



## 2024 Residential Valuation Model

An explanation of the residential valuation model used to value residential properties in Albemarle County. Explains and lists tables used in the Vision Computer Aided Mass Appraisal (CAMA) system. The residential value model is created and calibrated with sales of residential properties in Albemarle County.

# Table of Contents

- 2024 Residential Valuation Model .....4
- Overview .....4
- Land Detail - Classification and Land screen .....6
- Use Codes .....7
- Base Rates - Cost Group Rates.....7
- Style Codes.....8
- Size Adjustment .....8
- Adjusted Base Rate .....9
- Building Square Footage .....9
- Building Base Assessment.....11
- Additional Value Items.....11
  - Vision - Construction Details Screen.....12
  - Components.....12
  - Additions .....14
- Multipliers.....15
  - Grade Factor .....15
  - Neighborhood Factor.....15
- Depreciation .....16
  - Vision - Depreciation Screen.....16
  - Depreciation Table.....16
  - Functional Obsolescence .....16
  - Economic Obsolescence .....17
  - Other Depreciation .....17
  - Total Depreciation .....17
- Sample Building .....18
  - Photo.....18
  - Land Detail Screen .....19
  - Sketch.....19
  - Depreciation Screen.....20
  - Construction Detail Screen .....21
  - Building Valuation Report Sample .....22
  - Property Record Card – Page 2.....23

ADDENDUM .....	24
2024 Grade Adjustment Table.....	24
2024 Size Adjustment Tables.....	25
B02 .....	25
B02A.....	26
B02B.....	27
B02C.....	28
B02D.....	29
B02E.....	30
B02F.....	31
Miscellaneous Building Items.....	32
2024 Bathroom Rates (per item).....	32
2024 Fireplace Rates (per item).....	32
2024 Cooling and Heating Rates (per finished square foot).....	33
2024 Exterior Wall Finish (per finished square foot).....	34
2024 Roofing (per footprint square foot).....	35
Basements.....	36
2024 Basement Type (per basement square foot).....	36
2024 Basement Finish Base Rate (per finished basement square foot).....	37
2024 Basement Grade (Adjustment).....	38
2024 Basement Garage (per item).....	38
2024 Items Valued through the Sketch (per square foot).....	39
2024 Cost Group Rates (per finished square foot).....	40
2024 Extra Features (per item).....	42
2024 Residential Neighborhood Factor (Location Multiplier).....	42
2024 Depreciation Tables.....	50
2024 Outbuilding Rates.....	52

# 2024 Residential Valuation Model

## Overview

Standard Appraisal practice includes three approaches to value: the cost approach, the sales comparison approach, and the income capitalization approach.

1. The cost approach uses the cost to build a building and deducts depreciation from all forms to determine a market improvement value. This is added to the land value, which is commonly derived separately by the sales comparison approach.
2. The sales comparison approach for single property appraisal adjusts comparable sales based on their differences from a specific subject property to determine a range of values which are typically reconciled into a single representative value. This value already includes the land value.
3. The income approach uses an analysis of income and expenses attributable to the real estate to create a net operating income which is capitalized with a rate that represents return expectations, different forms of risk and market demand. This value already includes the land value.

Mass appraisal for most residential properties is achieved through a hybrid of the sales comparison and cost approaches that looks and feels like the cost approach; however, it does not use costs, but uses market derived rates. The following are some differences and similarities between single property appraisal and mass appraisal methods.

### Single Property Appraisal

- The cost approach uses actual costs, which is typically either reported by local builders or taken from cost estimation services like Marshal Valuation.
- The cost approach uses depreciation to show the loss in value due to effective age, function and externalities.
- In the sales comparison approach for single property appraisals, comparable sale properties are adjusted based on their differences from the subject property – one property at a time.
- The sales comparison approach determines the total value including land.
- The cost approach only determines the improvement value, so the land value must be added to create a total value for a property.

### Mass Appraisal

- The mass valuation model uses rates derived from sales through extraction or regression. This is a way to determine contributory value as opposed to cost to build.
- The mass valuation model also uses depreciation to reflect differences of effective age, function and externalities compared to the standard model.

- The mass valuation model uses a standard model home with an average grade and components and the subject properties are adjusted. (This is based on the same economic principles of substitution and supply and demand.)
- The mass valuation model creates an improvement value to which the land value must be added.

This hybrid mass appraisal method of assessing residential properties is a standard in the assessment industry nationally and internationally and is utilized by most or all Virginia Jurisdictions. The model includes major factors such as grade, style, age and square footage, and minor adjustments such as bathroom and fireplace counts, and add-ons like porches and attached garages. All factors that affect value are stratified and their values are included in tables.

The model uses multiple tables in the Vision CAMA software that are linked together through descriptive codes assigned to individual buildings. Each tax parcel may have zero, one or more buildings, each of which will be described and valued independently. The Vision CAMA system requires each building to have an assigned land line because the cost model starts with the use code that is assigned to the building on the land line.

Outbuildings are not included in this cost model but have their own set of tables and values. Examples of outbuildings are detached garages, barns and other farm buildings, and other improvements that are not attached to a dwelling structure.

The valuation of residential properties starts on the next page with the Land Detail screen. The tables found in the addenda are for the current year. Examples of tables used in this description may use different rates than the current tables.

## Land Detail - Classification and Land screen

In Vision, entering a building begins with the Classification and Land screen. Besides creating a value for the land, the land detail screen tells Vision that there is a building on the parcel by using a use code that ends with an 'R'. A 'V' code indicates that there are no primary buildings valued with the valuation model and a 'C' code indicates that the structure is a commercial building and uses a different model. The following example uses the 210R – Single Family Dwelling use code. The remainder of this page relates to the land value only.

The screenshot displays the 'Land Details' window with the following fields and values:

Bldg #	Line #	Site OV
1	1	

Use Code*	210R: Single Family	Land Type	HS1	Site Index	R: Reside	Num of Acres	0.142
Zoning	PRD	Unit Price	150000.00				
Owner Occ		Influence Factor	1.00000000				
Frontage	0	Condition Facto	1.00				
Depth	0	Nbhd					
Units	1.0000	Nbhd Adj	1.000	Adj 5			
Unit Type	BL: Buildable Lot	Size Adjust	1.0000	Actual Acreage			
		Land SQFT	6186				

Adjustment 1: [Dropdown] [Input]  
Adjustment 2: [Dropdown] [Input]  
Adjustment 3: [Dropdown] [Input]  
Adjustment 4: [Dropdown] [Input]

Special Calcs: [Dropdown] [Input]  
Notes: [Text Area]

Special Use: [Dropdown] [Input] [Input] 100.00 %

Override Appraised Land Value  
 Override Assessed Land Line Value

Land Use  
Units Either Ac or SF: [Input] LU Acres: [Input] LU Acre Price: [Input]  
 LU AP OVR

Totals  
Appraised: 150000.00  
Assessed: 150000.00

Buttons: Next, Add, Delete, Close

## Use Codes

The use code for a building is entered on the Land Detail screen on land line 1 for the individual building on the Land and Classification screen marked **in Green** on the preceding page.

The model and group are assigned in the Cost Use Codes Table. The Use Code of 210R (single-family dwelling) uses the 01 Model and the SIN group as shown below. This table further defines that the 210R is neither commercial, a condo or vacant. Wall heights are not adjusted for in this model directly but are a part of the appraiser's grade determination. Adjustments for size are made in a different part of the model.

### Cost Use Codes

Bldg Use	Description	Mdl	Is Com	Is CDU	Is CDM	Is Vac	Group	Adj	Wall Height	Wall Ht Adj	Size Adj	Max Size Adj	Std Size
210R	Single Family	01	No	No	No	No	SIN	1.0000			1	1.0000	1

## Base Rates - Cost Group Rates

The Style code is found on the Construction Detail screen in the **Green box**. See Vision Construction Detail Screen page following this section.

The cost group rate, otherwise referred to as the base rate, is determined by the group name and the style code of the dwelling: 1 Story, 2 Story, etc. The Cost Group Rates table indicates the base rate by cross referencing the Group and the Style code. If a building is in the SIN group and is 1 Story, then it will have a base rate of \$109.00 per square foot as indicated in the table excerpt below.

### Cost Group Rates

Group	Style	Description	Base Rate	Dpr Table	Size Adj %	Econ Life	Max Dpr	Max Age
SIN	1	1 Story	109.00	4	100	80	60	99

*Note – As noted earlier, even though the table is called 'Cost Group Rates', it is not based on costs, but on market values per square foot as determined by market sales.*

The entries on this table for Dpr Table, Size Adjustments, economic life, Max Depreciation, and Max Age are not used. Depreciation and Size Adjustments will be covered later in this manual.

## Style Codes

The Style code is entered on the Construction Detail screen in the **Green box**. See the Vision Construction Detail Screen page following this section.

The Style Codes table identifies the type of improvement (Residential, commercial or condo), the size adjustment table and the standard size. The 1 story code is residential and uses the B02 size adjustment table with a standard size of 2100 square feet. These rates can be identified in the following table excerpt.

**Style Codes Table**

Style Code	Description	Res	Cmrcl	Condo Unit	Condo Main	Vacant	Min Stories	Max Stories	Size Adj Table	Std Size	Max Adj	Wall Height	Wall Adj
1	1 Story	Yes	No	No	No	No	0	999	B02	2100			

This table further identifies that this code is not commercial, a condo or vacant. The Story fields, Max Adjustments, Wall Height, and Wall Adjustment fields are not used in this table.

## Size Adjustment

The size adjustment table, identified in the style codes table above, provides an adjustment to the base rate when comparing the building's square footage to the standard square footage (also identified in the style codes table above). The entries appear as a percentage of the standard size. If a home included 1,806 square feet of living area and the standard size was 2,100, then the adjustment would be 1.034 because 1,806 is .86 of 2,100 and .86 appears on the table below. However, if a home has a size in between two entries then the system extrapolates the adjustment.

For example, a 1,915 square foot dwelling with the standard size of 2,100 would have a size adjustment of 1.02139. The area of 1,915 is .91190476 of 2,100, so it falls in the range from .86 to 1.00; therefore, the adjustment will be between 1.034 and 1.000. The value is calculated by extrapolating the difference between the building's percentage of the standard size to the next higher percentage on the following table. The formula is:

$$\left( \frac{[\text{top of range}] - [\% \text{ of standard size}]}{[\text{top of range}] - [\text{bottom of range}]} \right) * ([\text{bottom adj}] - [\text{top adj}]) + [\text{top of range}] = \text{adj.}$$

The calculation for this building is as follows



$$\left(\frac{1.000 - .91190476}{1.00 - 0.86}\right) * (1.034 - 1.000) + 1.000 = 1.02139$$

The following is a sample of entries in the B02 size adjustments table.

**B02 - One Story Size Adj Table**

Size (Percentage of Standard)	Adj
0.76	1.0540
0.86	1.0340
1.00	1.0000
1.14	0.9660

The Size adjustment can be found on the Building Cost Report.

### Adjusted Base Rate

The adjusted base rate is the base rate times the size adjustment both of which are explained above.

The Adjusted base rate would be \$109.00 \* 1.02139 = \$111.33 per square foot for the sample building.

The adjusted base rate can be found on the Building Cost Report.

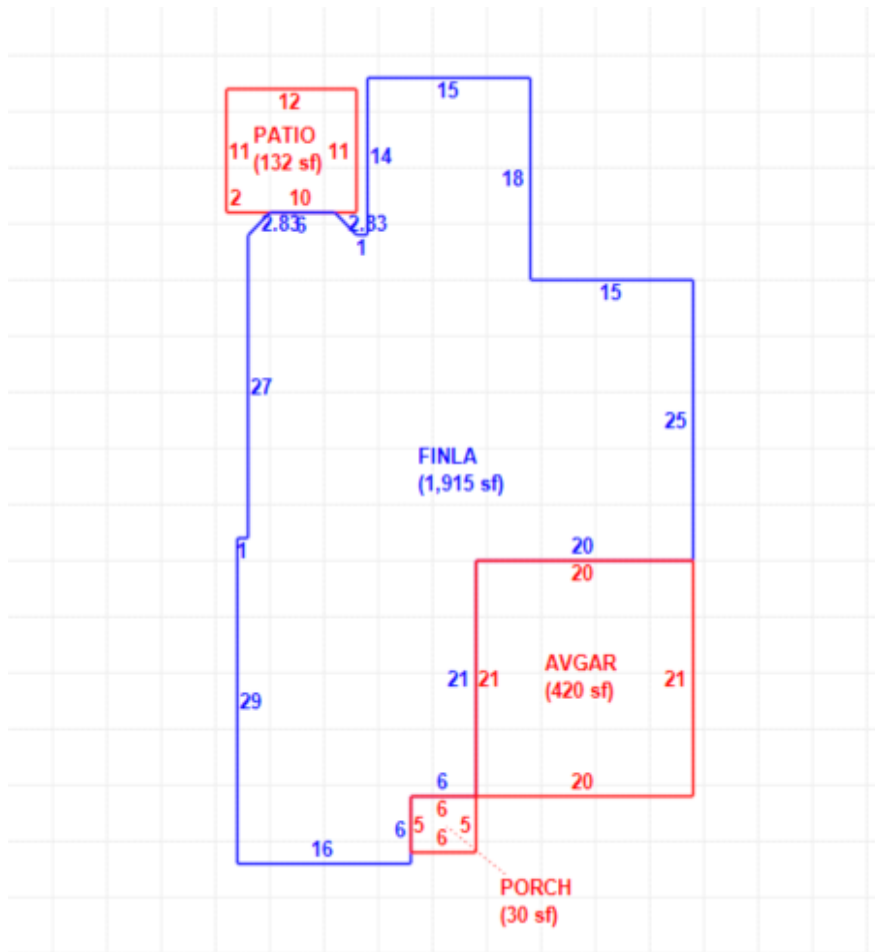
### Building Square Footage

The square footage of a building is determined either by a sketch or a manual entry. When possible, we always try to sketch a building, but in some situations, we will be provided with a square footage from a trusted source and will enter that amount. All sections of a building that are labelled FINLA (above grade) finished living area, are included in the building square footage. Some partial floor areas may use other codes like NPFIN (90%), TQFIN (70%), HFFIN (50%), or QUFIN (30%) and their areas are included in the building square footage as a percentage of the base floor area for that sketch segment.

