



2021 Reappraisal

Schedule of Values, Standards, and Rules

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Jackson County, North Carolina

2021 Reappraisal

Schedule of Values, Standards, and Rules

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Foreword

The purpose of this manual is to describe the methodology and procedures for appraising real property in Jackson County at its market value (and present use value, as appropriate) as of January 1, 2021. The Schedule of Values, Standards, and Rules establishes the base rates and ranges for all types of property that will be in effect until the next general reappraisal. The tables, rates, and ranges found in this manual are only guidelines. On a property-by-property basis, appraisers have the flexibility to adjust rates in order to appraise individual properties at market value and establish equitable and uniform values for all types of property.

General reappraisals are conducted by applying mass appraisal techniques, with thorough analysis from appraisal staff and the use of a computer-assisted mass appraisal (CAMA) software system. The market approach, cost approach, and income approach to value are all considered, when applicable, to appraise all real property.

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Appraisal of Real Property

In North Carolina, laws and procedural requirements are set forth in the *Machinery Act of North Carolina*. The following statutes specifically address the reappraisal of real property.

North Carolina General Statute 105-274 states that all real and personal property located within its jurisdiction shall be subject to taxation unless it is otherwise exempted or excluded from taxation by law.

North Carolina General Statute 105-286 requires each county to conduct a general reappraisal of all real property at least once every eight years. Jackson County performed its first general reappraisal under this law in 1976. Each county must reappraise all real property in accordance with the provisions of G.S. 105-283 and G.S. 105-317 as of January 1... and every eighth year thereafter. A county may conduct a reappraisal of real property earlier than required if the board of county commissioners adopts a resolution providing for advancement of the reappraisal.

North Carolina General Statute 105-283 states that all property, real and personal, shall as far as practicable be appraised or valued at its true value in money. The words "true value" shall be interpreted as meaning market value, that is, the price estimated in terms of money at which the property would change hands between a willing and financially able buyer and a willing seller, neither being under any compulsion to buy or to sell and both having reasonable knowledge of all the uses to which the property is adapted and for which it is capable of being used.

North Carolina General Statute 105-317 requires the tax assessor to create this schedule, and outlines the procedure for adoption of the schedule.

Appraisal Terminology and Principles

Real property is defined, in North Carolina General Statute 105-273(13), as land, buildings, structures, improvements, and all rights and privileges appertaining to the property.

There are six basic rights associated with fee-simple property ownership, also known as the "bundle of rights":

- The Right to Sell
- The Right to Lease or Rent
- The Right to Use
- The Right to Give Away
- The Right to Enter or Leave
- The Right to Refuse to do any of these

The following restrictions place limitations on the bundle of rights:

- Taxation – the right to tax the property for the support of government.
- Eminent Domain – the right to take the property for public use provided just compensation is paid.
- Police Power – the right to regulate the use of property for the public welfare in the areas of safety, health, morals, zoning, building codes, traffic, and sanitary regulations.
- Escheat – the right of government to have property revert to the state for non-payment of taxes or when there are no legal heirs of decedent who dies without a will.

Value may be defined as the present worth of future benefit arising from the ownership of real property. For a property to have value, it must have utility, scarcity, desirability, and effective purchasing power.

Market value is not always the same as market price. Market price is what the property actually sold for. Market value is an estimate of value based on comparable sales and other market information. Market price can differ from market value if any of the market value criteria are not met. For example, if the buyer is forced to sell, if the buyer and seller are related, or if one of the parties was not informed about the potential use of the property, then the market price may not equal the market value.

The cost of a property is not always equal to its market value. Cost may equal market value when the improvements on a property are new and are the highest and best use of the land. The cost may exceed the actual market value if special features are added and the market does not allow for a return on investment. For example, installing premium features on low quality construction may drive the cost above market value. Another example, when the demand for homes greatly exceeds the available supply to such an extent that buyers actually pay more than the improvement cost of such homes in order to secure housing without a long delay. In this instance, market value could easily exceed cost.

