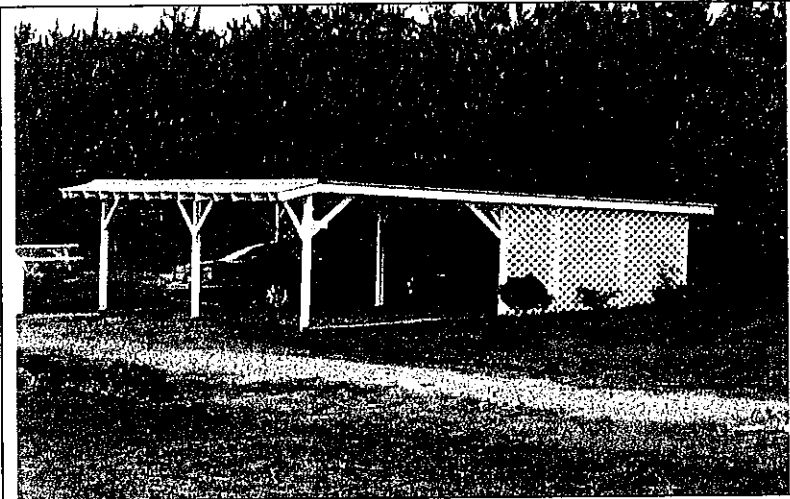


OTHER BUILDING AND YARD ITEMS PRICING SCHEDULES

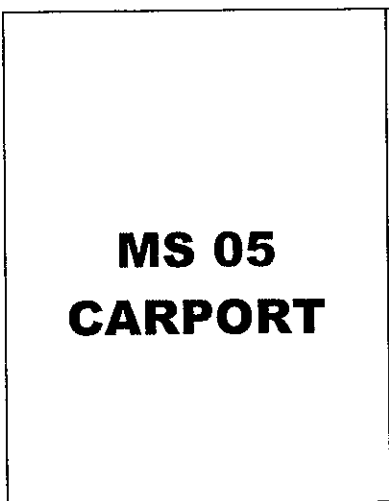
The Other Building and Yard Item pricing schedules are provided to calculate the replacement cost new of a variety of types of structures typically associated with residential property.

Base prices and adjustments are provided for swimming pools, detached garages, greenhouses, carports, canopies, utility buildings, tennis courts, boat houses, and boat docks. Each structure has been assigned a unique Structure Type Code to be utilized on Computer-Assisted Mass Appraisal (CAMA) programs.

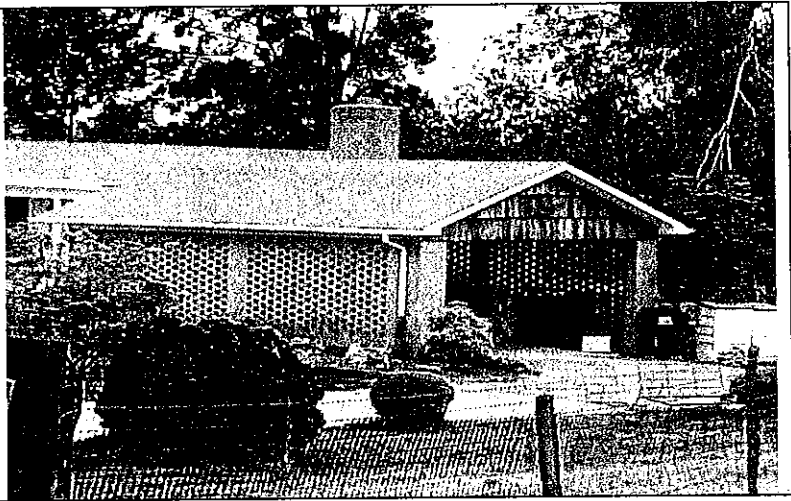
Depreciation allowances, where applicable, are included on the appropriate schedule. Additional tables can be found in the Depreciation Schedules and Tables section of the Manual.



