be distributed to retail outlets, it is considered commercial property.

CATEGORY F2

Real Property: Industrial

Which Properties are Classified in Category F2?

Category F2 property is the land and improvements used by businesses that add value to a product through development, manufacturing, fabrication or processing of that product.

Business considered industrial businesses include cotton gins, processing plants, paper mills, steel mills, refineries, warehouses storing for a manufacturing facility, cement plants, chemical plants, canning companies and clothing manufacturers.

As discussed for Category F1, warehouses present a unique classification challenge. If the warehouse is used as a part of the manufacturing process, the appraisal district should classify it as an industrial warehouse in Category F2.

For example, an appraisal district should classify a warehouse that stores various kinds of cloth, materials and supplies used by a manufacturing plant to manufacture clothing in Category F2. The warehouse containing these items ensures the efficient operations of the manufacturing business by providing an uninterrupted supply of vital resources. Classify the personal property located within the industrial warehouse as industrial personal property in Category L2.

Also classify a warehouse that only functions to receive the finished clothing from a manufacturing plant as it is manufactured, and then distributes it to wholesale or retail outlets, as Category F2. This warehouse enables the factory to maintain a regular and efficient production schedule by producing clothing even when there is no immediate buyer.

See discussion of commercial real property in Category F1 for additional information on properly categorizing warehouses and their contents

Important Notes in Classifying Industrial Real Property

- Include the value of both the improvements and the land necessary to the industrial operation. The appraisal district may appraise the land, and an appraisal firm may appraise the improvement. The total land and improvement value, however, is classified as Category F2.
- Classify all equipment that would not normally be removed as Category F2 property improvement value. If removing the equipment would damage the structure to the extent that the cost to repair surpasses the market value of the property removed, the equipment is considered real property.
- Do not include additional tracts of land held by the company if that land is not a part of the manufacturing operation.

Category F2 Classification Questions

Q. A paper company owns a paper mill on a 350-acre tract of land. The mill, employee and visitor parking lot, warehouse, employee recreation area and storage yard are on 50 acres of land. Should I classify the 350 acres of land as Category F2?

A. No. Only classify the 50 acres associated with the mill and mill facilities as Category F2. Classify the remaining 300 acres of vacant land as Category E if it does not qualify for open-space land appraisal.

Q. Is the equipment of a gas processing plant considered Category F2?

A. Yes. Classify the land, buildings and value of fixed equipment as Category F2, but classify all inventories and other equipment value of the plant as Category L2.

Q. A manufacturing facility stores inventory in a location across town. The manufacturing facility does not have enough storage area to warehouse inventory on-site. Should I classify the warehouse as Category F2?

A. Yes. Because the property is used as part of the manufacturing process and warehouses excess inventory that cannot be stored on-site, classify the warehouse as Category F2.

Q. A grain elevator has storage and processing facilities for grain. Should I classify this as Category F2?

A. Yes. The processing and storage facilities are a necessary part of the operation and add value to the product. Classify the property as Category F2.

Q. How should I classify wind turbines operating on a wind farm?

A. A wind farm, also known as a wind power plant, uses wind turbines to generate electricity. These large turbines are affixed to the land and should be classified as Category F2. If owned and operated by an electric utility company serving Texas but outside the Electric Reliability Council of Texas (ERCOT) operating area, the wind farm should be classified as Category J. (See

the following question and Category J section for additional information.)

Q. An electric generation plant was just built in the district. In what category should I classify the plant?

A. If the plant is within the operating area of ERCOT, classify the property as Category F2. If the plant is outside the ERCOT operating area, classify the property as Category J.

CATEGORY G

Real Property: Oil and Gas, Minerals and Other Subsurface Interests

Which Properties are Classified in Category G?

Category G includes the non-exempt value of oil and gas, other minerals and certain interests in subsurface land. Mines, quarries, limestone, sand, caliche, gravel and other substances that are part of the land are not minerals, but they are classified in Category G as subsurface interests in land.

Category G includes three subcategories:

- Category G1 includes oil and gas interests.
- Category G2 includes minerals other than oil and gas, such as uranium, lignite and other substances defined as minerals.
- Category G3 includes interests in subsurface land, such as limestone, sand, caliche, gravel and other substances that are not defined as minerals. It also includes real property defined as mines and quarries.