Highest and best use is the reasonable and probable use that supports the highest present value as of the date of the appraisal. Because the highest and best use of a piece of land may not be its current use, the appraiser must consider the relationship between the highest and best use of the land and its existing improvements. Once the highest and best use is determined, the use must meet four criteria:

- Must be Legally Permissible
- Must be Financially Feasible
- Must be Physically Possible
- Must be Maximally Productive

Basic Principles of Value:

- Anticipation – value is created by the expected future benefits to be derived from the property.
- Balance – properties achieve maximum market value when complementary uses are in balance.
- Change – market value is never constant because physical (environmental), economic, governmental, and social forces are at work to change property and its environment.
- Competition – availability must be in harmony with demand.
- Conformity – maximum market value is achieved when there is a reasonable similarity among the improvements in a neighborhood.
- Consistent Use – the property must be valued with a single use for the entire property.
- Contribution – the value of a component of property depends on its contribution to the whole.
- Increasing and Decreasing Returns – when successive increments of one agent of production are added to fixed amounts of other agents, future net benefits will increase up to a certain point, after which successive increments will decrease future benefits.
- Progression and Regression – progression states that the value of a lower priced property is increased by association with better properties of the same type. Regression states that the value of a better quality property is decreased by association with lower quality properties in the same area.
- Substitution – the market value of a property tends to be set by the cost of acquiring an equally desirable and valuable substitute property, assuming that no costly delay is encountered in making the substitute.
- Surplus Productivity – the net income remaining after the costs of labor, management, and capital have been satisfied.
- Supply and Demand – supply is the amount of goods that producers are willing to sell at a given price during a specific period. Demand is the amount of a commodity that consumers buy at a given price during a specific period.

Approaches to Value

There are three recognized approaches to appraising real property; these are the market, cost, and income approaches. The use of one or all of these approaches to value is determined by the quantity, quality, and accuracy of data available to the appraiser. Not all approaches are applicable to every type of property. Underlying each approach is the principle of substitution, which states that the value of a

property is no more than the cost of acquiring an equally desirable substitute property.

Market Approach

The market approach, also referred to as the sales comparison approach, is the most commonly used method for residential properties and the most commonly known among the general public. Stated simply, this method involves comparing the characteristics of a property being appraised to those of properties that have recently sold, adjusting the known sale prices to reflect any noted differences, and using those adjusted sales to estimate the value of the subject property.

General procedures involved in valuing property using the market approach:

- Research, collect, verify, and analyze sales data of comparable properties.
- Select the appropriate units of comparison between the subject and comparable properties.
- Determine from the market the contributory value of differences between the subject property and the comparable properties.
- Adjust the comparable properties for these differences.
- Correlate the adjusted values of the comparable sales to develop a final estimate of market value.

North Carolina General Statute 105-283, definition of market value: all property, real and personal, shall as far as practicable be appraised or valued at its true value in money. The words "true value" shall be interpreted as meaning market value, that is, the price estimated in terms of money at which the property would change hands between a willing and financially able buyer and a willing seller, neither being under any compulsion to buy or to sell and both having reasonable knowledge of all the uses to which the property is adapted and for which it is capable of being used.

No two parcels of land are exactly alike. Typical differences requiring adjustments are time of sale, location, and physical characteristics. Adjustments may also need to be made for atypical financing.

Example using the market approach:

The subject property has three bedrooms, kitchen, living room, dining room, two full bathrooms, one two-piece bathroom, a den, and a two-car attached garage. The following are comparable sales:

- Sale 1, of average quality, has four bedrooms, kitchen, living room, dining room, two full bathrooms, one two-piece bathroom, den, and two-car attached garage. It sold 10 months ago for \$240,000.
- Sale 2, of average quality, has three bedrooms, kitchen, living room, dining room, one full bathroom, one two-piece bathroom, and one-car attached garage. It sold 12 months ago for \$185,000.
- Sale 3, of average quality, has three bedrooms, kitchen, living room, dining room, two full bathrooms, one two-piece bathroom, den, and two-car attached garage. It sold 10 months ago for \$220,000.