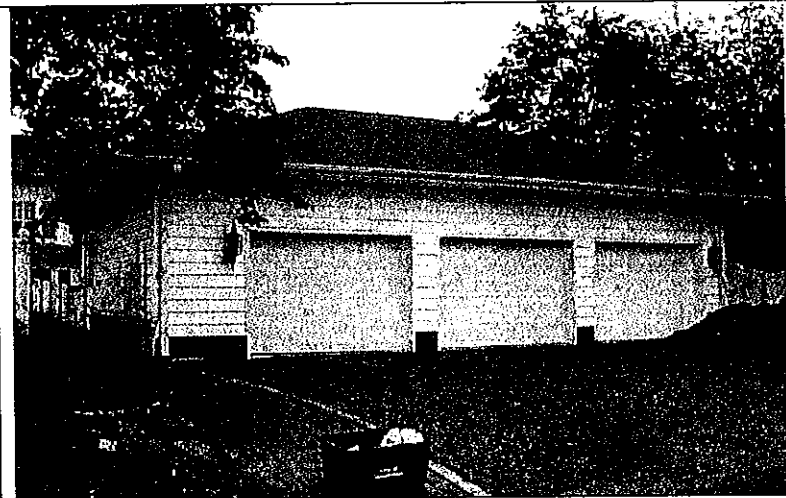
**MS 04
CANOPY**

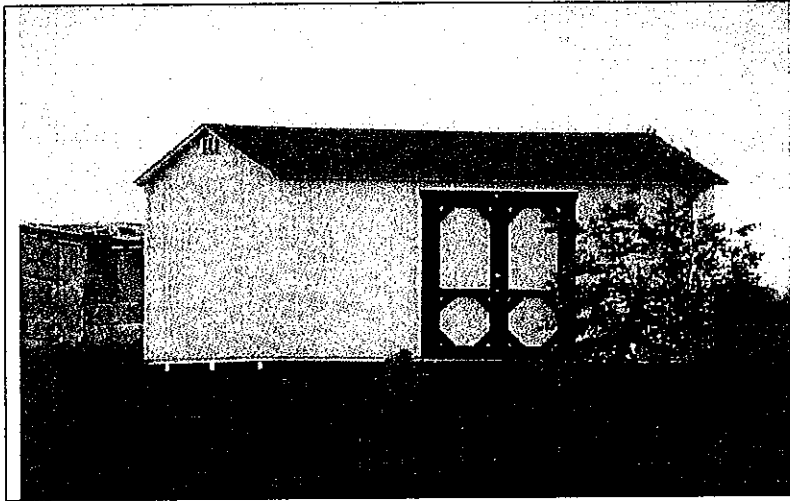


**MS 05
CARPORT**



**MS 10
FRAME
GARAGE**

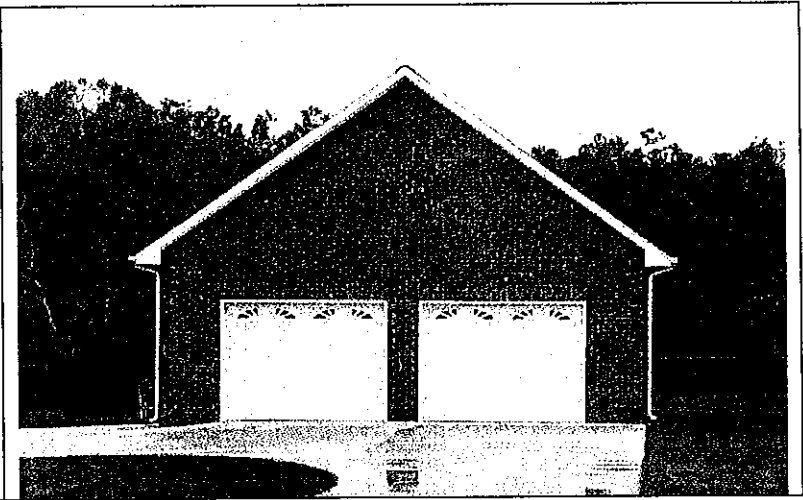




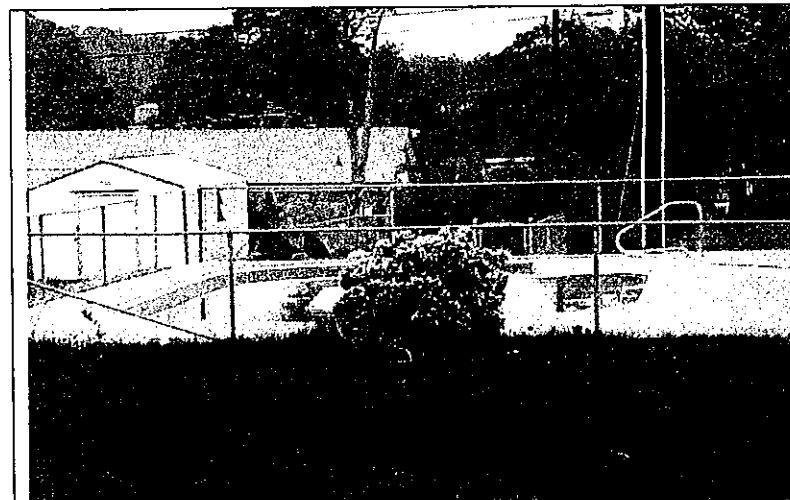