For example, if the first floor (base) area is 1,000 square feet and a TQFIN code is used, then an additional 700 (1,000 \* 70%) square feet will be assigned to the upper floor. Other items can also be included in the sketch, such as basements, attached garages, porches, decks, and others. These sections will have their own sketch label so that Vision can correctly assign a rate to the area in that section, however, none of these are included in the building area. The

following sketch indicates 1,915 square feet of finished living area (all on one floor). The attached garage, porch and patio are valued separately.

The building square footage can be found on both the Building Cost Report and the depreciation screen. The 'Finished Living' field located on the construction detail screen is a manually entered copy of the living area on the depreciation screen and is eventually to be removed.



Note – We are working on a project to convert all second floor living area to a code of 2FLLA so that we can adjust our model in the future. Currently this area is assessed the same as area assigned a FINLA code.

## Building Base Assessment

The base assessment for a building is the adjusted base rate times the building square footage. For the sample building this is \$111.33 per square foot \* 1,915 square feet = \$213,197. The square footage is taken from the Depreciation screen and is **highlighted in green** on the sample page.

The Building Base Assessment does not appear as a separate number on the Building Cost Report or the Property Record Card (PRC). *(However, the PRC includes this number after it has been adjusted by the neighborhood and grade factors which are addressed later in this document.)*

## Additional Value Items

All segregated items are valued separately and added to the base assessment. Certain components of the home are segregated such as roof, heating and cooling and bathrooms as these are not included in the base rate. These are valued based on the Cost Model – Cost Use Codes Table. There is a separate sub-table for each item. These items, like the base rate, are not based on costs but by contributory value in the sales price of homes; however, there are instances when cost equals value.

The additional items valued in this section are based on the information entered **in blue** on the Construction Details section of Vision. The highlighted items on the following screen affect value:

## Vision - Construction Details Screen

Model	01: Residential	Fireplace	7: None
Grade	B-2: B-2 Good Minus 2	Fireplace Open	0
Style	1: 1 Story	Fireplace Stacks	0
Stories	1.0	Builder Name	
Exterior Wall	18: Vinyl Siding	Roof Type	4: Gable
Roof Material	02: Dimensional	Int Wall Type	03: Drywall
Heating	01: Heat Pump	Foundation	01: Concrete Slab
Addl Heat Sys	14: No Additional Heat	Framing	01: Wood Joists
Cooling	01: Central Air	Floor Type	50: Carpet/Vinyl
Basement Type	01: None	Grade Increment	
Rooms	7		
Bedrooms	2		
Family Rms	0		
Dining Rms	1		
Living Rms	1		
Full Baths	2		
Half Baths	0		
Other Fixtures	0		
Finished Living	1915		
Unfinished Living	0		
Attic Area	0		
Footprint SQFT	1915		
Basement SQFT	0		
Finished Bsmt	0		
Fin. Bsmt Grade	0: N/A		
Basement Garage	N: None		

Specific items highlighted in blue will add value if there is data entered in the field and if there is value associated with the data. The information highlighted in Red and Green must be entered for all buildings to get a value. Items not highlighted, do not affect value.

### Components

Components include bathrooms, exterior walls, roof type, cooling and heating, basements (and finish), etc. See items on the Construction Detail Screen in blue boxes on the previous page. This page reflects the data for the sample home.

To best understand this section, each item will be included below as it appears on the Construction Detail Screen.

	Entry	Data	Rate	Value
Exterior Wall	Vinyl Siding	1915*	0	0
Roof Material	Dimensional	1915**	1.17	2,240.55
Heating	Heat Pump	1915*	0	0
Additional Heating	None	1915*	0	0
Cooling	Central Air	1915*	2.68	5,132.20
Full Baths	2	2	4,545	9,090
Half Baths	0	0	3,030	0
Basement Type	None	N/A	N/A	0
Basement SQFT	0	N/A	N/A	0
Finished Basement	N/A	N/A	N/A	0
Finished Basement Grade	N/A	N/A	N/A	0
Basement Garage	N/A	N/A	N/A	0
Fireplace	None	N/A	N/A	0
Fireplace Open	0	N/A	N/A	0
Fireplace Stacks	0	N/A	N/A	0

\*Finished Living

\*\*Footprint SQFT

If the component does not add or subtract value for the house, it will not appear on the valuation report. Based on the information, the property's cost report will appear as follows:

\*\*\*\*\*Units Value Additions\*\*\*\*\*

Full Bathrooms = 9090.000 + RCN

Cooling Type = 5132.200000 + RCN

Roofing = 2240.550000 + RCN

These are the base values for the average quality home in the average location. They may be further adjusted by the grade factor and/or neighborhood factor discussed in the next section.

## Additions

Additions are components that are attached to the dwelling but are not a part of the building area. Examples of additions are porches, decks and attached garages. These items are included in the sketch and the square footage is reflected in the depreciation screen. Additions will have a zero in the Eff Area field to reflect that they are not living area. The term can be confusing since most people think of an addition as added living area. Any living area added to a home would be included with the total living area in the sketch and model.

These are the additions for the sample home.

Code	Description	Gross	Living	Eff Area
PORCH	Porch, Average Quality	30	0	0
PATIO	Patio, Average Quality	132	0	0
AVGAR	Garage, Average Quality	420	0	0

The Areacode table holds the rate used for each item as shown below. The complete table can be found in the addendum.

Description	Data	RVR CODE DATA DESC	Adj Coefficient
Areacode - Garage	AVGAR	Garage, Average Quality	30.76
Areacode - Patio	PATIO	Patio, Average Quality	8.09
Areacode - Porch	PORCH	Porch, Average Quality	29.00

Like the components, additions are found in the Units Value Additions section of the valuation report and are calculated by taking the area and rates mentioned above.

Item	Size	Rate	Value
AVGAR	420sf	\$30.76	\$12,919.2
PATIO	132sf	\$8.09	\$1,067.88
PORCH	30 sf	\$29.00	\$870

These items appear on the property's cost report as follows:

Sketch Area - Garage = 12919.200 + RCN

Sketch Area - Patio = 1067.880 + RCN

Sketch Area - Porch = 870.000 + RCN

## Multipliers

### Grade Factor

The grade of a residential building is a major factor in the determination of value. Grades are determined by the appraiser based on the guidelines in the Grade Guide. The adjustments to the value based on grade are indicated in the Cost Model shown below.

Name	Description	Coefficient
B-2	B-2 Good Minus 2 Quality	1.200

The Grade adjustment can be found towards the bottom of the Building Cost Report under factor adjustments.

### Neighborhood Factor

The neighborhood factor is a local adjustment to account for different areas of the county. The factor is set in the Cost model - Neighborhood Adjustment section.

Name	Description	Coefficient
REDFL	Redfields	1.050

The Neighborhood adjustment can be found towards the bottom of the Building Cost Report under factor adjustments.

# Depreciation

## Vision - Depreciation Screen

The Vision Depreciation screen reflects the areas entered on the sketch. The areas in **Green** are living area calculations and the areas in **Blue** are additions to the building such as attached garages, patios and porches.

Depreciation Title  
Section Level Depreciation

Year Built 2002  
Effective Year Built 2005  Ovr EYB  
Functional Obsol 5 FL NC OBSOL COM  
Economic Obsol 0 FL NC OBSOL COM  
Condition  
Condition Adj  
Depreciation Code A: Average  
Remodel Rating  
Year Remodeled  
Override Value

Section Summary  
Group SIN Effective Area 1915  
Base Rate 109 RCN \$308,091  
Eff Base Rate \$140.28 Bldg % Good 79  
Net Other Adj \$39,462.99 RCNLD \$243,400  
Living Area 1915

Code	Description	Gross	Living	Eff Area
AVGAR	Garage, Average Quality	420	0	0
FINLA	Finished Living Area	1915	1915	1915
PATIO	Patio, Average Quality	132	0	0

	Value	Type	Reason Code	Date	ID	Comment
% Good	Remove			Select a date 15		
Misc. Improve	Remove			Select a date 15		
Cost to Cure	Remove			Select a date 15		

Override Appraised Bldg  
Override Assessed Bldg  
Override ID

The areas in **Yellow** are used to determine the depreciation.

## Depreciation Table

Depreciation is determined by comparing the actual age and the condition to find an effective age from the Depreciation Table. The following table indicates that a residential building built in 2002 that is in average condition will have 16% physical depreciation.

Year Built/ Condition	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000
Average	0	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	14	15	15	16	16	16

## Functional Obsolescence

In some cases, there is an issue with a residence that causes a reduction in value. It might be a specific design, a poor layout, too few bedrooms or bathrooms for the size of the house, etc. These internal negative factors on a home value are called Functional Obsolescence. The percentage entered here is added to the physical depreciation percentage referenced above.



## Economic Obsolescence

Also known as External Obsolescence, this reduction in value is due to issues outside of the property such as a view or proximity to a cell tower or power lines, or heavy traffic or traffic noise. Like Functional, the percentage entered here is added to the physical depreciation.

## Other Depreciation

Some situations require a special entry for depreciation such as a building under construction is 65% complete, or the structure has additional damage from a flood or fire. In these situations, we use the 'Condition' and 'Condition Adj.' fields. Some of these are set up to override and set the total depreciation like the 'under-construction' code, and others such as 'abnormal physical depreciation' add to the depreciation from other sources.

This data will appear on the property record card but will not appear as a separate item on the Building Cost Report. It will be included in the percent good number on both.

## Total Depreciation

All sources of depreciation will combine to give a total depreciation expressed as a percent good. The percent good is 100 minus the total depreciation. This appears on the back of the property record card as Percent Good.

## Sample Building

The following pages include the Vision screens for a sample residential property. Some of this data is used in the valuation model. Next is the value calculation report titled 'Output From New Cost Modeling Engine,' which is a sample report of a one-story, single-family home (Pid 31778) consisting of 1,915 square feet of living area with several additional features. This is an example of a non-complex home and the table and model descriptions that follow it will reference table entries that relate specifically to this home. The tables include many other entries that would apply to structures with different attributes and are included in their entirety in the addenda to this guide.

Photo



# Land Detail Screen

**Land Details**

Bldg # 1 Line # 1 Site OV R: Residr

Use Code\* 210R: Single Family Land Type HS1 Site Index R: Residr  
 Zoning PRD Unit Price 150000.00 Num of Acres 0.142  
 Owner Occ Influence Factor 1.00000000  
 Frontage 0 Condition Facto 1.00  
 Depth 0 Nbhd  
 Units 1.0000 Nbhd Adj 1.0000 Adj 5  
 Unit Type BL: Buildable Lot Size Adjust 1.0000 Actual Acreage  
 Land SQFT 6186

Adjustment 1  
 Adjustment 2  
 Adjustment 3  
 Adjustment 4

Special Calcs  
 Notes  
 Special Use 0 100.00 %

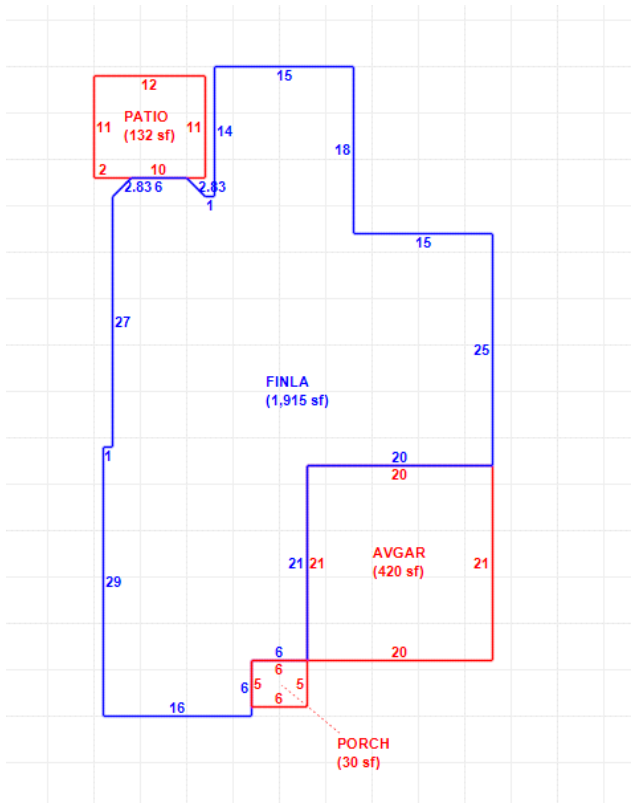
Override Appraised Land Value  
 Override Assessed Land Line Value

Land Use  
 Units Either Ac or SF  
 LU AP OVR  
 0.000 LU Acres 150000 LU Acre Price

Totals  
 Appraised 150000.00 Assessed 150000.00

Next Add Delete Close

# Sketch



# Depreciation Screen

**Base Rate Values**

Value Source C	Living Area 1,915	RCN \$308,091
Prim Bldg Use 210R	Effective Area 1,915	Bldg % Good 79.00
Style 1	Size Adj Factor 1.02139	RCNLD \$243,400

Bldg-

Building #:  of

**Depreciation Title**

**Section Level Depreciation**

Year Built	<input type="text" value="2002"/>	
Effective Year Built	<input type="text" value="2005"/>	<input type="checkbox"/> Ovr EYB
Functional Obsol	<input type="text" value="5"/>	FUNC OBSOL COM <input type="text"/>
Economic Obsol	<input type="text" value="0"/>	FUNC OBSOL COM <input type="text"/>
Condition	<input type="text"/>	
Condition Adj	<input type="text"/>	
Depreciation Code	<input type="text" value="A: Average"/>	
Remodel Rating	<input type="text"/>	
Year Remodeled	<input type="text"/>	Override Initials <input type="text"/>
Override Value	<input type="text"/>	<input type="text"/>

**Section Summary**

Group	SIN	Effective Area	1915
Base Rate	109	RCN	\$308,091
Eff Base Rate	\$140.28	Bldg % Good	79
Net Other Adj	\$39,462.99	RCNLD	\$243,400
Living Area	1915		

Code	Description	Gross	Living	Eff Area
AVGAR	Garage, Average Quality	420	0	0
FINLA	Finished Living Area	1915	1915	1915
PATIO	Patio, Average Quality	132	0	0

	Value	Type	Reason Code	Date	ID	Comment
% Good	<input type="text"/>	<input type="text"/>	<input type="text"/>	Select a date <input type="text" value="15"/>	<input type="text"/>	<input type="text"/>
Misc. Improve	<input type="text"/>	<input type="text"/>	<input type="text"/>	Select a date <input type="text" value="15"/>	<input type="text"/>	<input type="text"/>
Cost to Cure	<input type="text"/>	<input type="text"/>	<input type="text"/>	Select a date <input type="text" value="15"/>	<input type="text"/>	<input type="text"/>