Market analysis provided the following adjustments:

Market conditions (change over time)	0.5% per month
Fourth Bedroom	\$22,000
Full bathroom	\$12,000
Den	\$15,000
Single-car garage	\$18,000
Two-car garage	\$26,500

Adjustments:

	Subject	Sale 1	Sale 2	Sale 3
Sale price		\$240,000	\$185,000	\$220,000
Time adjustment		5% (.5% x 10)	6% (.5% x 12)	5% (.5% x 10)
Adjusted sale price		\$252,000 (\$240,000 x 1.05)	\$196,100 (\$185,000 x 1.06)	\$231,000 (\$220,000 x 1.05)
Bathrooms	2 and 1/2	Equal	+ \$12,000	Equal
Bedrooms	3	(\$22,000)	Equal	Equal
Den	1	Equal	+ \$15,000	Equal
Garage stalls	2	Equal	+ \$8,500 (\$26,500-\$18,000)	Equal
Net adjustments		(\$22,000)	+ \$35,500	\$0
Adjusted sale price		\$230,000	\$231,600	\$231,000

The indicated value for the subject property is \$231,000.

Cost Approach

In the cost approach, the appraiser determines the cost to build the subject structure new, including all direct and indirect costs, and then makes an allowance for depreciation based on the actual condition of the improvements. This is added to the appraiser's opinion of value of the land to calculate a total value.

General steps involved in valuing property using the cost approach:

- Determine the land (site) value as if vacant and available for development to its highest and best use.
- Calculate the total cost new of improvements.
- Determine the total amount of depreciation from all causes.
- Subtract the total dollar amount of depreciation from the total cost new of the primary improvements.
- Determine the total cost new of any accessory and site improvements.
- Add land value to the depreciated cost of the primary, accessory, and site improvements, to arrive at a value indication by the cost approach.

Land value is determined by using the market approach: that is, the location, conditions, and improvements of the subject site are compared to those of similar sites and adjustments are made for significant differences.

The next step in the cost approach is to value all improvements based on replacement cost new. Reproduction cost is the dollar amount required to construct an exact duplicate of material and construction practices of the subject building at current prices. Replacement cost would be the construction cost at current prices of the subject building using present day materials and construction practices that produces a very similar although not exact duplicate and serves the same purpose or function as the original.

Direct (hard) costs include labor, materials, security during construction, equipment rental, utilities, building permits, material storage buildings, contractor trailer/building and other temporary needs (such as fencing), and contractor profit and overhead.

Depreciation is defined as a loss in value from all causes. The three causes or types of depreciation are:

- Physical Deterioration – loss in value due to ordinary wear and tear and the forces of nature. The condition may be considered either curable or incurable, depending upon whether it may or may not be practical and economically feasible to cure the deficiency by repair and replacement.
- Functional Obsolescence – loss in value due to inability of the improvement to perform adequately the function for which it is used, as of the appraisal date. The condition may be considered either curable or incurable.
- External (Economic) Obsolescence – diminished utility of an improvement due to negative influences from outside the building. The condition is generally incurable in that the causes lie outside the property owner's control.

Example using the cost approach:

	Sale 1	Sale 2	Sale 3
Sale price	\$250,000	\$300,000	\$285,000
Indicated land value	<u>(\$50,000)</u>	<u>(\$75,000)</u>	<u>(\$55,000)</u>
Improvement market value	\$200,000	\$225,000	\$230,000
Replacement cost new (RCN)	\$285,000	\$330,000	\$300,000
Improvement market value	<u>(\$200,000)</u>	<u>(\$225,000)</u>	<u>(\$230,000)</u>
\$ Depreciation (from market)	\$85,000	\$105,000	\$70,000
\$ Depreciation / RCN	\$85,000 / \$285,000	\$105,000 / \$330,000	\$70,000 / \$300,000
Depreciation percentage	0.298	0.318	0.233
Deprecation % / Effective Age	0.298 / 14	0.318 / 16	0.233 / 13
Annual depreciation %	2.13%	1.99%	1.79%

The results from the three sales indicate a depreciation amount of approximately 2% per year.