**MS 28
STORAGE
BARN**

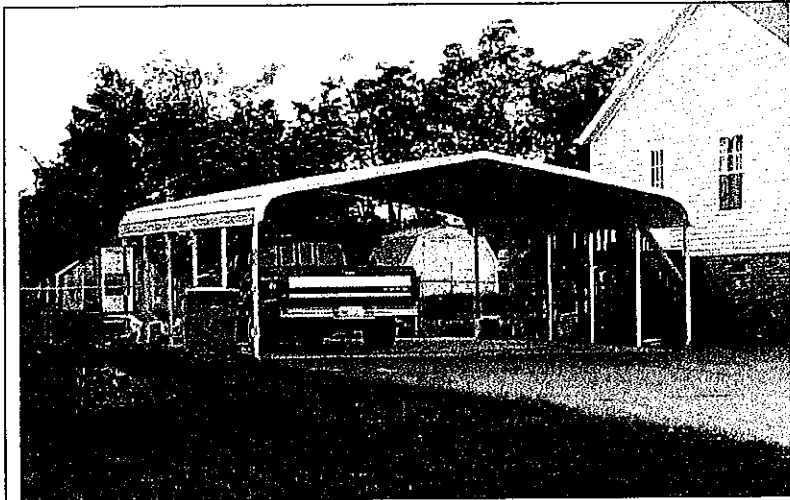


**MS 78
BRICK
GARAGE**



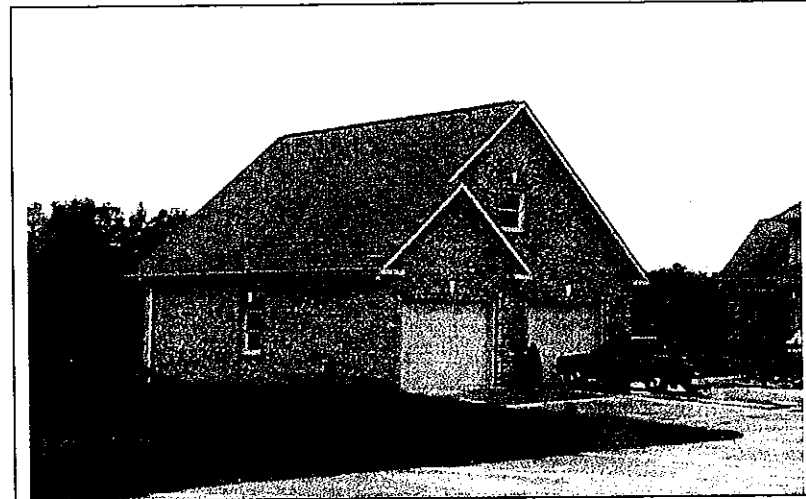
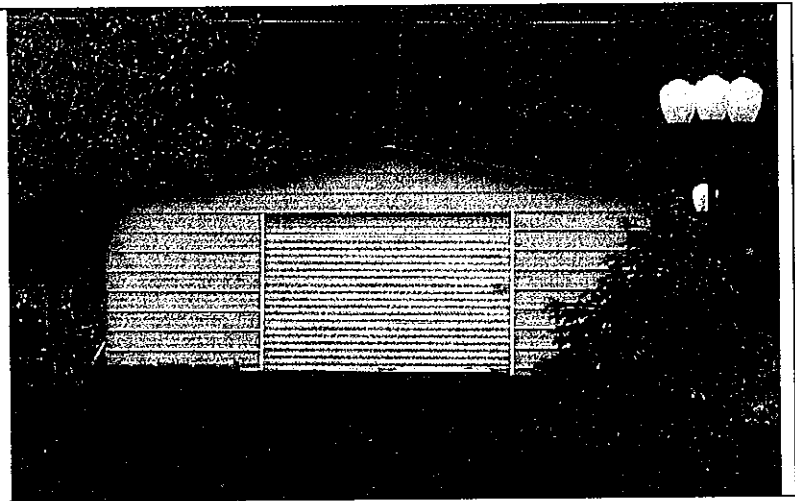
**MS 50
SWIMMING
POOL**





