

Schedule of Values **DRAFT** **Chatham County 2009**

MATERIAL TYPE: Swimming Pools

DATE: 04-15-08

DEALER: Carolina Aquatech Pools
 Sanford

INFO FROM: Larry Jackson
PHONE: (919) 774-1000

DESCRIPTION: Residential Pools: (Reinforced Concrete)

18'x36'(oval)	\$37,000 Includes:
18'x36' (rectangle)	\$20,450 Includes:

½ horsepower pump
concrete apron (4 feet wide/10 square yards)
diving board and ladder
light concrete base
underwater lights

Options:	
Heater (gas)	\$2100
Underwater lights (built in)	\$ 700
Ladder (extra)	\$ 185
Auto Vacuum System	\$ 500-1500

REMARKS: Prices do not include privacy fence or bathhouse.

MATERIAL TYPE: Carpet and Vinyl Floor Cover

DATE: 04-15-08

DEALER: Harris Carpet
Siler City

INFO FROM: Steve Harris
PHONE: (919) 742-5774

DESCRIPTION:

Residential Carpet:

Average Quality	\$19.20 (per square yard)
Excellent Quality	\$35.00 (per square yard)
(Includes pad and installation)	

Vinyl Floor Cover (no-wax)

Average Quality	\$15.00 (per square yard)
Excellent Quality	\$32.24 (per square yard)

Commercial Carpet:

Average Quality	\$16.00 (per square yard)
Excellent Quality	\$17.00 (per square yard)

Apartment Carpet:

Average Quality	\$18.00 to \$25.00(per sq yard)
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Average Installation (Carpet/Vinyl)	\$ 6.00-8.00 (per square yard)
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Hardwood/Tiles:

Average Quality	\$9.00 (per square foot)
Excellent Quality	\$14.00 (per square foot)

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Chatham County 2009

MATERIAL TYPE: Sand and Crushed Stone

DATE: 04-15-08

DEALER: B & L Supply
Pittsboro

INFO FROM: Lonnie
PHONE: (919) 542-6025

DESCRIPTION:

Crushed Stone:

Crusher Run 1 1/2" not washed	\$40.00 (per yard)
1/2" to 1/4" used in Asphalt Topping 78	\$48.00 (per yard)
2" to 1" used for drainage	\$44.00 (per yard)
1 1/2" to 1 1/4" used for base	\$44.00 (per yard)

Screenings:

3/8" to mesh used in manufacturing of concrete blocks	\$40.00 (per yard)
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Sand:

Mortar Sand	\$30.00 (per yard)
Washed Concrete Sand	\$44.00 (per yard)

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Chatham County 2009

MATERIAL TYPE: Concrete Block

DATE: 04-15-08

DEALER: Siler City Builders
Siler City

INFO FROM: Casey Jones
PHONE: (919) 742-2653

DESCRIPTION:

Concrete Block:

4" x 8" x 16"	\$1.15 each
6" x 8" x 16"	\$1.37 each
8" x 8" x 16"	\$1.67 each
12" x 8" x 16"	\$2.20 each

Concrete and Mortar:

Cement	\$10.50 per sack (94 lbs)
Ready Mix Mortar	\$9.75 per sack (75 lbs)

Masonry Materials:

Mortar Sand	\$25.00 per yard
Washed Gravel: Size 67	\$35.00 (per ton)
Delivery Charges	\$10.00 per load (in town)

MATERIAL TYPE: Ready Mix Concrete

DATE: 04-15-08

DEALER: Chandler Concrete
Pittsboro

INFO FROM: Brian Teague
PHONE: (919) 868-1130

DESCRIPTION:

Ready Mix Concrete -

2000 Pound Test Aggregate ¾" Down	\$111.00 (per cubic yard)
3000 Pound Test Aggregate ¾" Down	\$117.00 (per cubic yard)
3500 Pound Test Aggregate ¾" Down	\$120.00 (per cubic yard)
4000 Pound Test Aggregate ¾" Down	\$123.00 (per cubic yard)