Subject property:

Replacement cost new (RCN)	\$280,000
Depreciation %	30% (15 effective age x 2%)
Depreciation amount	\$84,000 (\$280,000 x .30)

RCN	\$280,000
\$ Depreciation	<u>(\$84,000)</u>
Improvement value	\$196,000
Land value	\$51,000
Total value	\$247,000 (\$196,000 + \$51,000)

Income Approach

The income approach assumes that the subject property was (or is typically) bought for its potential to produce an income stream. In this approach, the value of an income-producing property is estimated by converting anticipated benefits (income and rent) arising from the ownership of the income producing property.

The normal goals of the investor are twofold: (1) a return on the investment and (2) a return of the investment. With income-producing property, the return on the investment depends on the difference between the property's income and all expenses for the same period, and the return of the investment depends on the resale value of the property.

General procedure involved in valuing property using the income approach:

- Estimate potential gross income, based on market rents.
- Deduct for vacancy and collection loss.
- Add miscellaneous income to get the effective gross income.

- Determine operating expenses.
- Deduct operating expenses from the effective gross income to determine net operating income before discount, recapture, and taxes.
- Select the proper capitalization rate.
- Determine the appropriate capitalization procedure to be used.
- Capitalize the net operating income into an estimated property value.

Potential gross income is annual market rent for the property at 100 percent occupancy. Market rent is the rent currently prevailing in the market for properties comparable to the subject property. Contract rent is the rent required to be paid by the tenant under the terms of the lease; it is not necessarily the rent actually paid by the tenant. Contract rent may, or may not, be equal to market rent.

Vacancy loss is the amount of income lost due to unoccupied space. Collection loss is the loss that results from the failure of tenants to pay the rent, sometimes referred to as bad debt.

Miscellaneous income is nonscheduled income and is often referred to as service income. It comes from sources other than actual rent. It may include parking fees, resale of utilities, coin-operated laundry, and clubroom or recreational area fees.

Operating expenses are ordinary and typical expenses that are necessary to keep the property functional and rented competitively with other properties in the area. Proper expenses included:

- Fixed expenses – an expense that does not vary by rate of occupancy, ex. property taxes and insurance.
- Variable expenses – expenses that vary based on the rate of occupancy, ex. management fees, utilities, repairs, and maintenance.
- Reserves for replacement – annual charges for items that have relatively short lives (short-lived items) and that must be replaced before the end of the lease period or before the improvement reaches the end of its useful life. Ex. drapes, ranges, refrigerators, water heaters, etc.

Improper expenses are those not necessary to keep the property functional such as debt service, income taxes, capital improvements, depreciation, and owner's business expenses.

Capitalization is the process of converting a series of anticipated future payments (income) into present value. Capitalization transforms net operating income produced by a property into the property value. The capitalization process, or the income approach, restates market value by converting the future benefits of property ownership into an expression of present worth.

There are three primary components involved in the capitalization process: the net operating income, the capitalization rate, and the value, where the verified sale price represents value. The formula used is $\text{Income} / \text{Value} = \text{Rate}$. Example:

	Sale 1	Sale 2	Sale 3
Sale price	\$480,000	\$600,000	\$440,000
Net operating income	\$50,000	\$60,800	\$45,000
Capitalization rate (%)	10.4	10.1	10.2

The three components of a capitalization rate are the discount rate, recapture rate, and effective tax rate.