Override Appraised Bldg  Override Assessed Bldg  Override ID

## Construction Detail Screen

Model	01: Residential	Basement Garage	N: None
Grade	B-2: B-2 Good Minus 2	Fireplace	7: None
Style	1: 1 Story	Fireplace Open	0
Stories	1.0	Fireplace Stacks	0
Exterior Wall	18: Vinyl Siding	Builder Name	
Roof Material	02: Dimensional	Roof Type	4: Gable
Heating	01: Heat Pump	Int Wall Type	03: Drywall
Addl Heat Sys	14: No Additional Heat	Foundation	01: Concrete Slab
Cooling	01: Central Air	Framing	01: Wood Joists
Basement Type	01: None	Floor Type	50: Carpet/Vinyl
Rooms	7	Grade Increment	
Bedrooms	2		
Family Rms	0		
Dining Rms	1		
Living Rms	1		
Full Baths	2		
Half Baths	0		
Other Fixtures	0		
Finished Living	1915		
Unfinished Living	0		
Attic Area	0		
Footprint SQFT	1915		
Basement SQFT	0		
Finished Bsmt	0		
Fin. Bsmt Grade	0: N/A		

## Building Valuation Report Sample

OUTPUT FROM NEW COST MODELING ENGINE  
REPORT GENERATED ON 24-Apr-2021 AT 12:50

\*\*\*\*\*Building #1 Calc Start\*\*\*\*\*

Cost Calculation for pid, bid = 31778, 31778  
Account Number = 076R1040002200  
Use Code = 210R  
Cost Rate Group = SIN  
Model ID: = P01

Section #1

Section Use: Single Family  
Base Rate: 109.00  
Size Adjustment: 1.02139  
Effective Area: 1915  
Adjusted Base Rate = (109.00 + 0) \* 1.02139  
Adjusted Base Rate: 111.33  
RCN = ((111.33 \* 1915 + 31319.830000000000) \* 1.260000) + 0  
RCN: 308091

\*\*\*\*\*Units Value Additions\*\*\*\*\*

Full Bathrooms = 9090.000 + RCN  
Cooling Type = 5132.200000 + RCN  
Roofing = 2240.550000 + RCN  
Sketch Area - Garage = 12919.200 + RCN  
Sketch Area - Patio = 1067.880 + RCN  
Sketch Area - Porch = 870.000 + RCN

\*\*\*\*\*Factor Adjustments\*\*\*\*\*

Neighborhood Adj REDFL = 1.050 x RCN  
Grade Factor B-2 = 1.200 x RCN

Actual Year Built: 2002  
Effective Age = 16  
Percent Good = 79  
RCNLD \* Trending = 243392 \* 1.000  
RCNLD: 243400

\*\*\*\*\*

RCN = Reproduction Cost New; RCNLD = Reproduction Cost New Less Depreciation

Property Record Card – Page 2

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd	Description	Description
Style	01	1 Story Residential	Field 108 Unfinished Living
Model	B-2	B-2 Good Minus 2 Quality	Attic Area 0
Grade			Floor Type 50 Carpet/Vinyl
Grade Increase			
Stories	1.0		
Foundation	01	Concrete Slab	
Exterior Wall	18	Vinyl Siding	
Framing	01	Wood Joists	
Roof Type	4	Gable	
Roof Material	02	Dimensional	
Int Wall Type	03	Drywall	
Other Fixtures	0		
Heating	01	Heat Pump	
Cooling	01	Central Air	
Finished Living	1915		
Basement Type	01	None	
Basement SQF	0		
Finished Bsmt	0		
Fin. Bsmt Grad	0	N/A	
Basement Gara	N	None	
Rooms	7		
Bedrooms	2		
Full Baths	2		
Half Baths	0	0	
Dining Rms	1		
Family Rms	0		
Living Rms	1		
Fireplace Stack	0		
Fireplace Open	0		

MIXED USE		
Code	Description	Percentage
210R	Single Family	100
		0
		0

COST / MARKET VALUATION		
Base Rate		109.00
RCN		308,091
Net Other Adj		39,463
RCN		308,091
AYB		2002
Effective Year Built		2005
Depreciation Code		A
Remodel Rating		
Year Remodeled		
EYB DPR		16
Functional Obsol		5
Economic Obsol		0
Cost Trend Factor		1.000
Condition		
% Complete		79
RCNLD		243,400
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

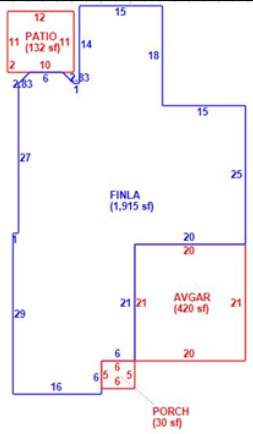

  

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Desc	Lan	Units	Unit Price	Year	%	Dep R	Cond	Qu	Adj	Apprais Va
009	Garden Tub			B	1	2000.00		79	0.00				1,900
020	Public Water/			B	1	0.00		79	0.00				0

BUILDING SUB-AREA SUMMARY SECTION						
SUBAR	Description	LIVING	GROSS	EFF AR	Unit Cost	Undeprec Value
AVGAR	Garage, Average Quality	0	420		0.00	0
FINLA	Finished Living Area	1,915	1,915		140.28	268,628
PATIO	Patio, Average Quality	0	132		0.00	0
PORCH	Porch, Average Quality	0	30		0.00	0

# ADDENDUM

## 2024 Grade Adjustment Table

Name	Description	Adj
E	E - Substandard Quality	0.55
D	D - Fair Quality	0.75
D+1	D+1 Fair Plus Quality	0.87
C-1	C-1 Average Minus Quality	0.94
C	C - Average Quality	1.00
C+1	C+1 Average Plus Quality	1.12
B-2	B-2 Good Minus 2 Quality	1.20
B-1	B-1 Good Minus Quality	1.26
B	B - Good Quality	1.32
B+1	B+1 Good Plus Quality	1.43
B+2	B+2 Good Plus 2 Quality	1.53
A-3	A-3 To Be Phased Out	1.60
A-2	A-2 Very Good Minus 2 Quality	1.71
A-1	A-1 Very Good Minus Quality	1.81
A	A - Very Good Quality	1.88
A+1	A+1 Very Good Plus Quality	1.97
A+2	A+2 Excellent Minus Quality	2.15
A+3	A+3 Excellent Quality	2.40
A+4	A+4 Excellent Plus Quality	2.85
L-1	L-1 Luxury Minus Quality	2.85
L	L - Luxury Quality	3.25
L+1	L+1 Luxury Plus Quality	3.85
M-1	M-1 Mansion Minus Quality	4.05
M	M - Mansion Quality	4.50
M+1	M+1 Mansion Plus Quality	5.00



## 2024 Size Adjustment Tables

B02

**B02 Size Adjustment Table**

Size	% of Standard Size	Size Adj*	Standard Size	Style Codes	Style	Standard Size
399	19%	1.5010	2,100	1	1 Story	2,100
504	24%	1.4370		12	Bungalow	2,100
609	29%	1.3530		13	Cottage	2,100
693	33%	1.2980		14	Other 1.00 Story	2,100
798	38%	1.2730		17	SFA - 1 Story	2,100
903	43%	1.2290		19	1 Story Contemporary	2,100
1,008	48%	1.2100		21	Cabin	2,100
1,092	52%	1.1760				
1,197	57%	1.1510				
1,302	62%	1.1300				
1,407	67%	1.0970				
1,491	71%	1.0720				
1,596	76%	1.0540				
1,806	86%	1.0340				
2,100	100%	1.0000				
2,394	114%	0.9660				
2,709	129%	0.9510				
3,192	152%	0.9270				
3,990	190%	0.9050				
4,998	238%	0.8840				
6,006	286%	0.8230				
6,993	333%	0.7930				
8,001	381%	0.7640				
9,009	429%	0.7340				
9,996	476%	0.7050				
11,991	571%	0.6750				
14,007	667%	0.6460				
16,002	762%	0.6160				

\* For Sizes that fall between two values, the adjustment is extrapolated.

**B02A Size Adjustment Table**

<b>Size</b>	<b>% of Standard Size</b>	<b>Size Adj*</b>	<b>Standard Size</b>	<b>Style Codes</b>	<b>Style</b>	<b>Standard Size</b>
442	17%	1.5300	2,600	3	2 Story	2,600
494	19%	1.4850		6	2 Sty Contemp	2,600
572	22%	1.4400		16	Other 2.00 Story	2,600
676	26%	1.3950		18	SFA-2Story	2,600
806	31%	1.3500		24	2 Sty Split	2,600
962	37%	1.2900		36	SFA 2Sty Split	2,600
1,170	45%	1.2300		37	SFA 2 Sty Lower Lev Split	2,600
1,404	54%	1.1700				
1,664	64%	1.1100				
1,950	75%	1.0800				
2,262	87%	1.0300				
2,600	100%	1.0000				
3,224	124%	0.9700				
3,640	140%	0.9500				
3,848	148%	0.9300				
4,394	169%	0.9100				
5,018	193%	0.8700				
5,746	221%	0.8300				
6,578	253%	0.7900				
7,644	294%	0.7500				
8,970	345%	0.7100				
10,582	407%	0.6700				
12,506	481%	0.6300				
14,794	569%	0.5900				
17,498	673%	0.5600				

**B02B Size Adjustment Table**

Size	% of Standard Size	Size Adj*	Standard Size	Style Codes	Style	Standard Size
550	25%	1.4470	2,200	8	TH - 2 Sty	2,200
682	31%	1.3780		9	Condominium	1,600
836	38%	1.3080		11	TH 2 Sty End	2,200
968	44%	1.2420		29	TH 2 Sty Split	2,200
1,100	50%	1.2070		33	Condo 2Sty TH Style	2,200
1,232	56%	1.1610		34	Condo 1 Sty TH Style	2,200
1,386	63%	1.1410		43	TH 3-Sty Inside	2,200
1,518	69%	1.1120		44	TH 3-Sty End	2,200
1,650	75%	1.0850		45	TH 4-Sty Inside	2,200
1,782	81%	1.0670		46	TH 4-Sty End	2,200
1,936	88%	1.0380				
2,068	94%	1.0160				
2,200	100%	1.0000				
2,486	113%	0.9850				
2,882	131%	0.9540				
3,300	150%	0.9230				
3,718	169%	0.9130				
4,400	200%	0.8940				
5,500	250%	0.8710				
6,886	313%	0.8470				
8,250	375%	0.7850				
9,636	438%	0.7570				
11,000	500%	0.7280				
12,386	563%	0.7000				
13,750	625%	0.6720				
16,500	750%	0.6440				
19,250	875%	0.6160				
22,000	1000%	0.5880				

\* For Sizes that fall between two values, the adjustment is extrapolated.

B02C

**B02C Size Adjustment Table**

<b>Size</b>	<b>% of Standard Size</b>	<b>Size Adj*</b>	<b>Standard Size</b>	<b>Style Codes</b>	<b>Style</b>	<b>Standard Size</b>
330	15%	1.5780	2,200	7	TH - 1 Sty	2,200
418	19%	1.5120		10	TH 1.25/1.75 Sty	2,200
484	22%	1.4350		22	TH 1 Sty End	2,200
572	26%	1.3620		23	TH 1.25/1.75 Sty End	2,200
660	30%	1.3240		30	TH 2 Sty Lower Level Split	2,200
726	33%	1.2740				
814	37%	1.2510				
902	41%	1.2200				
968	44%	1.1900				
1,056	48%	1.1700				
1,144	52%	1.1390				
1,232	56%	1.1140				
1,298	59%	1.1010				
1,474	67%	1.0810				
1,716	78%	1.0470				
1,958	89%	1.0120				
2,200	100%	1.0000				
2,618	119%	0.9790				
3,256	148%	0.9540				
4,070	185%	0.9280				
4,884	222%	0.8610				
5,698	259%	0.8300				
6,512	296%	0.7990				
7,326	333%	0.7680				
8,140	370%	0.7380				
9,768	444%	0.7070				
11,418	519%	0.6760				
13,046	593%	0.6450				

\* For Sizes that fall between two values, the adjustment is extrapolated.

B02D

**B02D Size Adjustment Table**

<b>Size</b>	<b>% of Standard Size</b>	<b>Size Adj*</b>	<b>Standard Size</b>	<b>Style Codes</b>	<b>Style</b>	<b>Standard Size</b>
400	25%	1.4470	1,600	4	Split Level	1,600
496	31%	1.3780		5	Split Foyer	1,600
608	38%	1.3080		26	Split Level Contemp	1,600
704	44%	1.2420		27	Split Foyer Contemp	1,600
800	50%	1.2070				
896	56%	1.1610				
1,008	63%	1.1410				
1,104	69%	1.1120				
1,200	75%	1.0850				
1,296	81%	1.0670				
1,408	88%	1.0380				
1,504	94%	1.0160				
1,600	100%	1.0000				
1,808	113%	0.9850				
2,096	131%	0.9540				
2,400	150%	0.9230				
2,704	169%	0.9130				
3,200	200%	0.8940				
4,000	250%	0.8710				
5,008	313%	0.8470				
6,000	375%	0.7850				
7,008	438%	0.7570				
8,000	500%	0.7280				
9,008	563%	0.7000				
10,000	625%	0.6720				
12,000	750%	0.6640				
14,000	875%	0.6160				
16,000	1000%	0.5880				

\* For Sizes that fall between two values, the adjustment is extrapolated.

B02E

**B02E Size Adjustment Table**

<b>Size</b>	<b>% of Standard Size</b>	<b>Size Adj*</b>	<b>Standard Size</b>	<b>Style Codes</b>	<b>Style</b>	<b>Standard Size</b>
442	17%	1.4750	2,600	3	2 Story	2,600
494	19%	1.4300		6	2 Sty Contemp	2,600
572	22%	1.3850		16	Other 2.00 Story	2,600
676	26%	1.3400		18	SFA-2Story	2,600
806	31%	1.2950		24	2 Sty Split	2,600
962	37%	1.2500		36	SFA 2Sty Split	2,600
1,170	45%	1.2050		37	SFA 2 Sty Lower Lev Split	2,600
1,404	54%	1.1600				
1,664	64%	1.1200				
1,950	75%	1.0800				
2,262	87%	1.0400				
2,600	100%	1.0000				
3,224	124%	0.9600				
3,640	140%	0.9200				
3,848	148%	0.8850				
4,394	169%	0.8500				
5,018	193%	0.8150				
5,746	221%	0.7800				
6,578	253%	0.7450				
7,644	294%	0.7100				
8,970	345%	0.6750				
10,582	407%	0.6400				
12,506	481%	0.6050				
14,794	569%	0.5700				
17,498	673%	0.5400				

\* For Sizes that fall between two values, the adjustment is extrapolated.