Options

Pea Gravel (#78 Stone)	\$ 6.00 (per cubic yard)
Calcium Chloride (add per 1%)	\$ 3.00 (per cubic yard)
Fiber	\$ 5.90 (per bag)
Retarder	\$ 2.00 (per cubic yard)

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MATERIAL TYPE: Brick

DATE: 04-15-08

DEALER: Lee Brick Company
Sanford

INFO FROM: Mickey Cameron
PHONE: (919) 774-7557

DESCRIPTION:

Regular or Standard:

2 1/4"x 3 1/4"x8" Common (back-up) \$235.00 (per thousand)
2 1/4"x 3 1/4"x8" Face (red) \$235.00 (per thousand)

Standard Antiques:

2 1/4"x 3 1/4"x8" Buff \$260.00 (per thousand)
2 1/4"x 3 1/4"x8" White \$327.00 (per thousand)
2 1/4"x 3 1/4"x8" Grays \$319.00 (per thousand)

Utility or Jumbo (Primary Use-Warehouse Construction)

4"x4"x12" Red or Sand Finish \$535.00 (per thousand)
4"x4"x12" Buff and Pink Range (wire cut) \$560.00 (per thousand)
4"x4"x12" Grays (wire cut) \$560.00 (per thousand)

Paving Brick:

1 5/8"x4"x8" Red Series \$490.00 (per thousand)
1 5/8"x4"x8" Light Series \$490.00 (per thousand)

Norwegian: (Special Order)

2 1/4"x3 1/4"x11 1/2" Red Series \$330.00 (per thousand)
2 1/4"x3 1/4"x11 1/2" Light Series \$330.00 (per thousand)

REMARKS: No delivery charge for full truckload. Less than full truck \$50.00 fee.

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D R A F T

Chatham County 2009

MATERIAL TYPE: Septic Tanks

DATE: 04-15-08

DEALER: Ricky Beal Septic Tank Service
Goldston

INFO FROM: Ricky Beal
PHONE: (919) 898-4346

DESCRIPTION:

Typical Septic Tank Installation:
1000 gallon plus 2 lines @ 100' each
30 tons of rock includes installation

\$3500 (each)

1000 gallon
25% Reduction 675 Sq.Ft. Drain field
Includes Installation

\$4500 (each)

1500 gallon plus 3 lines @ 100' each
45 tons of rock
Includes Installation

\$4500 (each)

MATERIAL TYPE: Wells

DATE: 04-15-08

DEALER: Randy Cheek
Siler City

INFO FROM: Owner
PHONE:

Typical Residential Well Installation
6" Drilled with Pump & Labor
200' Depth

\$3500 total cost

Over 200 Depth

\$9.00 per ft

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Chatham County 2009

MATERIAL TYPE: Lumber

DATE: 04-15-08

DEALER: Lowes Home Improvement
Pittsboro

INFO FROM: Blass Bustamante
PHONE: (919) 642-4030

DESCRIPTION:

Dimensional Lumber: Framing Lumber

2" x 4" x 8'	\$ 2.49 (each)	2" x 8" x 8'	\$6.99 (each)
2" X 4" x 10'	\$ 3.33 (each)	2" x 8" x 10'	\$ 8.71 (each)
2" x 4" x 12'	\$ 3.99 (each)	2" x 8" x 12'	\$10.37 (each)
2" x 4" x 14'	\$ 4.55 (each)	2" x 8" x 14'	\$N/A (each)
2" x 4" x 16'	\$ 5.73 (each)	2" x 8" x 16'	\$13.53(each)
2" x 10" x 8'	\$9.66 (each)	2" x 6" x 8'	\$ 3.99 (each)
2" x 10" x 10'	\$11.15 (each)	2" x 6" x 10'	\$ 5.35 (each)
2" x 10" x 12'	\$15.65 (each)	2" x 6" x 12'	\$ 6.45 (each)
2" x 10" x 14'	\$N/A (each)	2" x 6" x 14'	\$ 7.23 (each)
2" x 10" x 16'	\$19.05 (each)	2" x 6" x 16'	\$7.23 (each)

Flooring:

T&G Red Oak \$61.97 bundle

Roofing:

Roll Roofing \$22.50 (roll)

Top Sheathing:(per sheet)

3/8" x 4'x 8' Sheetrock	\$ 6.40
1/2" x 4'x 8' Sheetrock	\$ 6.40
1/2" x 4'x 12' Sheetrock	\$ 9.60

Roof Sheathing:

7/16"x4'x8'OSB.\$7.59 (each)
7/16"x4'x8'CDX\$12.95 (each)

Fiberglass Shingles:

Price per Square 20 year \$42.00

Windows: MW Wood (tilt with Screen)

Doors:(Standard)

36" x 38"	\$139.00	24" x 80"	\$66.99
24" x 38"	\$99.00	28" x 80"	\$68.99
32" x 38"	\$119.00	30" x 80"	\$70.99
32" x 54"	\$147.00		
36" x 54"	\$140.00		
36" x 62"	\$N/A		

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Chatham County 2009

MATERIAL TYPE: Heating and Air Conditioning

DATE: 04-15-08

DEALER: Burke Heating & Air
Siler City

INFO FROM:
PHONE: (919) 742-3312

DESCRIPTION:

Residential: (prices are based on a 1500 square foot dwelling)

Heat and Air (13-20 SEER Rating)	\$5500.00
Gas Pack	\$5600.00

Commercial:

Typical Retail/Office	\$7000 (per unit)
Lavish Installations (engineered)	\$8000 (per unit)

Motel and Hotels:

Wall Units	\$3000(per unit and up)
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Industrial Suspended Heaters

Electric Unit (150 Kilowatt)	\$4500.00
Gas Unit (150,000 BTU)	\$5000.00 (and up)

Both unit prices may vary depending upon individual application.

REMARKS: Costs are for systems installed by contractor during construction; "add-on" systems vary in cost based on type and size of unit. Costs shown are typical and do not reflect designed or engineered system costs.

MATERIAL TYPE: Plumbing

DATE: 04-15-08

DEALER: O'Neil
Pittsboro

INFO FROM: Tim
PHONE: (919)

DESCRIPTION:

Typical installations: (Per Fixture Cost)	Residential	Commercial
Commode with trim/hardware (color)	\$450 to \$600	\$600-\$700
Shower Stall with trim/hardware (4')	\$400 to \$600	\$1000
Bathroom sink with trim/hardware	\$500	\$650
Tub with trim/hardware	\$550	
Kitchen sink with trim/hardware	\$400 to \$600	\$800
Water Heater (40 gal. Gas/Electric)	\$650	\$850

Cost of well and septic systems and water and sewer hook-ups are not included in these costs.

REMARKS: Prices shown are for contractor installation during construction. Costs are typical fixtures, not for custom designed plumbing systems.

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Chatham County 2009

MATERIAL TYPE: Asphalt Paving

DATE: 04-15-08

DEALER: S T Wooten Company
Sanford

INFO FROM: John Bonardi
PHONE: (919) 776-9809

DESCRIPTION:

Residential Paving:

4"Crushed Stone Base (or equal) 2in. asphalt paving \$25.70 (per sq.yd.)

Commercial Paving:

6"Crushed Stone Base (or equal) 1½in" paving \$29.90 (per sq.yd.)

8"Crushed Stone-2in" Binder-2in" Topcoat \$31.35 (per sq.yd.)

REMARKS: Prices reflect local delivery.

LOCAL LABOR RATES

LOCATION: Employment Security Commission of NC
www.ncesc.com

DATE: 04-15-08

BRICKMASON	\$8.57 to \$16.00 per hour
CARPENTER	\$9.04 to \$15.00 per hour
CEMENT MASON	\$ 7.80 to \$13.00 per hour
ELECTRICIAN	\$9.31 to \$28.85 per hour
LABORER, GENERAL BUILDING	\$ 6.96 to \$10.50 per hour
PAINTER/PAPERHANGER	\$ 8.23 to \$20.00 per hour
FLOOR LAYERS	\$ 7.62 to \$14.00 per hour
FLOOR SANDERS	\$9.04 to \$15.00 per hour
PLUMBERS	\$11.04 to \$13.74 per hour
HVAC MECHANICS/INSTALLERS	\$8.27 to \$22.00 per hour
DRYWALL INSTALLERS	\$8.28 to \$13.00 per hour
ROOFERS	\$ 6.71 to \$12.50 per hour