- Discount Rate – the return on a real estate investment, it reflects the compensation necessary to attract investors to give up liquidity, defer compensation, and assume the risks of investing.
- Recapture Rate – the rate of return of a real estate investment; the annual dollar requirement for returning to the investor a sum equal to the property value (improvements only) at the end of a given period of time.
- Effective Tax Rate – the rate expressing the ratio between the property value and the current tax bill; the official tax rate of the taxing jurisdiction multiplied by the assessment ratio.

The capitalization rate can be derived from a variety of sources, including comparable sales data, provider companies, investor surveys, market sales, and data analysis. Like the other elements of income analysis, all elements of the capitalization rate must be based on market data relevant to the property type and market conditions at the effective date of the value estimate.

After performing the analyses discussed in the previous steps and determining the capitalization rate for the subject property, the appraiser must capitalize the net income to determine the value of the property.

Example using the income approach:

Potential gross income	\$50,000
Vacancy & collection loss	(\$5,000)
PGI – V&C loss	\$45,000
Miscellaneous income	\$2,000
Effective gross income	\$47,000
Operating expenses	(\$10,000)
Net operating income	\$37,000
Capitalization rate	10%
Estimated property value	\$370,000

Band of Investment Method

The band-of-investment method considers the actual mortgage rates and terms prevailing for the type of property and for the area in question and therefore reflects the local market. In developing a discount rate by the band-of-investment method, information should be collected about the following:

- The percentage of value (loan-to-value ratio) that lending institutions lend on the first mortgage for properties of this type, and the rate of interest.
- The yield rate based on the equity requirements of the owner in the project, should be the rate of return necessary to attract investors to this type of investment property.

Example: 75% debt, 25% equity, equity rate 15%, mortgage rate 8%

Equity	$25\% \times 15\% = 3.75\%$
Debt/Mortgage	$75\% \times 8\% = 6.00\%$
Capitalization Rate	$3.75\% + 6.00\% = 9.75\%$

Gross Rent Multiplier

The Gross Monthly Rent Multiplier (GMRM) is used to convert the gross potential monthly rent into an indication of value. To derive a gross monthly rent multiplier from the market data, sales of properties that were rented at the time of sale or were anticipated to be rented within a short time must be available. The ratio of sale price to the monthly gross rent at the time of sale or projected over the first year to several years of ownership is the gross monthly rent multiplier. The formula used is $\text{Sale Price} / \text{Gross Monthly Rent} = \text{GMRM}$. Example:

Sale Price	\$368,500
Gross monthly rent	\$7,092
GMRM	$51.96 (\$368,500 / \$7,092)$

Residual Technique

The land residual technique is used when the building value is known and when there are no unimproved land sales to support the land value. The annual net return for the improvement is deducted from the total annual net operating income. The remaining income, which is the residual amount, is attributable to the land. This income is capitalized into a value indicator for the land. Example:

Building value	\$70,000
Recapture rate	4% (100 / 25)
Land capitalization rate	8% (interest rate)
Building capitalization rate	12% (8% + 4%)
Net income	\$10,000
Net income to building	\$8,400 (\$70,000 x 12%)
Residual income to land	\$1,600 (\$10,000 – 8,400)
Land value	\$20,000 (\$1,600 / 8%)
Building value	\$70,000
Property value	\$90,000

The building residual technique is commonly used when the land value is known and can be well documented with sales of comparable land. The annual net return to the land is deducted from the estimated total annual net operating income. The remaining income, the residual amount, is attributable to the improvement and is capitalized into a value indicator for the building. Example:

Land value	\$20,000
Recapture rate	4% (100 / 25)
Land capitalization rate	8% (interest rate)
Building capitalization rate	12% (8% + 4%)
Net income	\$10,000
Net income to land	\$1,600 (\$20,000 x 8%)
Residual income to building	\$8,400 (\$10,000 - \$1,600)
Building value	\$70,000 (\$8,400 / 12%)
Land value	\$20,000
Property value	\$90,000

Property qualifying for a Section 42 tax credit will be appraised in accordance with North Carolina General Statute 105-277.16. This requires the use of the income approach to value and requires the appraiser to consider rent restrictions in its application.