B02F

**B02F Size Adjustment Table**

<b>Size</b>	<b>% of Standard Size</b>	<b>Size Adj*</b>	<b>Standard Size</b>	<b>Style Codes</b>	<b>Style</b>	<b>Standard Size</b>
399	19%	1.5010	2,100	218R	Duplex	2,100
609	29%	1.3530				
798	38%	1.2730				
1,008	48%	1.2100				
1,197	57%	1.1510				
1,407	67%	1.0970				
1,596	76%	1.0540				
1,806	86%	1.0340				
2,100	100%	1.0000				
2,394	114%	0.9960				
2,709	129%	0.9510				
3,192	152%	0.9270				
3,990	190%	0.9050				
4,998	238%	0.8840				

\* For Sizes that fall between two values, the adjustment is extrapolated.

## Miscellaneous Building Items

### 2024 Bathroom Rates (per item)

Description	Data	RVR CODE DATA DESC	Adj Coefficient	Applied As
Full Bathrooms			4,545.00	Per Unit
Half Bathrooms			3,030.00	Per Unit

### 2024 Fireplace Rates (per item)

Fireplaces are positive less the number of stacks. For example, two brick fireplaces (2 x \$5,680.43) with one common brick chimney (-\$3,124) would value at \$8,236.86.

Description	Data	RVR CODE DATA DESC	Adj Coefficient	Applied As
Stack Type	1	Prefab	-2,130.00	NA
Stack Type	2	Brick	-3,124.00	NA
Stack Type	3	Stone	-4,686.00	NA
Stack Type	4	Cinderblock	-2,130.00	NA
Stack Type	5	Gas Fireplace	-4,457.00	NA
Stack Type	6	Stucco	-2,485.00	NA
Stack Type	7	None	-1.00	NA
Stack Type	8	Brick Chimney w/Gas	-3,550.00	NA
Stack Type	9	Electric Fireplace	-1,776.00	NA
Fireplaces	1	Prefab	3,873.03	Per Unit
Fireplaces	2	Brick	5,680.43	Per Unit
Fireplaces	3	Stone	8,520.65	Per Unit
Fireplaces	4	Cinderblock	3,873.03	Per Unit
Fireplaces	5	Gas Fireplace	8,102.55	Per Unit
Fireplaces	6	Stucco	4,518.52	Per Unit
Fireplaces	7	None	0.00	Per Unit
Fireplaces	8	Brick Chimney w/Gas	6,455.04	Per Unit
Fireplaces	9	Electric Fireplace	3,227.52	Per Unit



2024 Cooling and Heating Rates (per finished square foot)

Description	Data	RVR CODE DATA DESC	Adj Coefficient	Applied As
Cooling Type	01	Central Air	2.68	Per Unit
Cooling Type	D1	D1	2.68	Per Unit
Cooling Type	M1	M1	2.68	Per Unit
Heat Type	01	Heat Pump	0.00	Per Unit
Heat Type	02	Forced Hot Air- Gas	0.00	Per Unit
Heat Type	03	Forced Hot Air -Oil	0.00	Per Unit
Heat Type	04	Forced Hot Air- Electric	0.00	Per Unit
Heat Type	05	Electric Baseboard	0.00	Per Unit
Heat Type	06	Radiant- Floor	1.83	Per Unit
Heat Type	07	Gravity Hot Air	-0.60	Per Unit
Heat Type	08	Hot Water Radiator/Baseboard	2.24	Per Unit
Heat Type	09	Wall Unit - Heatpump	0.00	Per Unit
Heat Type	10	Solar	0.00	Per Unit
Heat Type	11	Floor or Wall Furnace	-0.60	Per Unit
Heat Type	12	Wood Stove	-1.18	Per Unit
Heat Type	13	Oil Stove	-1.18	Per Unit
Heat Type	14	No Heat	-2.36	Per Unit
Heat Type	15	Heat Pump - Geothermal	4.08	Per Unit
Heat Type	16	Space Gas Burner	-1.18	Per Unit
Heat Type	17	Gas Stove	-1.18	Per Unit
Heat Type	D1	Doublewide Heating	0.00	Per Unit
Heat Type	M1	Mobile Home Heating	0.00	Per Unit

2024 Exterior Wall Finish (per finished square foot)

Description	Data	RVR CODE DATA DESC	Adj Coefficient	Applied As
Exterior Wall	01	Cedar Siding	1.17	Per Unit
Exterior Wall	02	Brick Veneer	3.51	Per Unit
Exterior Wall	03	Solid Brick	3.51	Per Unit
Exterior Wall	04	Stone Veneer	5.06	Per Unit
Exterior Wall	05	Solid Stone	8.10	Per Unit
Exterior Wall	06	Stucco Wood Frame	2.92	Per Unit
Exterior Wall	07	Stucco Masonry	2.92	Per Unit
Exterior Wall	08	Cinderblock	0.00	Per Unit
Exterior Wall	09	Tile	1.75	Per Unit
Exterior Wall	10	Metal	0.00	Per Unit
Exterior Wall	11	Brick, Approx 2/3 & Siding	2.33	Per Unit
Exterior Wall	12	Stone & Siding	2.33	Per Unit
Exterior Wall	13	Masonite	0.00	Per Unit
Exterior Wall	14	Hardiplank	1.17	Per Unit
Exterior Wall	15	Wood Shingles	1.75	Per Unit
Exterior Wall	16	Asbestos Shingles	0.00	Per Unit
Exterior Wall	17	Aluminum Siding	0.00	Per Unit
Exterior Wall	18	Vinyl Siding	0.00	Per Unit
Exterior Wall	19	Log	5.83	Per Unit
Exterior Wall	20	Board & Batten	0.00	Per Unit
Exterior Wall	21	Grooved Plywood T-111	0.00	Per Unit
Exterior Wall	22	Concrete	1.75	Per Unit
Exterior Wall	23	Weather Board	1.17	Per Unit
Exterior Wall	24	Dryvit	2.92	Per Unit
Exterior Wall	25	Redwood	1.75	Per Unit
Exterior Wall	26	Permastone	1.17	Per Unit
Exterior Wall	27	Cedar Shingle	1.75	Per Unit
Exterior Wall	28	Seamless Aluminium	1.17	Per Unit
Exterior Wall	29	Seamless Vinyl Siding	1.17	Per Unit
Exterior Wall	30	Colorlok	1.17	Per Unit
Exterior Wall	31	Brick & Stucco	3.51	Per Unit
Exterior Wall	32	Cypress	1.75	Per Unit
Exterior Wall	33	Brick & Block	2.33	Per Unit

Exterior Wall	34	Wood Siding	0.00	Per Unit
Exterior Wall	35	Onduline Siding	0.00	Per Unit
Exterior Wall	36	Composition Siding	0.00	Per Unit
Exterior Wall	37	Steel Siding	0.00	Per Unit
Exterior Wall	38	Omni Board	0.00	Per Unit
Exterior Wall	39	Stucco & Siding	1.75	Per Unit
Exterior Wall	40	Brick, Approx 1/3 & Siding	1.17	Per Unit
Exterior Wall	41	Glass Panel Siding	3.51	Per Unit
Exterior Wall	42	Condo	0.00	Per Unit
Exterior Wall	43	Masonite Panels	0.00	Per Unit
Exterior Wall	44	Sandspray Panels	0.00	Per Unit
Exterior Wall	45	Dryvit, Approx. 1/3 & Siding	1.17	Per Unit
Exterior Wall	46	Dryvit, Approx. 2/3 & Siding	2.33	Per Unit
Exterior Wall	47	Apartment	0.00	Per Unit
Exterior Wall	48	Dryvit, & 1/3 Simulated Stone	1.17	Per Unit
Exterior Wall	49	Stucco & Stone	4.66	Per Unit
Exterior Wall	50	Copper	8.15	Per Unit

## 2024 Roofing (per footprint square foot)

Description	Data	RVR CODE DATA DESC	Adj Coefficient	Applied As
Roofing	01	Composite Shingles	0.00	Per Unit
Roofing	02	Dimensional	1.17	Per Unit
Roofing	03	Wood Shakes	2.33	Per Unit
Roofing	04	Asbestos	0.00	Per Unit
Roofing	05	Metal	3.51	Per Unit
Roofing	06	Copper	8.15	Per Unit
Roofing	07	Slate	16.32	Per Unit
Roofing	08	Tile	2.33	Per Unit
Roofing	09	Built Up	0.00	Per Unit
Roofing	10	Roll	0.00	Per Unit
Roofing	11	Concrete Shingle	1.17	Per Unit
Roofing	12	Composite-Shadow Line	1.17	Per Unit
Roofing	13	Synthetic Slate	2.33	Per Unit
Roofing	14	Tar and Gravel	1.17	Per Unit
Roofing	15	Onduline	0.00	Per Unit

Roofing	16	Condo	0.00	Per Unit
Roofing	17	Apartment	0.00	Per Unit
Roofing	18	EPDM Rubber	6.98	Per Unit
Roofing	19	Copper & Wood Shingle	5.83	Per Unit
Roofing	20	Concrete/Earth	2.02	Per Unit
Roofing	D1	Doublewide Aluminum	0.00	Per Unit
Roofing	D2	Doublewide Composite Shingle	0.00	Per Unit
Roofing	M1	Mobile Home Aluminum	0.00	Per Unit

## Basements

2024 Basement Type (per basement square foot)

Description	Data	RVR CODE DATA DESC	Adj Coefficient	Applied As
Basement Type	01	None	0.00	Per Unit
Basement Type	02	Part: Underground	10.49	Per Unit
Basement Type	03	Part: Walkout	12.82	Per Unit
Basement Type	04	Full : Underground	10.49	Per Unit
Basement Type	05	Full : Walkout	12.82	Per Unit
Basement Type	06	Full : Walkout End	11.65	Per Unit
Basement Type	07	Split Level Basement	15.14	Per Unit
Basement Type	08	Split Foyer Basement	15.14	Per Unit
Basement Type	09	Furnace Room	0.00	Per Unit
Basement Type	10	Part: Walkout End	11.65	Per Unit
Basement Type	11	Doublewide Basement	10.49	Per Unit
Basement Type	12	Cellar	6.98	Per Unit
Basement Type	13	Full: WO-Ext Access only	9.62	Per Unit
Basement Type	14	English	23.30	Per Unit
Basement Type	15	Full: Internal Access only	10.49	Per Unit
Basement Type	16	On Crawl	0.00	Per Unit
Basement Type	17	Full >2000 sq. ft.	10.49	Per Unit
Basement Type	18	Four Level Split	12.82	Per Unit
Basement Type	19	Full >1800 sq. ft.	11.65	Per Unit
Basement Type	20	Part: Walkout Ext Access Only	9.62	Per Unit
Basement Type	21	Part: Internal Access Only	10.49	Per Unit

2024 Basement Finish Base Rate (per finished basement square foot)

Description	Data	RVR CODE DATA DESC	Adj Coefficient	Applied As
Basement Type	01	None	0.00	Per Unit
Basement Type	02	Part: Underground	10.49	Per Unit
Basement Type	03	Part: Walkout	12.82	Per Unit
Basement Type	04	Full : Underground	10.49	Per Unit
Basement Type	05	Full : Walkout	12.82	Per Unit
Basement Type	06	Full : Walkout End	11.65	Per Unit
Basement Type	07	Split Level Basement	15.14	Per Unit
Basement Type	08	Split Foyer Basement	15.14	Per Unit
Basement Type	09	Furnace Room	0.00	Per Unit
Basement Type	10	Part: Walkout End	11.65	Per Unit
Basement Type	11	Doublewide Basement	10.49	Per Unit
Basement Type	12	Cellar	6.98	Per Unit
Basement Type	13	Full: WO-Ext Access only	9.62	Per Unit
Basement Type	14	English	23.30	Per Unit
Basement Type	15	Full: Internal Access only	10.49	Per Unit
Basement Type	16	On Crawl	0.00	Per Unit
Basement Type	17	Full >2000 sq. ft.	10.49	Per Unit
Basement Type	18	Four Level Split	12.82	Per Unit
Basement Type	19	Full >1800 sq. ft.	11.65	Per Unit
Basement Type	20	Part: Walkout Ext Access Only	9.62	Per Unit
Basement Type	21	Part: Internal Access Only	10.49	Per Unit

## 2024 Basement Grade (Adjustment)

Description	RVR CODE DATA DESC	Adj Coefficient
Fin Basement	Poor	0.6
Fin Basement	Fair	0.8
Fin Basement	Average	1
Fin Basement	Average+	1
Fin Basement	Good	1.6
Fin Basement	Good+	1.6
Fin Basement	Good++	1.6
Fin Basement	Good+++	1.6
Fin Basement	Excellent+	2.5
Fin Basement	Excellent++	2.5
Fin Basement	Excellent+++	2.5
Fin Basement	Excellent	2.5
Fin Basement	Superior	3.5
Fin Basement	Superior+	3.5
Fin Basement	Superior++	3.5
Fin Basement	Superior+++	3.5

## 2024 Basement Garage (per item)

Description	Data	RVR CODE DATA DESC	Adj Coefficient	Applied As
Basement Garage	1	1 Bsmt Garage Space	2,525.00	Per Unit
Basement Garage	2	2 Bsmt Garage Space	5,050.00	Per Unit
Basement Garage	3	3 Bsmt Garage Space	7,575.00	Per Unit
Basement Garage	N	None	0.00	Per Unit