Certain mineral interests are exempt from taxation, and appraisal districts should report this property in Category XC. Tax Code Section 11.146 states:

(a) "A person is entitled to an exemption from taxation of a mineral interest the person owns if the interest has a taxable value of less than $500."

(b) "The exemption provided by Subsection (a) applies to each separate taxing unit in which a person owns a mineral interest and, for the purposes of Subsection (a), all mineral interests in each taxing unit are aggregated to determine value."

See the section on Category X for more information on reporting exempt property.

Important Notes in Classifying Oil and Gas, Minerals and Other Subsurface Interests

- Appraisal districts should report equipment fixed to the property that is used to produce products such as oil, gas, lignite, coal and gravel in the applicable subcategory.
- Do not include surface land value as Category G1. Categorize the surface land according to the principal use of the property. For instance, when the surface land is used for agriculture or farming, classify the surface land as Category D1.
- The value of Category G property includes producing minerals and nonproducing minerals unless Tax Code Section 11.146 exempts them.

Category G Classification Questions

Q. An oil company has a mineral lease on 8,000 acres of an existing 20,000-acre ranch. Oil has been discovered on the leased land. Which values should I classify as Category G?

A. Classify the value of the non-exempt producing and nonproducing oil and gas reserves as Category G1. Tax Code Section 1.04 defines property as any matter or thing capable of private ownership. Real property, in this case the land and the minerals in place, can each have separate owners. Classify the mineral interest in the 8,000 acres as Category G1 and the 20,000 acres of surface land as Category D1.

Q. An oil company has a storage tank, which is fed by incoming lines from the oil field. How should I classify this property?

A. Activities that take place after the oil and gas has been produced do not qualify as Category G1. Produced wellhead fluids such as crude oil, natural gas and brine must be processed before sale, transport, reinjection or

disposal. This is field processing and involves separating crude oil from solids and water, removing dissolved gas so that it is safe to be transported and stored. Additional cleaning and treating may be necessary before the crude oil may be stored in tanks. At this point, classify the oil and tanks as Category L2 Personal Property Industrial and Manufacturing.

CATEGORY H1

Tangible Personal Property: Personal Vehicles, Not Used for Business Purposes

What is Classified in Category H1?

Category H1 property includes automobiles, motorcycles and light trucks not used to produce income and subject to taxation under Tax Code Section 11.14.

Non-income-producing vehicles are exempt from taxation unless the governing body of a taxing unit has taken an official action to tax them. Appraisal districts are not required to list or appraise exempt vehicles. If non-income-producing vehicles are on the appraisal roll as exempt property, classify them as Category XV.

Important Notes in Classifying Non-income-producing Vehicles

- Includes non-income-producing vehicles only. Classify income-producing vehicles as Category L1.

Category H Classification Questions

Q. A fast food restaurant has a delivery fleet of five small vans. Should I classify the value of these vans as Category H1?

A. No. Because the restaurant uses the vans to produce income, classify them as Category L1.

Q. An individual owns a sedan and a station wagon subject to local option taxation under Tax Code Section 11.14. Should I classify these vehicles as Category H1?

A. Yes. Classify the vehicles as Category H1 because they are privately owned vehicles and not used for income-producing purposes.

CATEGORY H2

Tangible Personal Property: Goods in Transit

Which Properties are Classified in Category H2?

Category H2 property includes personal property stored under a contract of bailment by a public warehouse operator and identified according to the provisions of Tax Code Section 11.253.

This property is commonly called "Goods-in-transit" and is defined as tangible personal property that is:

- Acquired in or imported into this state to be forwarded to another location in this state or outside of this state.
- Stored under a contract of bailment by a public warehouse operator at one or more public warehouse facilities in this state that are not in any way owned or controlled by the owner of the personal property for the account of the person who acquired or imported the property.
- Transported to another location in this state or outside of this state not later than 175 days after the date the person acquired the property or imported the property into this state.

While goods in transit are exempt under law, the provisions allow local taxing entities to elect to tax these properties. Appraisal districts report the value of these goods before applying the exemption in Category H2.