**MS 81
CAR SHED**

**MS 81E
ENCLOSED
CAR SHED**



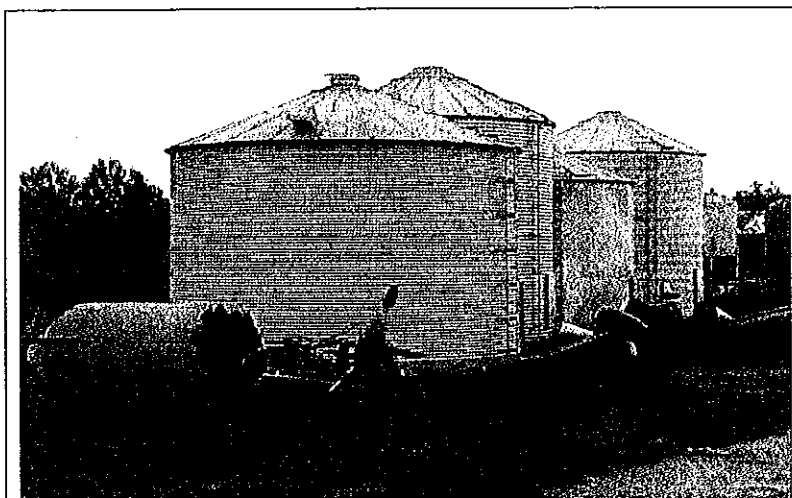
**MS 64
BRICK
GARAGE
W/ATTIC**

AGRICULTURAL BUILDINGS

This section of the Manual has been developed to be used as a guide for estimating the replacement cost new of agricultural buildings. The Cost Schedules included contain base specifications and prices for normal "C" Grade average construction with additions and deductions to account for variations from the base specifications. These schedules are designed for either manual or computer application through the use of Structure Type Codes.

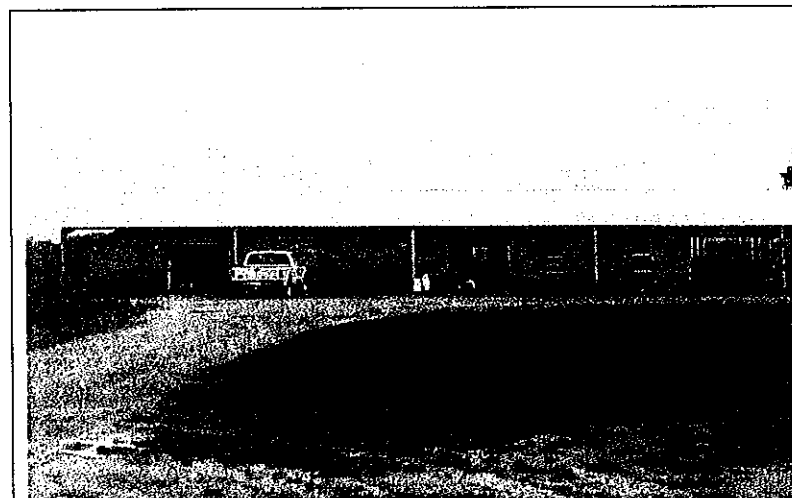
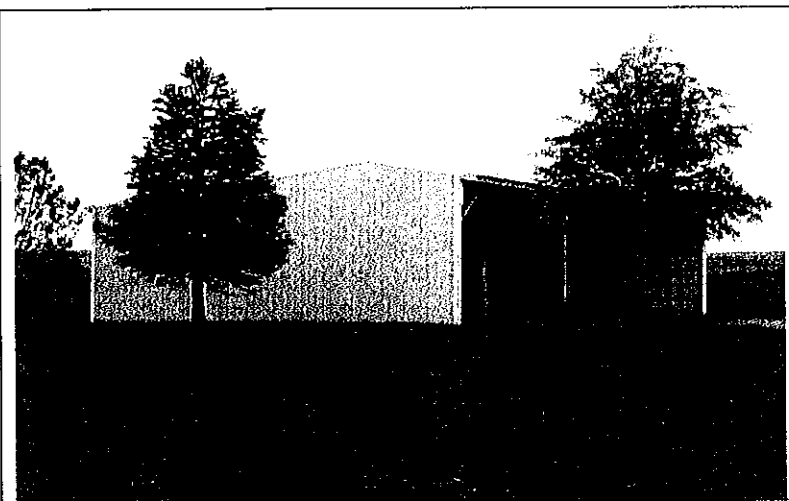
Table of Contents