## 2024 Items Valued through the Sketch (per square foot)

Description	Data	RVR CODE DATA DESC	2024 Rate
Areacode - Balcony	BLCNY	Balcony	14.10
Areacode - Basement	CBSMT	M&S	0.00
Areacode - Basement	FBSMT	Basement, Finished	25.63
Areacode - Basement	UBSMT	Basement, Unfinished	13.20
Areacode - Breezeway	BREEZ	Breezeway	41.55
Areacode - Canopy	CANPY	Canopy	42.30
Areacode - Canopy	CCNPY	Canopy, Commercial	42.30
Areacode - Carport	CARPT	Carport	25.38
Areacode - Carport	CRPTL	Carport, Low Cost	8.80
Areacode - Deck	DECK	Deck, Average Quality	14.84
Areacode - Deck	GDDCK	Deck, Good Quality	16.92
Areacode - Deck	LWDCK	Deck, Low Cost	11.28
Areacode - Garage	AVGAR	Garage, Average Quality	33.84
Areacode - Garage	EXGAR	Garage, Excellent Quality	46.90
Areacode - Garage	GDGAR	Garage, Good Quality	37.68
Areacode - Garage	LWGAR	Garage, Low Cost	27.50
Areacode - Gazebo	GAZBO	Gazebo	39.07
Areacode - Golf Cart Storage	GCSTG	Golf Cart Storage	54.05
Areacode - Greenhouse	GRNRS	Greenhouse, Attached	42.30
Areacode - Loading Dock	CVDLD	Loading Dock, Covered	35.82
Areacode - Loading Dock	LOADD	Loading Dock	26.40
Areacode - Hot Tub	HTTUB	Hot Tub	4,950.00
Areacode - Patio	CVPAT	Patio, Covered	20.91
Areacode - Patio	EXPAT	Patio, Excellent Quality	25.63
Areacode - Patio	GDPAT	Patio - Good Quality	17.81
Areacode - Patio	LWPAT	Patio, Low Quality	5.19
Areacode - Patio	PATIO	Patio, Average Quality	8.90
Areacode - Patio	SCPAT	Patio, Screened	22.56
Areacode - Pergola	PRGLA	Pergola	26.64
Areacode - Pool House	PLHSE	PLHSE	33.84
Areacode - Pool	AVGPL	Swimming Pool, Average Quality	45.10
Areacode - Pool	GDPL	Swimming Pool, Good Quality	105.73
Areacode - Porch	ENPCH	Porch, Enclosed	59.40

Areacode - Porch	EXPCH	Porch, Excellent Quality	44.00
Areacode - Porch	GDPCH	Porch, Good Quality	36.30
Areacode - Porch	GEPCH	Porch, Enclosed, Good Qulaity	64.86
Areacode - Porch	LEPCH	Porch, Farm Enclosed	45.11
Areacode - Porch	LWPCH	Porch, Low Cost	22.56
Areacode - Porch	MVPCH	Porch, Mount Vernon	42.35
Areacode - Porch	PORCH	Porch, Average Quality	31.90
Areacode - Porch	SCPCH	Porch, Screened	33.84
Areacode - Porte-Cochere	PORTC	Porte-Cochere	70.49
Areacode - Shop	SHOP	Shop attached	33.84
Areacode - Stoop	GDSTP	Stoop, Good Quality	16.92
Areacode - Stoop	LWSTP	Stoop, Low Cost	8.46
Areacode - Stoop	STOOP	Stoop, Average Quality	11.28
Areacode - Storage Shed	SSHED	Storage Shed	33.84

## 2024 Cost Group Rates (per finished square foot)

Group	Style	Style Description	Base Rate
SIN	1	1 Story	142.75
SIN	2	1.25 / 1.75 Story	124.75
SIN	3	2 Story	117.20
SIN	4	Split Level	155.00
SIN	5	Split Foyer	145.00
SIN	6	2 Sty Contemp	110.00
SIN	7	TH 1-Sty Inside	125.50
SIN	8	TH 2-Sty Inside	120.25
SIN	9	Condominium	141.50
SIN	10	TH 1.25/1.75 Sty Inside	114.75
SIN	11	TH 2-Sty End	122.00
SIN	12	Bungalow	81.00
SIN	14	Other 1.00 Story	95.00
SIN	15	Other 1.25/1.75 Story	85.00
SIN	16	Other 2.00 Story	75.00
SIN	17	SFA-1Story	138.00
SIN	18	SFA-2Story	119.00
SIN	19	1 Story Contemp	131.00
SIN	20	SFA 1.25/1.75 Story	126.00
SIN	21	Cabin	105.00



SIN	22	TH 1-Sty End	130.50
SIN	23	TH 1.25/1.75 Sty End	123.00
SIN	24	2 Sty Split	104.00
SIN	25	A-Frame	105.00
SIN	26	Split Level Contemp	134.00
SIN	27	Split Foyer Contemp	134.00
SIN	28	1.25/1.75 Contemp	104.50
SIN	29	TH 2-Sty Split	115.00
SIN	30	TH 2-Sty Lower Level Split	113.00
SIN	33	Condo 2Sty TH Style	122.25
SIN	34	Condo1Sty TH Style	140.00
SIN	36	SFA 2Sty Split	107.00
SIN	37	SFA 2 Sty Lower Lev Split	114.00
SIN	42	Apartment	65.00
SIN	43	TH 3-Sty Inside	101.10
SIN	44	TH 3-Sty End	107.50
SIN	45	TH 4-Sty Inside	108.00
SIN	46	TH 4-Sty End	112.00
SIN	211R	Multi-Family	130.00
SIN	215R	Multi-Family - Income	130.00
SIN	218R	Duplex	110.00
SIN	235R	Apartments	130.00
SIN	D1	Deluxe Doublewide	100.00
SIN	D2	Custom Doublewide	87.50
SIN	D3	Standard Doublewide	62.00
SIN	D4	Economy Doublewide	45.00
SIN	M1	Mobile Home	66.00
SIN	M2	Custom Mobile Home	60.00
SIN	M3	Mobile Home	56.00
SIN	M4	Economy Mobile Home	43.00

## 2024 Extra Features (per item)

#NAME?	Description	Unit Type	Unit Price
007	Whirlpool w/ Separate Shower	TOTAL VALUE	3,600
009	Garden Tub	TOTAL VALUE	2,400
010	Shower	TOTAL VALUE	1,700
011	Paved Driveway	TOTAL VALUE	3,500
012	Extra Prefab Fireplaces	EACH	4,400
013	Extra Brick Fireplaces	EACH	6,100
014	Extra Stone Fireplaces	EACH	8,800
015	Extra Cinderblock Fireplaces	EACH	4,400
016	Extra Gas Fireplaces	EACH	4,400
017	Extra Stucco Fireplaces	EACH	5,000
023	Spa (Indoors)	TOTAL VALUE	7,300
024	Elevator-3 Stop	TOTAL VALUE	29,000
025	Sauna	TOTAL VALUE	4,800
026	Wet Bar	EACH	3,100
027	Yard Well/Water	TOTAL VALUE	2,400
028	Whirlpool Only	TOTAL VALUE	2,300
030	Steam Shower	TOTAL VALUE	2,500
031	Central Vacuum System	TOTAL VALUE	2,000
032	Bidet	TOTAL VALUE	1,300
033	Dry Bar	TOTAL VALUE	2,000
034	Irrigation	TOTAL VALUE	3,300
035	Elevator-2 Stop	TOTAL VALUE	21,800
036	Kitchenette	TOTAL VALUE	3,900
037	Smartwire	TOTAL VALUE	2,900
038	Generator	TOTAL VALUE	9,100
039	Elevator-4 Stop	TOTAL VALUE	33,900
040	Dumbwaiter	TOTAL VALUE	2,400
041	Kitchen	TOTAL VALUE	6,100
042	Electric Fireplace	EACH	3,500
043	Golf Cart Storage	TOTAL VALUE	3,100
044	Fireplace INOPERABLE	EACH	0

## 2024 Residential Neighborhood Factor (Location Multiplier)

Model	Description	Data	Neigh Name	Adjustment
P01	Neighborhood Adj	AIRPO	Airport Acres	1.00
P01	Neighborhood Adj	ASHC1	Ashcroft	1.00
P01	Neighborhood Adj	ASHC3	Ashcroft Ridge	1.15
P01	Neighborhood Adj	AVOPK	Avon Park	1.10

P01	Neighborhood Adj	AVYSQ	Townhouse - Avery Square	<b>1.05</b>
P01	Neighborhood Adj	BALRD	Ballard Field / Old Trail	1.00
P01	Neighborhood Adj	BALRU	Ballard Upper/Creekside	1.00
P01	Neighborhood Adj	BARGA	Bargamin	<b>1.05</b>
P01	Neighborhood Adj	BELLA	Bellair	<b>1.55</b>
P01	Neighborhood Adj	BELVE	Belvedere	<b>1.05</b>
P01	Neighborhood Adj	BENT1	Bentivar	<b>0.90</b>
P01	Neighborhood Adj	BERKL	Berkeley	<b>1.20</b>
P01	Neighborhood Adj	BHSFD	Brookhill Single Family Detached	1.00
P01	Neighborhood Adj	BLAND	Blandemar	<b>0.85</b>
P01	Neighborhood Adj	BROOK	Brookwood	<b>1.05</b>
P01	Neighborhood Adj	BUCKI	Buckingham Circle	<b>1.20</b>
P01	Neighborhood Adj	BUNDO	Bundoran Farm	1.00
P01	Neighborhood Adj	CAMEL	Camelot	<b>1.05</b>
P01	Neighborhood Adj	CANTE	Canterbury Hills	<b>1.15</b>
P01	Neighborhood Adj	CARR1	Carrsbrook	1.00
P01	Neighborhood Adj	CASCA	Cascadia Single Family	<b>1.05</b>
P01	Neighborhood Adj	CHAPE	Chapel Hills	1.00
P01	Neighborhood Adj	CHEST	Chesterfield	1.00
P01	Neighborhood Adj	CHFLD	Chesterfield Landing	<b>1.05</b>
P01	Neighborhood Adj	COLTH	Colthurst	<b>1.35</b>
P05	Neighborhood Adj	CONBC	Condo Berkmar Commons	1.00
P05	Neighborhood Adj	CONBE	Condo Branchlands 3	<b>0.95</b>
P05	Neighborhood Adj	CONBL	Condo Branchlands 6	<b>0.95</b>
P05	Neighborhood Adj	CONBW	Condo Barracks West	<b>0.85</b>
P05	Neighborhood Adj	CONCG	Condo Clifden Green	<b>1.20</b>
P05	Neighborhood Adj	CONCH	Condo Carriage Hill	<b>1.10</b>
P01	Neighborhood Adj	CONEC	Emerson Commons Condo	<b>1.40</b>
P05	Neighborhood Adj	CONED	Condo Ednam	<b>1.55</b>
P05	Neighborhood Adj	CONEL	Condo Parkside/Eagle Landing	<b>0.75</b>
P05	Neighborhood Adj	CONFC	Condo Fountain Court	<b>1.20</b>
P05	Neighborhood Adj	CONFS	Condo Four Seasons	<b>1.05</b>
P05	Neighborhood Adj	CONGS	Condo Glenwood Station	<b>0.85</b>
P05	Neighborhood Adj	CONHH	Condo Hessian Hills	<b>1.05</b>
P05	Neighborhood Adj	CONIS	Condo Inglewood Square	<b>0.90</b>
P05	Neighborhood Adj	CONJH	Condo Jefferson Heights	<b>0.95</b>
P05	Neighborhood Adj	CONOL	Condo Overlook	<b>1.05</b>
P05	Neighborhood Adj	CONPH	Condo Pine Haven	<b>1.20</b>
P05	Neighborhood Adj	CONRB	Condo Riverbend	1.00
P05	Neighborhood Adj	CONRR	Condo River Run	<b>1.15</b>
P05	Neighborhood Adj	CONRV	Riverside Condos	<b>0.95</b>

P05	Neighborhood Adj	CONSC	Condo Solomon Court	<b>1.05</b>
P05	Neighborhood Adj	CONSR	Villas@So. Ridge Condos	1.00
P05	Neighborhood Adj	CONT1	Condo Turtle Creek Terrace	1.00
P05	Neighborhood Adj	CONUV	Condo University Village	<b>1.10</b>
P05	Neighborhood Adj	CONWD	Condo Woodlands of C'ville	1.00
P05	Neighborhood Adj	CONWG	Condo White Gables	<b>1.13</b>
P01	Neighborhood Adj	CORYF	Cory Farms	<b>1.10</b>
P01	Neighborhood Adj	CROSQ	Crozet Square	1.00
P01	Neighborhood Adj	CROZ1	Crozet Area	<b>1.10</b>
P01	Neighborhood Adj	CROZ2	Downtown Crozet Residential	<b>1.05</b>
P01	Neighborhood Adj	DERWD	Deerwood	1.00
P01	Neighborhood Adj	DUNLO	Dunlora	<b>1.15</b>
P01	Neighborhood Adj	EARLF	Earlysville Forest	<b>0.95</b>
P01	Neighborhood Adj	EARLH	Earlysville Heights	1.00
P01	Neighborhood Adj	EDFOR	Ednam Forest	<b>1.35</b>
P01	Neighborhood Adj	EDNAM	Ednam	<b>1.35</b>
P01	Neighborhood Adj	FARHL	Far Hills	1.00
P01	Neighborhood Adj	FARMI	Farmington	<b>1.60</b>
P01	Neighborhood Adj	FLK03	Forest Lakes 3	<b>0.95</b>
P01	Neighborhood Adj	FLK05	Forest Lakes 5	<b>1.10</b>
P01	Neighborhood Adj	FLK09	Forest Lakes 9	<b>1.10</b>
P01	Neighborhood Adj	FLORD	Flordon	<b>1.40</b>
P01	Neighborhood Adj	FONT1	Fontana 1	1.00
P01	Neighborhood Adj	FORGR	Forest Grove/Estes Park	<b>0.95</b>
P01	Neighborhood Adj	FOXCH	Foxchase	1.00
P01	Neighborhood Adj	FOXCR	Foxcroft	<b>1.15</b>
P01	Neighborhood Adj	FSPAT	Four Seasons Patio Homes	1.00
P01	Neighborhood Adj	FXFLD	Foxfield Area	<b>1.20</b>
P01	Neighborhood Adj	GLENB	Glenbrook	<b>1.05</b>
P01	Neighborhood Adj	GLENC	Glenmore Cottages	<b>0.90</b>
P01	Neighborhood Adj	GLENE	Preserve at Glenmore	<b>0.95</b>
P01	Neighborhood Adj	GLENG	Glenmore Golf Frontage	<b>0.95</b>
P01	Neighborhood Adj	GLENM	Glenmore	1.00
P01	Neighborhood Adj	GLENS	Glenmore Scottish Homes/Highlands	<b>1.05</b>
P01	Neighborhood Adj	GLNOR	Glenorchy	<b>0.95</b>
P01	Neighborhood Adj	GRAYR	Grayrock	<b>1.05</b>
P01	Neighborhood Adj	GRNHT	Greenbrier Heights	<b>1.35</b>
P01	Neighborhood Adj	HADPL	Haden Place Detached	<b>0.95</b>
P01	Neighborhood Adj	HESHL	Hessian Hills	<b>1.15</b>
P01	Neighborhood Adj	HKRDG	Hickory Ridge	<b>0.95</b>
P01	Neighborhood Adj	HOLL1	Hollymead	1.00