Important Notes in Classifying Goods in Transit

- Goods-in-transit does not include oil, natural gas, petroleum products, aircraft, dealer's motor vehicle inventory, dealer's vessel and outboard motor inventory, dealer's heavy equipment inventory or retail manufactured housing inventory.

Category H2 Classification Questions

Q. What is the primary difference between Goods-in-transit and freeport goods?

A. Freeport goods are stored on the owner's property and remain in the control of the owner throughout the transportation process.

CATEGORY J

Real and Personal Property: Utilities

Which Properties are Classified in Category J?

Category J includes the real and personal property of utility companies and co-ops. Usually, utility companies supply continuous or repeated services through permanent physical connections between a plant and a consumer. Exhibit 5 gives the subcategories for Category J.

Exhibit 5
Utility Subcategories

J1	Water Systems
J2	Gas Distribution Systems
J3	Electric Companies and Electric Co-ops
J4	Telephone Companies and Telephone Co-ops
J5	Railroads
J6	Pipelines
J7	Cable Companies
J8	Other
J9	Railroad Rolling Stock (for County Only)

Appraisal districts classify most electric generation plants and equipment as Categories F2 and L2, respectively. This is a result of the restructuring of the electric generation industry in Texas and the separation of businesses owning generation facilities from businesses owning electric transmission and distribution utilities.

Classify generation facilities and electric utility companies serving Texas but outside the ERCOT operating area as Category J.

Classify transmission and distribution facilities and equipment as Category J.

Important Notes in Classifying Utility Properties

- Do not classify property owned by a utility company that is not an operating component of the company as Category J. Classify the property by its predominant use.
- Classify construction work in progress to be used in the operation of the utility company as Category J.
- Classify railroad rolling stock used in the operation of a railroad as Category J9.
- Do not classify rail cars owned and operated by other entities in Category J. They are personal property and classified as L1 or L2 depending on their use.

Category J Classification Questions

Q. A large telephone company owns an office building that houses its regional staff. In addition, it owns a warehouse, garage and storage yard that houses trucks, equipment and inventory. How do I classify this property?

A. Because this property is necessary to the operation of the telephone company, classify all the property as Category J.

Q. A railroad owns 10 acres of right-of-way through a 100-acre ranch under a different ownership. What should I classify as Category J?

A. Only classify the 10 acres of right-of-way owned by the utility as Category J.

Q. An oil company that owns a pipeline also owns 15 drilling rigs. Are the drilling rigs Category J?

A. No. Property classification is based on use. Classify drilling rigs as Category L2.

Q. An affiliate company owns the electric transmission lines that run from an electric generation plant located in my county. How should I classify the property?

A. First, determine whether the electric generation plant is located inside or outside the ERCOT operating area. If the plant is inside ERCOT, classify the electric generation plant as Category F2 and classify the electric transmission lines as Category J. If the plant is outside ERCOT, classify both the plant and the transmission lines as Category J.

CATEGORY L1

Personal Property: Commercial

Which Properties are Classified in Category L1?

Category L1 includes the personal property of businesses that sell goods or services to the public.

Commercial personal property includes:

- Merchandise inventory, supplies, computers, cash registers, other moveable business equipment, furniture and fixtures in the store.
- Furniture, fixtures, equipment, supplies and inventory located in the office building.

Not all personal property stores in a warehouse is considered commercial personal property. See the discussion of Category F1, commercial real property, for additional information on properly classifying warehouses and their contents.

Any income-producing tangible personal property that has a value of less than $2,500 should be reported in Category XB for exempt property (Tax Code Section 11.145).

Important Notes in Classifying Commercial Personal Property

- Classify all personal property of a commercial business as Category L1.
- Do not include the real property of a business in Category L1. Classify commercial real property as Category F1.
- Category L1 includes vehicles used for income-producing business purposes.
- Category L1 includes the value of boats, aircraft and other recreational vehicles owned by a commercial business.

Category L1 Classification Questions

Q. A local developer owns a Lear jet that she uses for business trips. How should I classify this aircraft?

A. The aircraft is considered a part of the business operation. Classify it as Category L1.

Q. An oil company owns several drilling rigs. How should I classify this personal property?

A. Drilling rigs add value to the product (oil and gas) by developing the lease and making the product available for recovery. Classify these properties as Category L2, as described below. Do not classify them as Category L1.