Special Purpose Dairy and Horse Barns
General Purpose Bank Barns
General Purpose Barns and Sheds
Milk Houses and Milking Parlors
Porcelain Silos
Concrete Stave Silos
Prefabricated Steel Silos
Trench Silos
Bunker Silos
Pole Frame Buildings
Implement Sheds
Quonset Buildings
Corn Cribs
Poultry Houses
Prefabricated Steel Buildings
Steel Grain Bins



**MS 12
GRAIN BINS**

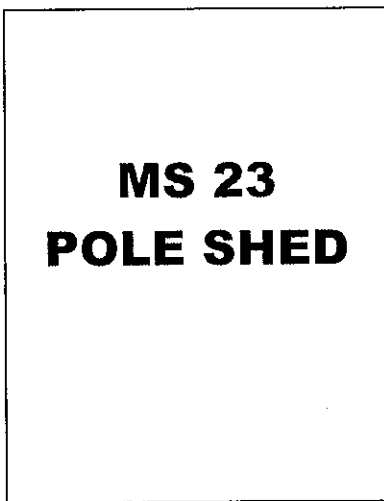
**MS 17
IMPLEMENT
SHED**



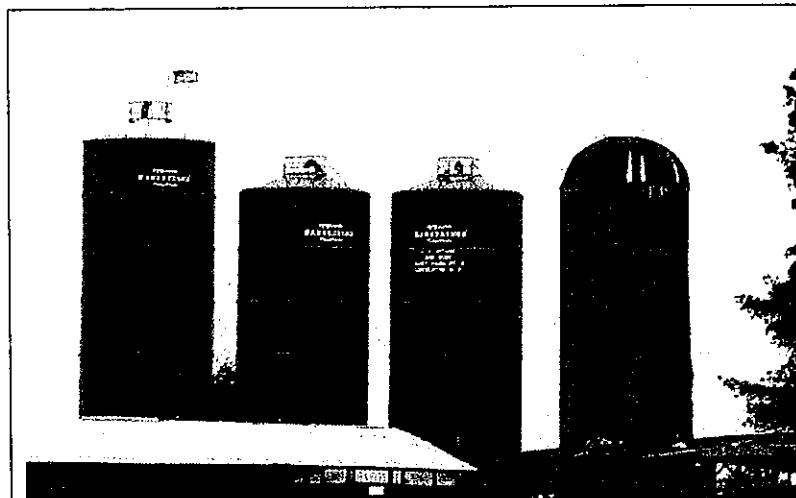
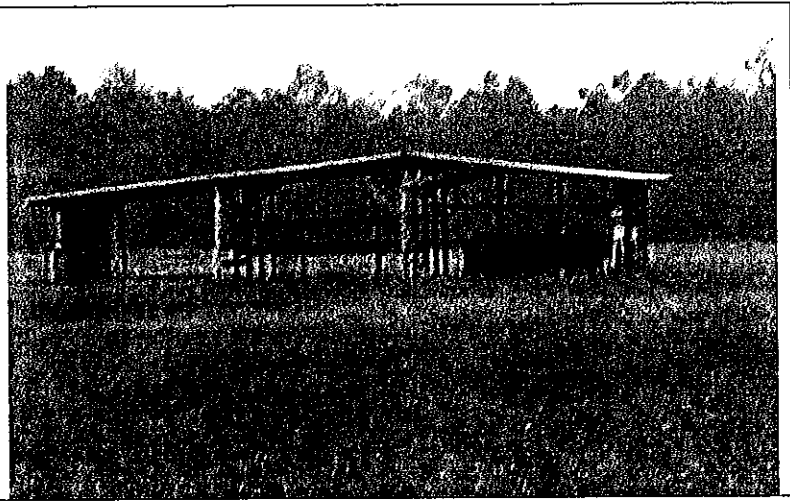
**MS 20
MILK
PARLOR**