P01	Neighborhood Adj	HYLRG	Hyland Ridge	<b>1.05</b>
P01	Neighborhood Adj	IVYCR	Ivy Creek	<b>1.10</b>
P01	Neighborhood Adj	IVYF1	Ivy Farms Area	1.00
P01	Neighborhood Adj	JEFVL	Jefferson Village	1.00
P01	Neighborhood Adj	KESWI	Keswick	1.00
P01	Neighborhood Adj	KEYW1	Key West & Cedar Hill	<b>1.25</b>
P01	Neighborhood Adj	LAKER	Lake Reynovia	<b>1.15</b>
P01	Neighborhood Adj	LAKES	Lakeside	<b>1.10</b>
P01	Neighborhood Adj	LEWIS	Lewis Hill	1.00
P01	Neighborhood Adj	LIBHL	Liberty Hills	<b>1.25</b>
P01	Neighborhood Adj	LKAL1	Lake Albemarle (Interior Lots)	1.00
P01	Neighborhood Adj	LOCHL	Lochlyn Hills	<b>1.25</b>
P01	Neighborhood Adj	MA100	Market Area 100 - Barracks Road Area	1.00
P01	Neighborhood Adj	MA103	Market Area 103 - North Ivy Area	<b>1.05</b>
P01	Neighborhood Adj	MA104	Market Area 104 - Woodlands Road Area	1.00
P01	Neighborhood Adj	MA105	Market Area 105 - Ivy Area	1.00
P01	Neighborhood Adj	MA107	Market Area 107 - Airport Road Area	1.00
P01	Neighborhood Adj	MA114	Market Area 114 - Earlysville Area	<b>1.10</b>
P01	Neighborhood Adj	MA126	Market Area 126 - Three Notch'd Area	1.00
P01	Neighborhood Adj	MA127	Market Area 127 - Harris Teeter Area/Crozet	<b>1.05</b>
P01	Neighborhood Adj	MA129	Market Area 129 - Advance Mills Area	1.00
P01	Neighborhood Adj	MA132	Market Area 132 - Ivy Area South	1.00
P01	Neighborhood Adj	MA133	Market Area 133 - Greenwood Area	<b>1.05</b>
P01	Neighborhood Adj	MA136	Market Area 136 - Free Union Area	1.00
P01	Neighborhood Adj	MA137	Market Area 137 - Simmons Gap Area	1.00
P01	Neighborhood Adj	MA139	Market Area 139 - White Hall Area	<b>1.10</b>
P01	Neighborhood Adj	MA141	Market Area 141 - Boonesville Area	1.00
P01	Neighborhood Adj	MA142	Market Area 142 - Garth Road West Area	1.00
P01	Neighborhood Adj	MA202	Market Area 202 - Eastham Area	<b>1.15</b>
P01	Neighborhood Adj	MA203	Market Area 203/PROFF RD	<b>1.15</b>
P01	Neighborhood Adj	MA204	Market Area 204 - The Burnley Area	1.00
P01	Neighborhood Adj	MA205	Market Area 205 - Stony Point Road Area	<b>1.05</b>
P01	Neighborhood Adj	MA211	Market Area 211 - Southwest Mountains	<b>1.15</b>
P01	Neighborhood Adj	MA212	Market Area 212 - Keswick Area	<b>1.05</b>
P01	Neighborhood Adj	MA213	Market Area 213 - Gordonsville Road Area	<b>1.05</b>
P01	Neighborhood Adj	MA300	Market Area 300 - Ragged Mountain Area	1.00
P01	Neighborhood Adj	MA301	Market Area 301 - Retriever Run Area	<b>1.10</b>
P01	Neighborhood Adj	MA303	Market Area 303 - Richmond Road East Area	<b>1.15</b>
P01	Neighborhood Adj	MA304	Market Area 304 - Langford Farm Area	1.00
P01	Neighborhood Adj	MA305	Market Area 305 - Carter Mountain Area	<b>1.20</b>
P01	Neighborhood Adj	MA307	Market Area 307 - Miller School Road Area	1.00

P01	Neighborhood Adj	MA308	Market Area 308 - Mirador Farm Area	1.00
P01	Neighborhood Adj	MA310	Market Area 310 - Batesville Area	1.00
P01	Neighborhood Adj	MA311	Market Area 311 - The Quarries Area	<b>1.15</b>
P01	Neighborhood Adj	MA312	Market Area 312 - Esmont Area	<b>1.05</b>
P01	Neighborhood Adj	MA313	Market Area 313 - Covesville Area	1.00
P01	Neighborhood Adj	MA314	Market Area 314 - Alberene Area	<b>1.05</b>
P01	Neighborhood Adj	MA315	Market Area 315 - Scottsville Area	<b>1.05</b>
P01	Neighborhood Adj	MA316	Market Area 316 - Chestnut Grove/Howardsville Area	1.00
P01	Neighborhood Adj	MA319	Market Area 319 - Blenheim Road Area	<b>1.05</b>
P01	Neighborhood Adj	MA321	Market Area 321 - Woodridge Area	<b>1.10</b>
P01	Neighborhood Adj	MA322	Market Area 322 - Buck Island Road Area	1.00
P01	Neighborhood Adj	MA323	Market Area 323 - North Garden Area	1.00
P01	Neighborhood Adj	MEADO	Meadowfield	<b>1.05</b>
P01	Neighborhood Adj	MILLN	Mill Creek	<b>1.10</b>
P01	Neighborhood Adj	MILSD	Milton Hts. / Shadwell Ests.	<b>1.05</b>
P01	Neighborhood Adj	MONRG	Montgomery Ridge	<b>0.90</b>
P01	Neighborhood Adj	MONTV	Montvue	1.00
P01	Neighborhood Adj	MOSMT	Mosby Mountain	<b>1.15</b>
P01	Neighborhood Adj	MRKWD	Markwood Road Area	1.00
P01	Neighborhood Adj	MTVAL	Mountain Valley	<b>1.10</b>
P01	Neighborhood Adj	NEWTW	Newtown	1.00
P01	Neighborhood Adj	NOBHL	Nob Hill	<b>1.15</b>
P01	Neighborhood Adj	NORFI	Northfields	<b>0.95</b>
P01	Neighborhood Adj	NORPI	North Pines	1.00
P01	Neighborhood Adj	NPNTE	North Pointe	<b>1.05</b>
P01	Neighborhood Adj	OAKFO	Oak Forest	<b>1.05</b>
P01	Neighborhood Adj	OAKHL	Oak Hill	<b>1.25</b>
P01	Neighborhood Adj	OKHFM	Oak Hill Farm	1.00
P01	Neighborhood Adj	OLDFO	Old Forge	<b>1.15</b>
P01	Neighborhood Adj	ORCHA	Orchard Acres	<b>0.90</b>
P01	Neighborhood Adj	OTVSF	Old Trail Village Detached	1.00
P01	Neighborhood Adj	PEAC3	Peacock Hill 1	<b>1.05</b>
P01	Neighborhood Adj	PRFRG	Proffit Ridge	<b>1.10</b>
P01	Neighborhood Adj	PRKVL	Parkside Village	1.00
P01	Neighborhood Adj	QUEEN	Queen Charlotte	<b>1.05</b>
P01	Neighborhood Adj	RAINT	Raintree	<b>1.15</b>
P01	Neighborhood Adj	REDFL	Redfields	<b>1.05</b>
P01	Neighborhood Adj	RIOHT	Rio Heights	<b>1.25</b>
P01	Neighborhood Adj	RIRDE	Rio Road East	<b>1.10</b>
P01	Neighborhood Adj	RIVLG	Rivanna Village	<b>1.15</b>
P01	Neighborhood Adj	ROCKB	Rockbridge/Highlands	<b>0.95</b>

P01	Neighborhood Adj	ROSEM	Rosemont	1.00
P01	Neighborhood Adj	ROYAC	Royal Acres	1.00
P01	Neighborhood Adj	RVRSD	Riverside Village	<b>0.95</b>
P01	Neighborhood Adj	SCOT1	Town of Scottsville	<b>1.05</b>
P01	Neighborhood Adj	SFABW	SFA Briarwood	<b>1.10</b>
P01	Neighborhood Adj	SFADU	SFA Dunlora	<b>1.15</b>
P01	Neighborhood Adj	SFAFL	SFA Forest Lakes	<b>1.05</b>
P01	Neighborhood Adj	SFAFR	SFA Forest Ridge	<b>1.05</b>
P01	Neighborhood Adj	SFAGC	SFA Georgetown Court	<b>1.30</b>
P01	Neighborhood Adj	SFAGL	Highlands-Gatepost Lane	<b>0.95</b>
P01	Neighborhood Adj	SFAHL	SFA Highlands	1.00
P01	Neighborhood Adj	SFALR	SFA Lake Reynovia	<b>1.05</b>
P01	Neighborhood Adj	SFAMC	SFA Mill Creek	<b>1.15</b>
P01	Neighborhood Adj	SFAOT	Single Fam. Old Trail	<b>1.05</b>
P01	Neighborhood Adj	SFARF	SFA Redfields	<b>1.20</b>
P01	Neighborhood Adj	SFARV	SFA Rivanna Village	<b>1.10</b>
P01	Neighborhood Adj	SFAWB	SFA Willoughby	1.00
P01	Neighborhood Adj	SFDBW	Single Fam. Det. Briarwood	<b>0.90</b>
P01	Neighborhood Adj	SHADM	Shadwell Mountain	<b>1.05</b>
P01	Neighborhood Adj	SPARR	Sparrow Hill	<b>1.05</b>
P01	Neighborhood Adj	STAG1	Country Green Cottages	<b>1.10</b>
P01	Neighborhood Adj	STAGE	Stagecoach Road	<b>1.15</b>
P01	Neighborhood Adj	STILL	Still Meadow	<b>1.05</b>
P01	Neighborhood Adj	STNWT	Stonewater	<b>1.10</b>
P01	Neighborhood Adj	THAVN	Townhouse - Avinity	<b>1.05</b>
P01	Neighborhood Adj	THAVP	Townhouse - Avon Park	<b>1.05</b>
P01	Neighborhood Adj	THBAL	Townhouse - Old Trail	1.00
P01	Neighborhood Adj	THBAR	Townhouse - Bargamin Park	1.00
P01	Neighborhood Adj	THBEL	Townhouse - Belvedere	<b>1.05</b>
P01	Neighborhood Adj	THBHV	#N/A	<b>1.05</b>
P01	Neighborhood Adj	THBKL	Townhouse - Berkshire Landing	1.00
P01	Neighborhood Adj	THBOV	Townhouse - Berkmar Overlook	<b>1.05</b>
P01	Neighborhood Adj	THBRL	Townhouse - Branchlands Ret. Village	<b>1.25</b>
P01	Neighborhood Adj	THBRW	Townhouse - Briarwood	<b>1.10</b>
P01	Neighborhood Adj	THCAS	Townhouse - Cascadia	<b>1.10</b>
P05	Neighborhood Adj	THCBM	Condo Townhouse - Brookmill (2 story)	<b>1.05</b>
P05	Neighborhood Adj	THCHM	Condo Townhouse - Hollymead Sq	<b>1.10</b>
P05	Neighborhood Adj	THCHV	Condo Townhouse - Huntington Village	1.00
P05	Neighborhood Adj	THCOC	Condo Townhouse - Old Oak Court	<b>0.95</b>
P01	Neighborhood Adj	THCR1	Townhouse - Chatham Ridge	<b>1.05</b>
P01	Neighborhood Adj	THCW1	Townhouse - Chatham Wood	<b>0.85</b>

P05	Neighborhood Adj	THCWL	Condo Townhouse - Webland Park	1.00
P01	Neighborhood Adj	THFL1	Townhouse - F.L. Arbor Trace	1.00
P01	Neighborhood Adj	THFL5	Townhouse - Springridge	<b>0.95</b>
P01	Neighborhood Adj	THGBK	Townhouse - Glenbrook	<b>1.05</b>
P01	Neighborhood Adj	THGC1	Townhouse - Garden Court	<b>1.15</b>
P01	Neighborhood Adj	THGG1	Townhouse - Georgetown Green	<b>1.10</b>
P01	Neighborhood Adj	THGWS	Townhouse - Glenwood Station	<b>0.95</b>
P01	Neighborhood Adj	THHM1	Townhouse - Hollymeade	<b>1.05</b>
P01	Neighborhood Adj	THHMA	Townhouse - HM Abington Place	1.00
P01	Neighborhood Adj	THHW1	Townhouse - Huntwood	<b>1.05</b>
P01	Neighborhood Adj	THKEN	Townhouse - Kenridge	<b>1.20</b>
P01	Neighborhood Adj	THLBH	Townhouse - Liberty Hall	1.00
P01	Neighborhood Adj	THLOC	Townhouse - Loclyn Hills	<b>1.15</b>
P01	Neighborhood Adj	THLP1	Townhouse - LeParc	<b>1.10</b>
P01	Neighborhood Adj	THOTV	Townhouse - Old Trail Village	1.00
P01	Neighborhood Adj	THOUB	Townhouse - Out of Bounds	<b>1.25</b>
P01	Neighborhood Adj	THPA1	Townhouse - Pavilions @ Pantops	<b>1.15</b>
P01	Neighborhood Adj	THPA2	Townhouse - Pavilions @ Pantops	<b>1.05</b>
P01	Neighborhood Adj	THPOP	Townhouse - Poplar Glen	<b>1.12</b>
P01	Neighborhood Adj	THPSV	Townhouse - Parkside Village	<b>1.10</b>
P01	Neighborhood Adj	THRR1	Townhouse - River Run	<b>1.10</b>
P01	Neighborhood Adj	THRS1	Townhouse - Rio Square	1.00
P01	Neighborhood Adj	THRWW	Townhouse - Riverwood	<b>1.05</b>
P01	Neighborhood Adj	THSH1	Townhouse - Stonehenge	<b>1.10</b>
P01	Neighborhood Adj	THSM1	Townhouse - Sherwood Manor	1.00
P01	Neighborhood Adj	THSTN	Townhouse - Stonefield	<b>1.10</b>
P01	Neighborhood Adj	THSTW	Townhouse - Stonewater	1.00
P01	Neighborhood Adj	THSUN	Townhouse - Sunset Overlook	<b>1.05</b>
P01	Neighborhood Adj	THVS1	Townhouse - Village Square	<b>1.15</b>
P01	Neighborhood Adj	THWGL	Townhouse - Willow Glen	<b>1.05</b>
P01	Neighborhood Adj	THWL1	Townhouse Willow Lake	<b>1.05</b>
P01	Neighborhood Adj	THWPD	Townhouse Wickham Pond	<b>1.05</b>
P01	Neighborhood Adj	THWTH	Townhouse Westhall	1.00
P01	Neighborhood Adj	UA101	Knollwood/Oak Terrace Area	<b>1.25</b>
P01	Neighborhood Adj	UA102	SFA Rio Heights Area	<b>1.15</b>
P01	Neighborhood Adj	UA103	Birnam Wood/Four Seasons Area	<b>1.05</b>
P01	Neighborhood Adj	VILLA	Village Square	<b>1.15</b>
P01	Neighborhood Adj	WAKEF	Wakefield	1.00
P01	Neighborhood Adj	WALHL	Walnut Hills	<b>0.80</b>
P01	Neighborhood Adj	WAYGT	Waylands Grant	<b>1.05</b>
P01	Neighborhood Adj	WCKPD	Wickham Pond	<b>1.15</b>