Reconciliation

Reconciliation is the art of analyzing and effectively weighing the findings from the three approaches. If the three approaches are applied to the same property, they will normally produce three separate indications of value. Although each approach may serve as an independent guide to value, whenever possible, all three approaches should be used as a check on the final estimate of value.

The process of reconciliation is more complicated than simply taking the average of the three value estimates. An average implies that the data and logic applied in each of the approaches is equally valid and reliable.

For example, in appraising a home, the income approach is rarely used and the cost approach is of limited value unless the home is relatively new; therefore, the market approach is usually given the greatest weight in valuing single-family

residences. In the appraisal of income or investment property, the income approach would normally be given the greatest weight. In the appraisal of churches, libraries, museums, schools, and other special-use properties where there is seldom an increase in income, and few sales, if any, the cost approach would usually be assigned the greatest weight. From this analysis or reconciliation, a single estimate of market value is produced.

Mass Appraisal

Mass appraisal is the process of appraising a large number of properties, as of a given effective date, using statistical analysis to arrive at uniform and equitable values. A valuation model is developed to replicate changes in supply and demand over a large area. It is different from single-property appraisal (“fee appraisal”), in which a market analysis is performed for only the subject parcel. The same approaches to value (market, income, cost) apply to both methods; the differences lie in the way market analysis and appraisals are performed.

To accomplish appraising 40,000 properties at the time of the general reappraisal, as well as new construction on an ongoing basis, the county is divided into 386 neighborhoods. This allows the county to recognize and adjust for distinct market conditions affecting value in each neighborhood. An example would be a residential subdivision where houses are of a similar age, constructed with similar style and workmanship, and share the same common amenities. These homes would typically be affected by the same market conditions and have similar desirability on the market.

All recent sales are analyzed to determine if they are arm’s length transactions. A transaction is considered “arm’s length” if it is between two unrelated parties who are not under any unique compulsion to buy or sell and if it is representative of the fair market value. Sales between relatives, short sales, and estate sales are examples of transactions that might not be good evidence of market value. Sale prices are determined based on the excise tax (“revenue stamps”) paid to the Register of Deeds office and reported on the deed.

Land is appraised based on available land sales data, allocation of sale prices between land and improvements, or other methods as appropriate. Once land rates are established, analyses is performed to establish the positive or negative influence of various property characteristics. Base square foot rates for each type of addition, outbuilding, and internal characteristic are determined.

The rates published in the Schedule of Values are base rates and ranges for what is considered average quality and workmanship and standard lots and acreage. The CAMA appraisal system contains factors and adjustments that can be applied to

land and building rates to recognize market conditions, functional or economic obsolescence, deferred maintenance, remodeling, poor topography, and many other characteristics that can affect supply and demand. Judgment by the appraiser plays an important role with respect to comparative grading and depreciation.

Quality Control in Mass Appraisal

Mass appraisal relies heavily on statistical analysis to ensure uniformity and equity. The most commonly used test is the ratio study.

A ratio study compares appraised values to actual sale prices for a sample of properties. The ratios themselves are calculated by dividing the appraised value generated during the general reappraisal by the sale price. For example, if a property is appraised at \$250,000 and has a recent sale price of \$252,000, its sales ratio is 99% ($\$250,000/\$252,000$). This means the property is appraised at 99% of its market value, as represented by the sale price.

In mass appraisal, appraised values should not be expected to exactly match sale prices or independent appraisals. Instead, the median ratio for a group of similar properties should be near 100%, with high and low ratios balancing. Per the International Association of Assessing Officers (IAAO) *Standard on Ratio Studies* (2013), the median ratio should fall between 90% and 110%. If the median ratio for a group of parcels falls within this range, the standard for overall appraisal level has been met. In conducting a ratio study, it is imperative that there be a sufficient number of samples for meaningful analysis. In Jackson County, the market is active enough to meet this need.