Q. Should I classify distribution warehouse inventory for a manufacturer that distributes its goods to wholesalers as Category L1?

A. No. Because this warehouse inventory is a part of the manufacturing operation, classify it as Category L2.

CATEGORY L2

Personal Property: Industrial and Manufacturing

Which Properties are Classified in Category L2?

Category L2 properties include the personal property of businesses that add value to a product through development, manufacturing, processing or storage of that product. (See discussion of Category F1, commercial real property, for additional information on properly classifying warehouses and their contents.)

Industrial personal property includes manufacturing machinery and equipment, computers, barges, commercial watercraft, trucks, heavy equipment, inventory stock, drilling rigs, portable tools, furniture and fixtures, raw materials, goods in process and finished goods.

Important Notes in Classifying Industrial Personal Property

- Classify all personal property used in the production of a product as Category L2.
- Classify automobiles, trucks, aircraft, watercraft, recreational vehicles and heavy equipment owned by an industrial firm as Category L2.
- Do not classify the real property of an industrial firm as Category L2; industrial real property belongs in Category F2.

Category L2 Classification Questions

Q. Should I classify the personal property inventory of a well service company as Category L2?

A. No. Classify personal property inventory, supplies, equipment, furniture and fixtures of a commercial business as Category L1.

Q. An oil company has a storage yard where equipment that services a drilling operation in the area is stored. How do I classify these properties?

A. Classify the land and any improvements as Category F2. Classify the equipment as Category L2. Do not include this value in Category G. Category G only applies to the nonexempt value of producing and non-producing minerals and to the equipment used in production.

Q. Are support facilities such as compressed air, steam and dehumidification in a manufacturer's building considered Category L2?

A. No. Classify these as Category F2 because they are an integral part of the building.

CATEGORY M

Mobile Homes and Other Tangible Personal Property

Which Properties are Classified in Category M?

Category M includes mobile homes and other personal property, such as non-income-producing boats, travel trailers and personal aircraft.

Category M includes two subcategories:

- Category M1 includes mobile homes on land owned by someone other than the owner of the mobile home.
- Category M2 includes taxable non-income-producing boats, travel trailers or personal aircraft on the appraisal roll.

Category M1 is an exception to the rule of classifying property by its predominant use. Even if a mobile home is used for residential purposes, classify it as Category M1 if the mobile home and land have different owners. When a mobile home is on land owned by the same owner, report the land and mobile home as one account, classified as Category A or E depending on location. Classify travel trailers that are structures as defined as taxable by Tax Code Section 11.14(b) as Category A or E (if on owned land) or Category M1 (if on rented land).

Non-income-producing personal property includes boats, travel trailers and personal aircraft and is exempt under Tax Code Section 11.14 unless the governing body of a taxing unit takes an official action to tax non-income-producing personal property. Classify taxable non-income-producing boats, travel trailers or personal aircraft on the appraisal roll as M2 property. If this property is exempt, classify it as Category XV. The law requires PTAD to treat Category M2 as totally exempt in the school district PVS.

Classify boats, travel trailers and personal aircraft that are used to produce income are taxable as Category L1 (used as part of a commercial business) or Category L2 (used as part of an industrial business).

Important Notes in Classifying Other Personal Property

- Personal property shown as Category M must be individually owned. Category M property is owned by individuals and typically used for residential or recreational purposes and not for generating income.
- Do not classify property owned by businesses or listed in the name of a business in this category. The property's current use determines the classification.
- Do not classify income-producing property as Category M2.

Category M Classification Questions

Q. An insurance executive uses an airplane owned by his company and listed in the name of his company. Should I classify the aircraft as Category M?

A. No. This airplane, though it may sometimes be used for pleasure and recreation, is an asset of the company and, therefore, considered business personal property. Classify it as Category L1.

Q. A mobile home is located on the owner's land. He also owns a recreational boat and travel trailer subject to taxation. Should I classify these properties as Category M?

A. You should only classify the boat and travel trailer as Category M. Classify the mobile home and lot as Category A or E, as both are owned by the resident and used for residential purposes.

Q. My district has a mobile home park consisting of eight acres and 35 mobile homes. All the mobile home spaces are leased. Which properties do I classify as Category M?