P01	Neighborhood Adj	WESCH	Wesley Chapel	<b>1.05</b>
P01	Neighborhood Adj	WESTH	Westhall	1.00
P01	Neighborhood Adj	WESTM	Westmoreland	<b>1.15</b>
P01	Neighborhood Adj	WESTR	Western Ridge	<b>0.95</b>
P01	Neighborhood Adj	WESTS	Western Ridge Stonegate	<b>0.95</b>
P01	Neighborhood Adj	WHITT	Whittington	1.00
P01	Neighborhood Adj	WHTOK	White Oaks	<b>1.20</b>
P01	Neighborhood Adj	WILBY	Willoughby	<b>1.10</b>
P01	Neighborhood Adj	WILDW	Wildwood	<b>1.05</b>
P01	Neighborhood Adj	WILLO	Willow Lake	<b>1.25</b>
P01	Neighborhood Adj	WLAKE	Westlake Hills	<b>1.05</b>
P01	Neighborhood Adj	WOODB	Woodbrook	<b>1.05</b>

## 2024 Depreciation Tables

Year Built/ Condition	Excellent	Good	Average Plus	Average	Fair	Poor	Very Poor
2024	0	0	0	0	10	25	60
2023	0	0	0	0	10	25	60
2022	0	0	0	0	10	25	60
2021	0	0	0	1	11	26	61
2020	0	0	0	2	12	27	62
2019	0	0	0	3	13	28	63
2018	0	0	0	4	14	29	64
2017	0	0	0	5	15	30	65
2016	0	0	1	6	16	31	66
2015	0	0	2	7	17	32	67
2014	0	0	3	8	18	33	68
2013	0	0	4	9	19	34	69
2012	0	0	5	10	20	35	70
2011	0	0	6	11	21	36	71
2010	0	0	6	11	21	36	71
2009	0	0	7	12	22	37	72
2008	0	0	7	12	22	37	72
2007	0	1	8	13	23	38	73
2006	0	1	8	13	23	38	73
2005	0	2	9	14	24	39	74
2004	0	2	9	14	24	39	74
2003	0	3	10	15	25	40	75
2002	0	3	10	15	25	40	75
2001	0	4	11	16	26	41	76
2000	0	4	11	16	26	41	76
1999	0	4	11	16	26	41	76
1998	0	5	12	17	27	42	77
1997	0	5	12	17	27	42	77
1996	0	5	12	17	27	42	77
1995	0	5	12	17	27	42	77
1994	0	5	12	17	27	42	77
1993	0	5	12	17	27	42	77
1992	0	5	12	17	27	42	77
1991	0	6	13	18	28	43	78
1990	0	6	13	18	28	43	78

1989	0	6	13	18	28	43	78
1988	0	6	13	18	28	43	78
1987	0	6	13	18	28	43	78
1986	0	6	13	18	28	43	78
1985	0	6	13	18	28	43	78
1984	0	6	13	18	28	43	78
1983	0	6	13	18	28	43	78
1982	0	7	14	19	29	44	79
1981	0	7	14	19	29	44	79
1980	0	7	14	19	29	44	79
1979	0	7	14	19	29	44	79
1978	0	7	14	19	29	44	79
1977	0	7	14	19	29	44	79
1976	0	7	14	19	29	44	79
1975	1	8	15	20	30	45	80
1974	1	8	15	20	30	45	80
1973	1	8	15	20	30	45	80
1972	1	8	15	20	30	45	80
1971	1	8	15	20	30	45	80
1970	1	8	15	20	30	45	80
1969	1	8	15	20	30	45	80
1968	2	9	16	21	31	46	81
1967	2	9	16	21	31	46	81
1966	2	9	16	21	31	46	81
1965	2	9	16	21	31	46	81
1964	2	9	16	21	31	46	81
1963	2	9	16	21	31	46	81
1962	2	9	16	21	31	46	81
1961	3	10	17	22	32	47	82
1960	3	10	17	22	32	47	82
1959	3	10	17	22	32	47	82
1958	3	10	17	22	32	47	82
1957	3	10	17	22	32	47	82
1956	3	10	17	22	32	47	82
1955	3	10	17	22	32	47	82
1954	3	10	17	22	32	47	82
1953	4	11	18	23	33	48	83
1952	4	11	18	23	33	48	83
1951	5	12	19	24	34	49	84

<b>1950</b>	5	12	19	24	34	49	84
<b>1949</b>	6	13	20	25	35	50	85

## 2024 Outbuilding Rates

Code	Description	Description	Unit Types	Unit Price
00	Miscellaneous Bldg	OUTBLDG	SQUARE FEET	641.00
AAT	Airport Apron & Tie Down	OUTBLDG	SQUARE FEET	4.84
ACL	Animal Clinic	OUTBLDG	SQUARE FEET	121.00
AGB	Animal Grooming Building	OUTBLDG	SQUARE FEET	37.63
APL	Airport Leasehold	OUTBLDG	SQUARE FEET	106.48
APT	Apartment Bldg.	OUTBLDG	SQUARE FEET	94.38
ARW	Airport Runway	OUTBLDG	SQUARE FEET	4.48
ASB	Assembly Building	OUTBLDG	SQUARE FEET	94.38
ASU	Accessory Sleeping Unit	OUTBLDG	SQURE FEET	75.00
ATL	Airport Terminal Leasehold	OUTBLDG	SQUARE FEET	338.80
ATM	Automated Teller Machine	OUTBLDG	UNIT	66,550.00
ATS	Airport Taxi Strip	OUTBLDG	SQUARE FEET	4.84
ATT	Attic, Outbuilding	OUTBLDG	SQUARE FEET	13.19
BAH	Bath House (Campground)	OUTBLDG	SQUARE FEET	56.39
BAO	Bath-Outbuilding	OUTBLDG	SQUARE FEET	5,687.00
BBP	Bumper Boat Pool	OUTBLDG	SQUARE FEET	33.88
BCP	Bank Canopy	OUTBLDG	SQUARE FEET	58.08
BDO	Baseball Dug Out	OUTBLDG	SQUARE FEET	26.38
BIN	Bins, Storage	OUTBLDG	SQUARE FEET	10.29
BMT	Basement, Outbuilding	OUTBLDG	SQUARE FEET	15.00
BMX	Basement Finish, Outbuilding	OUTBLDG	SQUARE FEET	18.76
BNK	Bunk House	OUTBLDG	SQUARE FEET	48.88
BOB	Boiler Building	OUTBLDG	SQUARE FEET	66.91
BOS	Boat Slip, Covered	OUTBLDG	SQUARE FEET	37.63
BOT	Boat House	OUTBLDG	SQUARE FEET	37.63
BSK	Basketball Court	OUTBLDG	SQUARE FEET	3.75
BTC	Batting Cage	OUTBLDG	SQUARE FEET	24,926.00
BZW	Breezeway	OUTBLDG	SQUARE FEET	45.62
CAB	Cabana	OUTBLDG	SQUARE FEET	52.64
CAE	Camp Site- Electric Only	OUTBLDG	SQUARE FEET	7,391.00
CAM	Camp Site- No Utility	OUTBLDG	SQUARE FEET	5,445.00
CAQ	Caddy's Quarters	OUTBLDG	SQUARE FEET	74.29

CAU	Camp Site- All Utilities	OUTBLDG	SQUARE FEET	8,228.00
CAW	Camp Site- Water Only	OUTBLDG	SQUARE FEET	7,391.00
CBN	Cabin	OUTBLDG	SQUARE FEET	75.00
CES	Courtyard Entry Structure	OUTBLDG	SQUARE FEET	102.61
CFS	College Football Stadium	OUTBLDG	SQUARE FEET	3,993.00
CGM	Canopy- Gas Market	OUTBLDG	SQUARE FEET	41.45
CHB	Chemical Storage Bldg.	OUTBLDG	SQUARE FEET	23.84
CHP	Chapel	OUTBLDG	SQUARE FEET	33.88
CHS	Church-Sunday School	OUTBLDG	SQUARE FEET	94.02
CHU	Church	OUTBLDG	SQUARE FEET	94.02
CL1	Chain Link Fence	OUTBLDG	SQUARE FEET	16.94
CLD	Cold Storage	OUTBLDG	SQUARE FEET	48.88
CLR	Classroom Building	OUTBLDG	SQUARE FEET	56.39
CLU	Club House	OUTBLDG	SQUARE FEET	71.51
COM	Comfort Station	OUTBLDG	SQUARE FEET	297.66
CON	Concrete Pad	OUTBLDG	SQUARE FEET	7.50
COT	Cottage	OUTBLDG	SQUARE FEET	127.05
CRE	Canopy- Roof Extension	Commercial Outbuilding	SQUARE FEET	47.19
CSF	College Soccer Stadium	OUTBLDG	SQUARE FEET	738.00
CSS	Concession Stand	OUTBLDG	SQUARE FEET	52.64
CTS	Country Store	OUTBLDG	SQUARE FEET	94.02
DEK	Decking\Terrace	OUTBLDG	SQUARE FEET	37.63
DFP	Dam, Filter Plant,Pump Station	OUTBLDG	SQUARE FEET	9,438,000.00
DNH	Dining Hall	OUTBLDG	SQUARE FEET	101.52
DOC	Dock	OUTBLDG	SQUARE FEET	26.02
DOR	Dormitory	OUTBLDG	SQUARE FEET	90.27
DUW	Drive Up Window	OUTBLDG	UNIT	30,250.00
EL1	Elevator, 2-3 Sty, Low Cost	Commercial Outbuilding	UNIT	46,827.00
EL2	Elevator, 2-3 Sty, Avg	Commercial Outbuilding	UNIT	54,813.00
EL3	Elevator, 2-3 Sty, Good	Commercial Outbuilding	UNIT	64,130.00
EL4	Elevator, 2-3 Sty, Exc	Commercial Outbuilding	UNIT	75,383.00
EML	Employee Lounge	OUTBLDG	SQUARE FEET	37.63
EVB	Event Building	Commercial Outbuilding	SQUARE FEET	191.18
F01	Barn, Bank	OUTBLDG	SQUARE FEET	45.13
F02	Bulter Building	OUTBLDG	SQUARE FEET	26.38
F03	Carriage House	OUTBLDG	SQUARE FEET	159.72
F04	Shed, Cattle	OUTBLDG	SQUARE FEET	26.38
F05	Chicken House	OUTBLDG	SQUARE FEET	15.00
F06	Conservatory	OUTBLDG	SQUARE FEET	30.13
F07	Corn Crib	OUTBLDG	SQUARE FEET	14.16
F08	Shed, Equipment	OUTBLDG	SQUARE FEET	15.97

F09	Farm Office Bldg.	OUTBLDG	SQUARE FEET	56.39
F10	Barn, Feeder	OUTBLDG	SQUARE FEET	37.63
F11	Grain Bin	OUTBLDG	SQUARE FEET	3,025.00
F12	Shed, Hay	OUTBLDG	SQUARE FEET	10.29
F13	Shed, Hog	OUTBLDG	SQUARE FEET	22.51
F14	Barn, Horse	OUTBLDG	SQUARE FEET	33.88
F15	Indoor Horse Arena	OUTBLDG	SQUARE FEET	26.38
F16	Mausoleum	OUTBLDG	SQUARE FEET	23.47
F17	Milk House	OUTBLDG	SQUARE FEET	33.88
F18	Misc. Farm Bldg.	OUTBLDG	SQUARE FEET	18.76
F19	Shed, Pole	OUTBLDG	SQUARE FEET	10.29
F20	Quonset Hut	OUTBLDG	SQUARE FEET	6.53
F21	Shed, Run-in	OUTBLDG	SQUARE FEET	23.47
F22	Barn, Show	OUTBLDG	SQUARE FEET	48.88
F23	F23	OUT	UNITS	1.21
F24	F24	OUT	UNITS	1.21
F26	Barn-Cattle	OUTBLDG	SQUARE FEET	26.38
F27	Barn	OUTBLDG	SQUARE FEET	22.51
F28	Shed-Attached Enclosed	OUTBLDG	SQUARE FEET	11.25
F29	Shop	OUTBLDG	SQUARE FEET	45.13
F30	Stable	OUTBLDG	SQUARE FEET	33.88
F31	Barn, Horse, w/Loft	OUTBLDG	SQUARE FEET	48.88
F32	Granary	OUTBLDG	SQUARE FEET	18.76
F33	Barn, Dairy	OUTBLDG	SQUARE FEET	48.88
F34	Barn w/Loft	OUTBLDG	SQUARE FEET	22.51
F35	Garage	OUTBLDG	SQUARE FEET	44.53
F36	Barn-Pole	OUTBLDG	SQUARE FEET	26.38
F37	Barn with attic	OUTBLDG	SQUARE FEET	67.64
F38	Miscellaneous Bldg (s)	OUTBLDG	SQUARE FEET	18.76
F39	Shed-Breeding	OUTBLDG	SQUARE FEET	37.63
F40	Feeder Trough w/Roof	OUTBLDG	SQUARE FEET	13.19
F41	Shed-Machine	OUTBLDG	SQUARE FEET	15.97
F42	Shed-Feeder	OUTBLDG	SQUARE FEET	22.51
F43	Tackroom	OUTBLDG	SQUARE FEET	37.63
F44	Manure Holding Tank \ Pit	OUTBLDG	SQUARE FEET	26.38
F45	Shed-Packing	OUTBLDG	SQUARE FEET	45.13
F46	Chiller	OUTBLDG	SQUARE FEET	45.13
F47	Shed-attached stalls	OUTBLDG	SQUARE FEET	22.51
F48	Shed-Attached Open	OUTBLDG	SQUARE FEET	6.53
F49	Storage-Attached/Outbuilding	OUTBLDG	SQUARE FEET	18.76
F50	Barn, Hay	OUTBLDG	SQUARE FEET	15.00