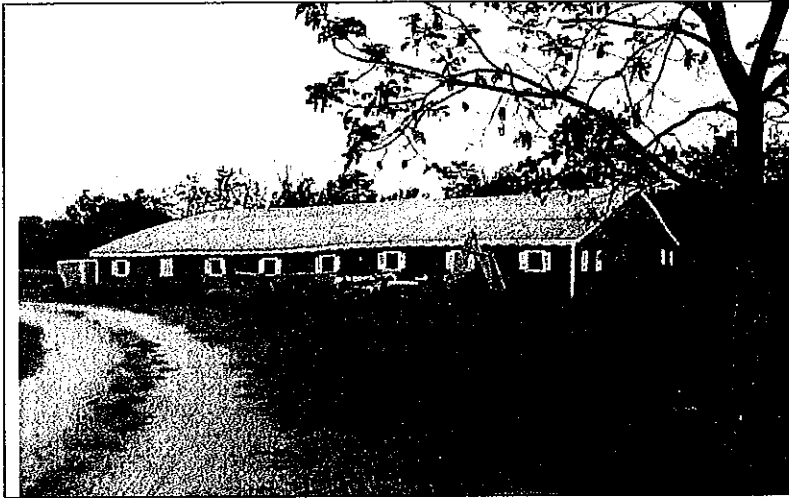
**MS 21
POULTRY
HOUSE**



**MS 23
POLE SHED**

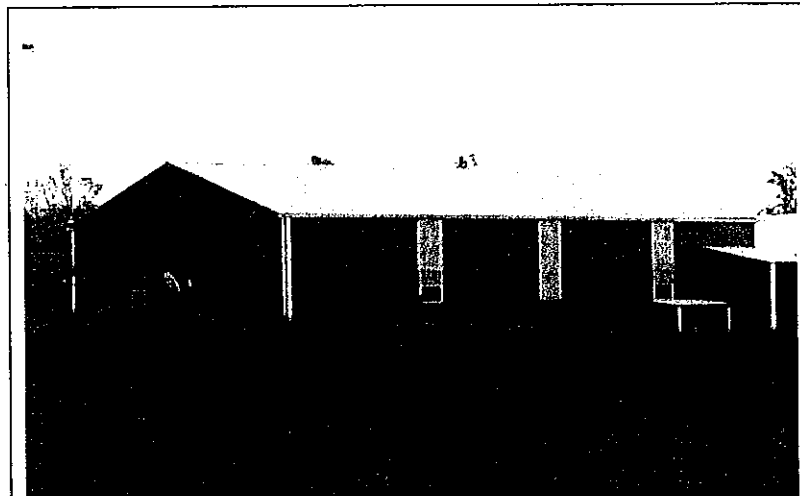


**MS 25/59
SILO
CON. STAVE
AND GLASS
LINED**



**MS 26
STABLE
HORSE
BARN**

**MS 27
STOCK/FEED
BARN**



**MS 49
UTILITY
BLDG.
R.S.F**

MISCELLANEOUS STRUCTURES

DRAFT

AC CODE	DESCRIPTION	SQFT. RATE	SIZE ADJ.	DEP. TABLE
1	Ashphalt Paving	\$2.00	M11	D1
2	Bath House	\$30.25	M12	D3
3	Bulk Tobacco Barn	\$1,650	N0	D3
4	Canopy Detached	\$9.00	M21	D3
5	Carport Detached	\$14.50	M21	D3
6	Concrete Paving	\$2.50	M11	D1
7	Loading Dock	\$12.50	M21	D2
8	Egg/Apple House	\$22.00	M12	D2
9	Fence (Chain Link)	\$12.50	M11	D1
10	Frame Garage Unfinished	\$20.00	M11	D3
11	Grain Annex Concrete	\$2.25	N0	D3
12	Grain Bin Metal	\$2.00	N0	D1
13	Grain Elevators	\$4.10	N0	D3
14	Grainery/Crib	\$5.50	M14	D2
15	Greenhouse	\$7.50	M14	D2
16	Hog Parlor	\$9.75	M14	D2
17	Implement Shed	\$5.25	M14	D2
18	Lumber Shed	\$7.50	M14	D2
19	Lighting (Yard)	\$1,800	N0	D1
20	Milk Parlor	\$17.25	M14	D2
21	Poultry House	\$4.50	N0	D2