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MATERIAL TYPE: Metal/Steel Buildings

DATE: 04-15-08

DEALER: Southeast Equipment
Apex

INFO FROM: Scott Henderson
PHONE: (919) 303-1718

DESCRIPTION:

30' x 52' x 10' Height (Includes; concrete floor, basic electric, doors, windows and insulation)	\$8.50 to \$10.00 Per Square Foot
Steel Doors	\$440 each
Commercial Doors (For Glass Doors add 20%)	\$150 each
Finished Offices (Includes Drywall Finish & 1 Restroom)	\$16.50 to \$27.50 per square foot

Chatham County North Carolina

Labor And Material Rates

2009 Reappraisal Project

SUPPLEMENTAL RESIDENTIAL CONSTRUCTION INFORMATION

Source: Ricky Spoon Builders
Pittsboro

DATE: 04-15-08
PHONE: (919) 422-1517

Land Improvements:

Landscaping	\$2.00-\$4.00(average per sq foot of house)
Utility Connections	\$3500 to \$10000
Septic Tanks	\$3300 to \$10000
Wells	\$4000 to \$7000
Concrete Driveway	\$2500 to \$6000
Gravel Driveway	\$1000 to \$4000

Building Features:

Range	\$350 to \$1000
Oven/Hood	\$300 to \$500
Dishwasher	\$350 to \$500
Air Conditioning	\$4000 to \$8000
Fireplaces	\$3000 to \$6000
Brick Exterior Trim	\$5.00-\$10.00 (per square foot of house)

Foundations: (36" Foundation Wall)

Concrete Slab	\$3.50 to \$5.00 (per square foot of house)
Crawl Space	\$5.00 to \$7.00 (per square foot of house)
Vinyl Skirting	\$1.50 to \$2.00 (per square foot of house)
Brick	\$5.00 to \$7.00 (per square foot of house)
Rock	\$2.50 to \$10.00 (per square foot of house)

Carports:

12' x 22'	\$8,000 to \$10,000
22' x 22'	\$14,000 to \$18,000
22' x 24'	\$16,000 to \$20,000

Garages:

One Car	\$15,000 to \$18,000
Two Car	\$25,000 to \$30,000
Basement Garage	\$25.00 (per square foot)

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Chatham County 2009

Material Type: Residential Elevators
Phone: (910) 367-2103

Shannon Coleman

Date: 04-15-08

Description:

Hydraulic	2Story	\$15250
	3Story	\$16250
Cable	2Story	\$15000
	3Story	\$22000
Poly Chain Roller	2Story	\$14200
	3Story	\$15500

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Chatham County 2009

MATERIAL TYPE: Single Section Manufactured Homes

DATE: 04-15-08

DEALER: Suits Homes
Siler City

INFO FROM: Kent Suits
PHONE: (919) 663-2406

DESCRIPTION:

Size	Price
14x60	\$15,000-\$17,000
14x70	\$19,000-\$22,000
14x80	\$22,000-\$25,000
16x80	\$25,000-\$28,000

\$2200 Hauling and set up

\$3500 brick foundation

\$1500 metal foundation

SUPPLEMENTAL SOURCES

Services offered by Marshall and Swift have been used as supplemental sources where primary data that has been collected and analyzed in the Chatham County market could not be obtained. Marshall and Swift have been recognized nationally as a reputable source of valuation relative data to appraisers, assessors, and insurers for over 70 years.

Marshall Valuation Service has been used to help defined cost schedules and standards for commercial, industrial, and rural improvements. The Residential Cost Handbook has been used to help define and establish the cost schedules and standards for residential improvements.

Marshall and Swift services will be used to assist with improvement types not covered within the scope of these schedules should the need arise. All such services will be modified to conform to the effective date for these schedules of January 1, 2009.