F51	Shed, Hay Enclosed 3 sides	OUTBLDG	SQUARE FEET	23.96
FRU	Fruit Processing Bldg.	OUTBLDG	SQUARE FEET	48.88
FTO	Football Ticket Office	OUTBLDG	SQUARE FEET	85.43
GAT	Gate House	OUTBLDG	SQUARE FEET	471.00
GAZ	Gazebo	OUTBLDG	SQUARE FEET	45.13
GCS	Golf Car Storage Bldg.	OUTBLDG	SQUARE FEET	62.44
GCT	Go Cart Track	OUTBLDG	SQUARE FEET	235.00
GEN	Generator	OUTBLDG	SQUARE FEET	9,075.00
GH1	Greenhouse - Metal & Glass	OUTBLDG	SQUARE FEET	30.13
GH2	Greenhouse - Plastic	OUTBLDG	SQUARE FEET	15.00
GH3	Greenhouse-Lath Shade	OUTBLDG	SQUARE FEET	8.47
GOF	Golf Course Holes	OUTBLDG	SQUARE FEET	225,000.00
GOM	Golf, Minature Course	OUTBLDG	SQUARE FEET	14,500.00
GQT	Guest Quarters	OUTBLDG	SQUARE FEET	155.00
GSB	Golf Starter Building	OUTBLDG	SQUARE FEET	1,100.00
HAN	Hangar	OUTBLDG	SQUARE FEET	37.63
HNT	Hunting Cabin	OUTBLDG	SQUARE FEET	2,420.00
HOT	Hot Tub	OUTBLDG	SQUARE FEET	7,260.00
HSE	House	OUTBLDG	SQUARE FEET	12,100.00
IFB	Information/Ticket Booth	OUTBLDG	SQUARE FEET	30.13
INF	Infirmary	OUTBLDG	SQUARE FEET	94.02
INT	Industrial Building	OUTBLDG	SQUARE FEET	37.63
KEN	Kennel	OUTBLDG	SQUARE FEET	16.34
KLN	Kiln -Lumber	OUTBLDG	SQUARE FEET	188.00
KRN	Kennel Runs	OUTBLDG	SQUARE FEET	16.34
LAA	Living Area Attached To Outbld	OUTBLDG	SQUARE FEET	75.26
LAO	Living Area Over Outbuilding	OUTBLDG	SQUARE FEET	75.26
LAU	Laundry Building	OUTBLDG	SQUARE FEET	81.80
LDC	Loading Dock w/Roof	Commercial Outbuilding	SQUARE FEET	35.82
LDG	Lodge	OUTBLDG	SQUARE FEET	94.02
LDK	Loading Dock	Commercial Outbuilding	SQUARE FEET	26.02
LOC	Locker Room	OUTBLDG	SQUARE FEET	68.27
LOF	Loft over Outbuilding	OUTBLDG	SQUARE FEET	13.19
LRC	Labor Camp Bldg.	OUTBLDG	SQUARE FEET	56.39
LUM	Lumber Storage-Commercial	OUTBLDG	SQUARE FEET	15.97
LWL	Loading Well	Commercial Outbuilding	SQUARE FEET	17.25
MAB	Maintenance Building	OUTBLDG	SQUARE FEET	81.80
MAC	Mausoleum Crypts	OUTBLDG	SQUARE FEET	3,146.00
MAN	Mausoleum Niche	OUTBLDG	SQUARE FEET	847.00
MCR	Mobile Classroom	OUTBLDG	SQUARE FEET	60.14
MHA	Mobile Home Addition	OUTBLDG	SQUARE FEET	37.63

MHK	Mobile Home Park	OUTBLDG	SQUARE FEET	187.55
MHM	Mobile Home	OUTBLDG	SQUARE FEET	37.15
MHP	Mobile Home Site	OUTBLDG	SQUARE FEET	10,285.00
MHS	Mobile Home - Storage	OUTBLDG	SQUARE FEET	18.76
MID	Minerals under Development	OUTBLDG	SQUARE FEET	187.55
MIN	Minerals Not under Development	OUTBLDG	SQUARE FEET	94.02
MLC	Mall, Covered	Commercial Outbuilding	SQUARE FEET	52.39
MLE	Mall, Enclosed	Commercial Outbuilding	SQUARE FEET	95.47
MLO	Mall, Open	Commercial Outbuilding	SQUARE FEET	22.63
MON	Monastery	OUTBLDG	SQUARE FEET	187.55
MSC2			UNIT	1.00
MZ1	Mezzanine, Retail Display	Commercial Outbuilding	SQUARE FEET	42.23
MZ2	Mezzanine, Retail Storage	Commercial Outbuilding	SQUARE FEET	25.14
MZ3	Mezzanine, Retail Office	Commercial Outbuilding	SQUARE FEET	56.63
MZ4	Mezzanine, Office Office	Commercial Outbuilding	SQUARE FEET	72.45
MZ5	Mezzanine, Office Storage	Commercial Outbuilding	SQUARE FEET	26.90
NDP	Night Depository	OUTBLDG	UNIT	24,200.00
NLA	Non-Living Area /Upper Sq.Ft.	OUTBLDG	SQUARE FEET	46.71
OBS	Observatory	OUTBLDG	SQUARE FEET	617.00
OFF	Office	OUTBLDG	SQUARE FEET	97.65
PAA	Patio Aggregate	OUTBLDG	SQUARE FEET	9.80
PAB	Patio Brick	OUTBLDG	SQUARE FEET	19.36
PAC	Patio Concrete	OUTBLDG	SQUARE FEET	5.69
PAE	Patio Bluestone	OUTBLDG	SQUARE FEET	19.48
PAF	Patio Flagstone	OUTBLDG	SQUARE FEET	19.48
PAI	Patio w/ Trellis	OUTBLDG	SQUARE FEET	19.48
PAL	Patio Slate	OUTBLDG	SQUARE FEET	19.48
PAR	Patio w/ Roof	OUTBLDG	SQUARE FEET	22.99
PAS	Patio Soapstone	OUTBLDG	SQUARE FEET	19.48
PAT	Patio Tile	OUTBLDG	SQUARE FEET	19.48
PAV	Pavilion	OUTBLDG	SQUARE FEET	94.02
PAX	Patio Stamped Crete	OUTBLDG	SQUARE FEET	9.80
PAZ	Patio Terrazzo	OUTBLDG	SQUARE FEET	19.48
PBD	Patio Dry Brick	OUTBLDG	SQUARE FEET	4.84
PBX	Pressbox/Bleachers	OUTBLDG	SQUARE FEET	465,850.00
PCS	Patio - Cobblestone	OUTBLDG	SQUARE FEET	19.48
PER	Pergola	OUTBLDG	SQUARE FEET	30.73
PFB	PAC Feeder Bldg	OUTBLDG	SQUARE FEET	1,331.00
PHO	Pool House	OUTBLDG	SQUARE FEET	101.64
PL1	Parking Lot - Asphalt	OUTBLDG	SQUARE FEET	2.54
PL2	Parking Lot - Tar & Gravel	OUTBLDG	SQUARE FEET	1.69



PL3	Parking Lot - Exposed Aggrega	OUTBLDG	SQUARE FEET	10.16
PL4	Paving- Concrete	OUTBLDG	SQUARE FEET	4.72
PLE	Pool Enclosure	OUTBLDG	SQUARE FEET	191.18
PMP	Pump Station-Com. Water	OUTBLDG	SQUARE FEET	188.00
PMS	Pump Station-Com. Sewer	OUTBLDG	SQUARE FEET	1,000.00
POE	Porch, Enclosed-Outbuilding	OUTBLDG	SQUARE FEET	41.38
POW	Porch,Outbuilding	OUTBLDG	SQUARE FEET	22.51
PRN	Pistol Range -Indoors	OUTBLDG	SQUARE FEET	37.21
PTB	Pneumatic Tube	Commercial Outbuilding	UNIT	36,300.00
PTX	Patio, Textured	OUTBLDG	SQUARE FEET	13.67
PUH	Pump House	OUTBLDG	SQUARE FEET	6,655.00
PYH	PYH	OUT	UNITS	1.21
RCP	Carport-Detached Pole	OUTBLDG	SQUARE FEET	17.91
RDG	Garage-Detached Cedar	OUTBLDG	SQUARE FEET	48.28
RGA	Carport-Detached Aluminum	OUTBLDG	SQUARE FEET	7.26
RGB	Garage-Detached Brick	OUTBLDG	SQUARE FEET	55.90
RGC	Garage-Detached Cinderblock	OUTBLDG	SQUARE FEET	44.53
RGF	Garage-Detached Frame	OUTBLDG	SQUARE FEET	44.53
RGH	Garage-Detached Hardiplank	OUTBLDG	SQUARE FEET	48.28
RGM	Garage-Detached Metal	OUTBLDG	SQUARE FEET	30.49
RGO	Garage-Detached Stucco	OUTBLDG	SQUARE FEET	55.90
RGP	Garage-Detached Pole	OUTBLDG	SQUARE FEET	30.49
RGS	Garage-Detached Stone	OUTBLDG	SQUARE FEET	69.94
RGU	Garage-Detached \w upper sq ft	OUTBLDG	SQUARE FEET	69.94
RQT	Raquetball Enclosure	OUTBLDG	SQUARE FEET	141.70
RSD	Refreshment Stand	OUTBLDG	SQUARE FEET	67.64
RTK	Race Track	OUTBLDG	SQUARE FEET	5.20
SEL	Shelter-Pole Type	OUTBLDG	SQUARE FEET	22.51
SH1	Storage Bldg.	OUTBLDG	SQUARE FEET	18.76
SH2	Storage Bldgs.	OUTBLDG	SQUARE FEET	18.76
SH3	Storage Bldg. Cinderblock	OUTBLDG	SQUARE FEET	37.63
SH4	Shed - Lump Sum (Att & Det)	OUTBLDG	UNIT	3,500.00
SH5	Shed - Minimal Value (Att & Det)	OUTBLDG	UNIT	500.00
SLT	Sludge Treatment Building	Commercial Outbuilding	SQUARE FEET	605,000.00
SPA	Spa	OUTBLDG	SQUARE FEET	9,680.00
SPC	Sport Court	OUTBLDG	SQUARE FEET	15.00
SPX	Sports Annex	OUTBLDG	SQUARE FEET	94.02
SRO	Shed Roof Overhang	OUTBLDG	SQUARE FEET	8.11
STD	Deck Steel	OUTBLDG	SQUARE FEET	22.51
STO	Store	OUTBLDG	SQUARE FEET	1,210.00
STU	Studio	OUTBLDG	SQUARE FEET	67.64

SW1	Pool Vinyl	OUTBLDG	SQUARE FEET	41.99
SW2	Pool Concrete	OUTBLDG	SQUARE FEET	66.07
SW3	Pool Vinyl - Kidney	OUTBLDG	SQUARE FEET	49.61
SW4	Pool Concrete - Kidney	OUTBLDG	SQUARE FEET	78.77
SW5	Pool- Spray Type	OUTBLDG	SQUARE FEET	47.92
SW6	Pool Fiberglass	OUTBLDG	SQUARE FEET	57.23
SW7	Pool Endless	OUTBLDG	SQUARE FEET	190.00
SW8	Pool Vanishing Edge	OUTBLDG	SQUARE FEET	74.90
TBN	Turkey Barn	OUTBLDG	SQUARE FEET	9.40
TC1	Tennis Court - Clay	OUTBLDG	SQUARE FEET	3.75
TC2	Tennis Court - All Weather	OUTBLDG	SQUARE FEET	3.75
TC3	Tennis Court-Paddle	OUTBLDG	SQUARE FEET	17.06
TEH	Teaching Hut	OUTBLDG	SQUARE FEET	102.61
TEN	Tennis Enclosure	OUTBLDG	SQUARE FEET	191.18
THG	T - Hangar	OUTBLDG	SQUARE FEET	96.80
THS	Tenant House	OUTBLDG	SQUARE FEET	105.27
TNK	Tank	OUTBLDG	SQUARE FEET	9,680.00
TPS	Tennis Pro Shop	OUTBLDG	SQUARE FEET	104.06
TRE	Trellis	OUTBLDG	SQUARE FEET	9.80
TRK	Track Area	OUTBLDG	SQUARE FEET	30.13
TW1	Tower/Antenna	OUTBLDG	SQUARE FEET	1,936.00
VDR	Vault Door	OUTBLDG	UNIT	60,500.00
WDK	Deck Wood	OUTBLDG	SQUARE FEET	16.34
WHP	Workshop, Excellent	OUTBLDG	SQUARE FEET	127.05
WHT	Water Holding Tank 2 mil. gal.	OUTBLDG	SQUARE FEET	0.31
WHU	Water Hook Ups	OUTBLDG	SQUARE FEET	944.00
WIN	Winery	OUTBLDG	SQUARE FEET	188.00
WKR	Deck with roof	OUTBLDG	SQUARE FEET	37.75
WPB	Workshop, Excellent with Bsmt	OUTBLDG	SQUARE FEET	158.51
WT1	Water Tank	OUTBLDG	SQUARE FEET	27,225.00
WTI	Water Tank Inground 3 mil. gal	OUTBLDG	SQUARE FEET	0.31
WTP	Waste Treatment Plant	Commercial Outbuilding	SQUARE FEET	471.00
YAD	Yard House	OUTBLDG	SQUARE FEET	37.63