22	Railroad Siding	\$75.00	N0	D1
23	Shed Open Pole	\$5.00	M14	D2
23E	Shed Frm Enclsd 3 Side	\$7.25	M14	D2
24	Shop	\$21.25	M11	D3
25	Silo	\$350	N0	D2
26	Stable	\$15.00	M14	D2
26A	Stable W/Finished Area	\$26.50	M14	D2
27	Stock	\$12.50	M14	D2
28	Storage Bld Unfinished	\$10.00	M14	D2
29	Storage Bldg Finished	\$14.50	M14	D2
30	Swmmng Pool (Concrete)	\$35.00	M11	D1
31	Tennis Court W/Fencing	\$5.00	N0	D1
32C	Camper	\$0.00	N0	N0
32S	Single Wide Storage Only	\$0.00	N0	N0
33	Dwelling (Site Value)	\$0.00	N0	N0
34	Mobile Home Attchd Dck	\$12.50	M21	D3
34P	Mobile Home Attchd Prch	\$15.00	M21	D3
35	MH Attached Addition	\$40.00	M12	D3
36	Tobacco Barn	\$12.50	M14	D2
37	Well Residential	\$0.00	N0	N0
38	Septic Tank	\$0.00	N0	N0
39	Water Tank	\$1.75	N0	D3
40	Boat Dock	\$15.00	N0	D2
41	Boat House Enclosed	\$21.25	M11	D3
42	Boat Shelter	\$18.15	N0	D2
43	Mobile Home Space	\$4,000	N0	D1
44	Hay Shed Open	\$5.25	M14	D2
45	Dairy Barn	\$12.45	M14	D2
46	Lounging Shed Enclosed	\$7.50	N0	D2
47	Pole Barn Open	\$6.75	M14	D2
24a	Studio	\$25.00		