A. Only classify the mobile homes in the park as Category M1. You should classify the land as Category F1.

CATEGORY N

Intangible Personal Property

Which properties are classified in Category N?

Properties defined as intangible pursuant to Tax Code Section 1.04(6) are classified as Category N. Common examples of intangibles are the stock values of insurance companies and savings and loan associations.

Important Notes in Classifying Intangibles

- Most intangible property is exempt from taxation by law pursuant to Tax Code Section 11.02.
- Do not classify property with undetermined codes as Category N.

Category N Classification Questions

Q. Our district has several undetermined codes. Do I classify these as Category N?

A. No. Do not use Category N as a "catch-all" category. Contact PTAD if you have a classification question.

Q. I have no intangible property in my district. Do I need a Category N on my tax roll?

A. No. You do not need to create a Category N if you have no value to report. However, self-reports do provide a place to record Category N property value. Reserve Category N for intangible personal property if it is needed in the future.

CATEGORY O

Real Property: Residential Inventory

Which Properties are Classified in Category O?

Category O property is residential real property held as business inventory and appraised as a unit. Category O property:

- Is under the same ownership.
- Is contiguous or located in the same subdivision or development.

- Is held for sale in the ordinary course of business.
- Is subject to zoning restrictions limiting them to residential use. If not subject to zoning, they are subject to enforceable deed restrictions limiting them to residential use, or their highest and best use is as residential property.
- Has never been occupied for residential purposes.
- Is not presently leased or producing income.

Important Notes in Classifying Residential Real Property Inventory

- Only classify property as Category O if all the above criteria are met for the property.
- If the criteria are met, classify both the land and improvement as Category O.

Category O Classification Questions

Q. A 300-acre tract of land is subdivided into one-acre tracts. One house was built on a lot as a commercial venture. The house has never been occupied, nor any of the lots developed. They are for sale in the normal course of business. Do I classify the property as Category O?

A. Yes. The properties are owned by the same person, contiguous and have never been occupied. The appraisal district appraises the properties as a unit and classifies them as Category O.

Q. A local developer built 35 homes in a subdivision. Ten have sold and are occupied. The others are for sale but remain vacant. Which properties should I classify as Category O?

A. Classify the 25 houses that are vacant as Category O. Classify the 10 houses that have sold and are residences as Category A.

CATEGORY S

Special Inventory

Which Properties are Classified in Category S?

Category S accounts include certain personal property of businesses that provide items for sale to the public. These personal property items are appraised based on total annual sales in the prior tax year. Special inventory and their applicable Tax Code provisions are defined as follows:

Sec. 23.121, Dealer's Motor Vehicle Inventory.

Dealer's motor vehicle inventory means all motor vehicles held for sale by a dealer. A motor vehicle is defined as a towable recreational vehicle or a fully self-propelled vehicle with at least two wheels which has as its primary purpose the transport of a person or persons, or property, whether the vehicle is intended for use on a public street, road or highway

Sec. 23.124, Dealer's Vessel and Outboard Motor Inventory.

Dealer's vessel and outboard motor inventory means all vessel and outboard motors held for sale by a dealer and includes any watercraft, other than a seaplane on water, used or capable of being used for transportation on water. This does not include:

- vessels of more than 65 feet in length, measured from end to end over the deck, excluding sheer; and
- canoes, kayaks, punts, rowboats, rubber rafts or other vessels under 14 feet in length when paddled, poled, oared or windblown.

Vessel also includes trailers that are treated as vessels if it is designed to carry a vessel and is either a trailer or semitrailer.

Outboard motor means any self-contained internal combustion propulsion system, excluding fuel supply, that is used to propel a vessel and is detachable as a unit from the vessel.

Sec. 23.1241, Dealer's Heavy Equipment Inventory.

Dealer's heavy equipment inventory means all items of heavy equipment that a dealer holds for sale, lease or rent in this state during a 12-month period. This equipment includes self-propelled, self-powered or pull-type equipment, including farm equipment or a diesel engine, that weighs at least 1,500 pounds and is intended to be used for agricultural, construction, industrial, maritime, mining or forestry uses. This type of equipment must be held by a dealer as defined by law and must meet other requirements of law.

Sec. 23.127, Retail Manufactured Housing Inventory.

Retail manufactured housing inventory means all manufactured homes that a retailer holds for sale at retail. Manufactured housing means:

- a HUD-code manufactured home as it would customarily be held by a retailer in the normal course of business in a retail manufactured housing inventory; or
- a mobile home as it would customarily be held by a retailer in the normal course of business in a retail manufactured housing inventory.

Tax Code Section 23.127 refers to the definitions in Occupations Code Section 1201.003 for HUD-code manufactured home and mobile home, as summarized in **Exhibit 6**.

Important Notes in Classifying Special Inventory

- Advice from legal counsel is necessary to determine whether heavy equipment inventory qualifies for special appraisal. If it does not qualify, classify the property as Category L1.

Exhibit 6

Occupations Code Section 1201.003

HUD-Code Manufactured Home	Mobile Home
A structure: • constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development; • built on a permanent chassis; • designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities; • transportable in one or more sections; • in the traveling mode, at least eight body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet; and • includes the plumbing, heating, air conditioning, and electrical systems of the home. Does not include a recreational vehicle as defined by 24 C.F.R. Section 3282.8(g).	A structure: • constructed before June 15, 1976; • built on a permanent chassis; • designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities; • transportable in one or more sections; • in the traveling mode, at least eight body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet; and • includes the plumbing, heating, air conditioning, and electrical systems of the home.

CATEGORY X

Exempt Property

Which Properties are Classified in Category X?

Exempt property must meet legal requirements mainly detailed in the Tax Code. Owners of certain exempt properties need not file exemption applications with the appraisal district to qualify for the exemption: public property (Section 11.11), implements of husbandry (Section 11.161), family supplies (Section 11.15) and farm products (Section 11.16).

Other exemptions have local option provisions for taxation (Sections 11.111, 11.14, 11.24, 11.251, 11.252, 11.253 and 11.32). These exemptions are not required by law, and a local taxing unit can elect to provide the exemption.

Some exemptions are partial exemptions, such as residence homestead exemptions and organizations constructing or rehabilitating low-income housing.

Businesses operating in a foreign trade zone usually seek tax-exempt status for their inventory (imported goods) through renditions.

Exhibit 7 lists classifications designed to classify exempt property for reporting purposes only. It does not include all exemptions and is simply a reporting too. Residence homestead exemption information is captured in EARS and school district self-reports.

Exhibit 7
Exemption Classifications

Classification Code	Tax Code Section	Exemption
XA	11.111	Public property for housing indigent persons
XB	11.145	Income Producing Tangible Personal Property valued under $2,500
XC	11.146	Mineral interest property valued under $500
XD	11.181	Improving property for housing with volunteer labor
XE	11.182	Community Housing Development Organizations
XF	11.183	Assisting ambulatory health care centers
XG	11.184	Primarily performing charitable functions
XH	11.185	Developing model colonia subdivisions
XI	11.19	Youth spiritual, mental and physical development organizations
XJ	11.21	Private schools
XL	11.231	Organizations Providing Economic Development Services to Local Community
XM	11.25	Marine cargo containers
XN	11.252	Motor vehicles leased for personal use
XO	11.254	Motor vehicles for income production and personal use
XP	11.271	Offshore drilling equipment not in use
XQ	11.29	Intracoastal waterway dredge disposal site
XR	11.30	Nonprofit water or wastewater corporation
XS	11.33	Raw cocoa and green coffee held in Harris County
XT	11.34	Limitation on taxes in certain municipalities
XU	11.23	Miscellaneous Exemptions
XV		Other Exemptions (including public property, religious organizations, charitable organizations and other property not reported elsewhere)

Important Notes in Classifying Exempt Property

- Verify that a property cannot be properly classified in one of the other Category X designations before placing a property in Category XV.
- Mineral interest property and tangible business personal property within the allowed exemption amount should be classified as the appropriate X category.

Category X Classification Questions

Q. A school district recently purchased a house that it now uses for administrative offices. How should I classify the property?

A. Reclassify the property from Category A to Category XV. The property is now owned by the school district and used for a public purpose and is therefore totally exempt.

Q. A doctor purchased an old school and converted it into offices. How should I classify the property?

A. Reclassify the property from Category XV to Category F1. The formerly totally exempt property is now commercial real property and is taxable.

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