AC CODE	DESCRIPTION	SQFT. RATE	SIZE ADJ.	DEP. TABLE
48	Lean-to Shelter	\$2.50	M14	D2
49	Utility Bld RSF	\$12.85	M11	D3
50	Swimming Pool Vinyl	\$28.55	M11	D1
51	Self Service Booth	\$82.50	M11	D3
52	Lumber Shed RSF Open	\$7.50	M14	D2
53	Quonset Building	\$9.50	M11	D3
54	Office Field	\$40.00	M11	D3
55	Swmmng Pool Fiberglass	\$29.55	M11	D1
56	Water Tank	\$0.75	N0	D3
57	Fruit Package Barn	\$20.00	M14	D2
58	Styrene Insulation	\$2.05	N0	D3
59	Silo Glasslined	\$1,000	N0	D1
60	Golf Course Very Good	\$150,000	N0	D3
61	Frame Garage Unfinished	\$38.00	M11	D3
62	Frame Garage Fnsh Attic	\$48.50	M11	D3
63	Brick Grge Unfnsh Attic	\$40.45	M11	D3
64	Brick Garage Fnsh Attic	\$51.25	M11	D3
65	Water Reservoir	\$0.50	N0	D2
66	Bleachers	\$0.00	N0	N0
67	Guard House Brick	\$82.50	M11	D3
68	Hot Tub	\$3,500	N0	D1
69	Field House	\$25.00	N0	N0
70	Miscellaneous Dwg Att	\$45.00	M12	D3
71	Industrial Stack	\$0.00	N0	N0
72	Service Station Canopy	\$22.50	M11	D3
73	Mini Warehouse	\$20.00	N0	D3
74	Hanger	\$20.50	M11	D3
75	Cold Storage Building	\$22.75	M14	D2
76	Finished Frame Garage	\$24.20	M11	D3
77	Brick Garage Unfinished	\$20.45	M11	D3
78	Brick Garage Finished	\$25.00	M11	D3
79	Gazebo	\$1,500	N0	D1
80	Utility Buiing	\$12.85	M11	D3
81	Car Shed Pole	\$2.75	M11	D1
81E	Enclosed Car Shed	\$4.50	M11	D1
82	Garage Apartment Frame	\$48.50	M11	D3
83	Garage Apartment Brick	\$51.25	M11	D3
84	Greenhouse glass	\$15.95	M14	D2
85	Boat Slip	\$15.00	N0	D3
86	Colf Course Good	\$125,000	N0	D3
87	Golf Course Average	\$100,000	N0	D3
88	Golf Course Fair	\$75,000	N0	D3
89	Golf Course Par 3	\$40,000	N0	D3
90	Restroom Structure	\$30.25	M11	D3
91	Truck Scales	\$51,000.00	N0	N0
92	Plumbing Fixture	\$1,050	N0	N0
93	Central A/C	\$3.00	N0	N0
94	Modular Classroom	\$25,000	N0	D3
95	Golf Course Excellent	\$200,000	N0	D3
98	Construciton in Progress	\$0.00	N0	N0
99	Miscellaneous	\$0.00	N0	N0
99001	Mineral Rights	\$5.00		

MISC. STRUCTURE SIZE ADJUSTMENT

DRAFT

M11	
AREA	ADJ.
001-150	110
151-200	108
201-250	106
251-300	104
301-350	102
351-600	100
601-650	98
651-700	96
701-750	94
751-800	92
801-UP	90

M12	
AREA	ADJ.
001-050	110
051-100	105
101-150	102
151-400	100
401-550	98
551-700	96
701-850	94
851-1000	92
1001-UP	90

M13	
AREA	ADJ.
001-150	110
151-200	105
201-250	102
251-400	100
401-600	98
601-700	96
701-800	94
801-900	92
901-UP	90

M14	
AREA	ADJ.
001-040	100
041-080	98
081-150	96
151-300	94
301-UP	90

M21	
AREA	ADJ.
001-020	110
021-040	106
041-060	104
061-080	102
081-200	100
201-300	98
301-400	96
401-500	94
501-UP	90

M22	
AREA	ADJ.
001-020	110
021-040	106
041-060	104
061-080	102
081-200	100
201-300	98
301-400	96
401-500	94
501-UP	90

**MISCELLANEOUS STRUCTURES
DEPRECIATION**

DRAFT

D1

AGE	DEPR.
00-01	10%
01-02	20%
02-03	25%
03-04	30%
04-05	35%
05-06	40%
06-07	45%
08-UP	50%

D2

AGE	DEPR.
00-01	05%
01-02	10%
02-03	15%
03-04	20%
04-05	25%
05-06	30%
06-07	35%
07-08	40%
08-09	45%
09-10	50%
10-11	55%
11-12	60%
12-13	65%
13-14	70%
15-UP	75%

D3

AGE	DEPR.
00--03	05%
04--06	10%
07--09	15%
10--12	20%
13--15	25%
16--18	30%
19--21	35%
22--24	40%
25--27	45%
28--30	50%
31--35	55%
36--40	60%
41--45	65%
45--50	70%
50--UP	75%

D4

AGE	DEPR.
00--04	05%
05--08	10%
09--12	15%
13--16	20%
17--20	25%
21--24	30%
25--28	35%
29--32	40%
33--36	45%
37--40	50%
41--44	55%
45--48	60%
49--52	65%
53--56	70%
57--UP	75%

D5

AGE	DEPR.
00--05	05%
06--10	10%
11--15	15%
16--20	20%
21--25	25%
26--30	30%
31--35	35%
36--40	40%
41--45	45%
46--50	50%
51--55	55%
56--60	60%
61--65	65%
66--70	70%
71--UP	75%