Additional checks show if the appraised values are uniform and equitable.

The Coefficient of Dispersion (COD) measures the difference between each ratio in the sample and the median ratio, and returns the average deviation. A low COD indicates more uniformity in the sample than a high COD. Under IAAO standards, a COD demonstrates acceptable uniformity when it is under 10 for newer and homogenous residential neighborhoods, under 15 for older or heterogeneous neighborhoods, under 20 or 25 for vacant land in urban or rural areas, under 20 for rural residential property, and under 20 for commercial properties.

The Price-Related Differential (PRD) is used to determine how high-value properties and low-value properties are appraised relative to each other. A high PRD indicates that high-value properties are under-appraised, meaning a weighted average will be less than the un-weighted average. A low PRD indicates the opposite; that high-value properties are over-appraised and are skewing the average sales ratio higher.

Post-Reappraisal

After a general reappraisal, the Schedule of Values must remain in effect until the next general reappraisal. North Carolina General Statute 105-287 outlines the conditions under which values may and may not be changed in between general reappraisal years.

The statute permits the assessor to increase or decrease the appraised value of a property based on physical changes to the land and/or improvements (105-287(a)(2b)). Common examples of this would include new additions to a home, new outbuildings (such as detached garages), demolition of existing improvements, changes to zoning, or a division of land into smaller lots.

The statute prohibits the assessor from increasing or decreasing the appraised value of a property due to inflation, deflation, or changes in the local economy (105-287(b)(2)). This allows for equity in assessments, as every property is appraised based on the economic conditions influencing supply and demand at the same point in time.

The statute requires that all changes made in the above (and other allowed) situations be made using the current Schedule of Values (105-287(c)). This means that when improvements are made, they are valued using the same rates and guidelines outlined in this manual until the next general reappraisal is conducted. For example, a house built in 2023 would be appraised based on an analysis of what similar homes were selling for at the time this 2021 Schedule of Values was compiled. The cost and market value of the home at the time of its construction would not be considered. This allows new construction to be appraised uniformly and equitably with existing construction.

North Carolina General Statute 105-317(a)(3) requires that partially completed buildings be appraised based on their degree of completion as of January 1 of the year for which the new assessment is being made.

Property Record Card Definitions

Property Factors:

Topography

L	Level
M	Mountainous
P	Precipitous
R	Rolling
S	Swampy
T	Steep
W	Low

Streets/Roads

G	Gravel State
N	No Road
P	Paved, Primary
R	Paved, Private
S	Paved, Secondary
T	Private Dirt
W	No Right of Way

View

CF	Creek Front
CV	Creek View
FW	Fairway
GC	Golf Course
LF	Lake Front
LR	Long Range
LS	Limited / Seasonal
LV	Lake View
MR	Medium Range
PV	Panoramic
RF	River Front
RV	River View
SR	Short Range

Utilities

A	All Available
CS	Campsite
G	Gas
MH	M/H Hookup
N	None
PS	Public Sewer
PW	Public Water
S	Septic
W	Water

Land Data:

Methods		Types	Adjustment Codes
A	Acreage	0100 Residential Homesite	BI Builders Inventory
L	Lot / Site	0110 Residential	C Corner Influence
S	Square Foot	0120 Residential Creek / River Front	CA Common Area
		0130 Resort	CE Conservation Easement
		0131 Resort Fairway	CF Creek Front
		0132 Resort View	D Drainage
		0133 Resort Waterfront	E Excess
		0134 Resort Amenity Lot	EF Excessive Frontage
		0139 Resort Common Area	EO Economic Obsolescence
		0140 Residential Lakefront	ER Easement / Right of Way
		0150 Residential View	EX Exempt
		0198 Cemetery	FF Flood Fringe
		0199 Residential Common Area	FP Flood Plain
		0200 Openland	GC Golf Course
		0220 Openland Creek / River Front	L Level
		0240 Openland Lakefront	LC Location
		0250 Openland View	LF Lakefront
		0300 Horticulture	LR Leasehold Real Property
		0320 Horticulture Creek / River Front	LW Low
		0350 Horticulture View	M Misimproved
		0400 Wooded	MA Market Adjustment
		0420 Wooded Creek / River Front	NC Non-Conforming
		0440 Wooded Lakefront	P Percolation Test Failed
		0450 Wooded View	R Rear
		0499 Wooded USFS	RA Restricted Access
		0500 Commercial Primary	RU Restricted Use
		0501 Commercial Secondary	S Size / Shape
		0502 Commercial Tertiary	SA Slope Analysis
		0503 Commercial Residual	SE Septic Easement
		0504 Commercial Rural	SI Site Improvement
		5005 Golf Course	T Topography
		0590 Cell Tower	UN Undeveloped
		0598 Commercial Cemetery	V View
		0599 Commercial Common Area	WF Waterfront
		0600 Industrial Primary	
		0601 Industrial Secondary	
		0602 Industrial Rear	
		0603 Industrial Residual	
		0700 Wasteland	
		0701 Residential Conservation Land	
		0702 Commercial Conservation Land	
		0800 Mineral Rights	

Outbuildings:

01	Barn	40	Miniature Golf
02	Barn, Horse / Arena	41	Miscellaneous Building
03	Barn, Low Cost	42	Patio
04	Bath House	43	Patio, Covered
05	Boat Dock	44	Pavilion
06	Boat Slip	45	Paving, Asphalt
07	Boat Slip Covered	46	Paving, Concrete
08	Boat Storage Commercial	47	Pool, Concrete
09	Cabin, Average Quality	48	Pool, Vinyl
10	Cabin, Good Quality	49	Porch, Enclosed
11	Cabin, Low Quality	50	Porch, Open
13	Canopy, Average Quality	51	Porch, Screened
14	Canopy, Commercial	52	Produce Stand
15	Canopy, Good Quality	53	Pump House
16	Carport, Average Quality	54	Railroad Spur
17	Carport, Good Quality	55	Residential Finished Upper Story /Living Quarters
18	Commercial Lumber Storage	56	Shed, Equipment with Sides
19	Commercial Office	57	Shed, Open Pole
20	Commercial Office Low Quality	58	Shop, Frame
21	Dwelling Sound Value	59	Shop, Steel Prefabricated
22	Fellowship / Recreation Hall	61	Stable
23	Fence, Commercial	62	Storage, Brick
24	Garage, Metal	63	Storage, Concrete Block / Frame
25	Garage, Finished	64	Storage, Metal Utility
26	Garage, Unfinished	65	Storage, Quonset
27	Garage with Living Quarters	66	Storage, Steel Prefabricated
28	Gazebo	67	Studio
29	Golf Course	68	Tenant House
32	Golf Course PAR 3	69	Tennis Court
33	Greenhouse	70	Utility Room
34	Hangar, Airplane	71	Water Tank
35	Kennel Building	72	Wood Deck
37	Loading Dock	73	Yurt
39	Manufactured Home Sound Value		

Building Descriptions:

Building Valuation Methods

C	Commercial
O	Outbuilding
P	Priced / Sound Valued
R	Residential

Building Depreciation

BI	Builders Inventory
CA	Common Area
D	Design
DC	Declining Area
EC	Economic Factors
EX	Exempt
FC	Functional Curable
FI	Functional Incurable
I	Incomplete
L	Location
LH	Leasehold
O	Over-Built
PP	Personal Property
S	Size
U	Utility

Building Use Codes

C01	Apartment	C24	Office Medical
C02	Auto Service Center	C25	Office Typical
C03	Auto Dealership	C26	Prefabricated Commercial Building
C04	Bank	C27	Rest / Nursing Home
C05	Barber / Beauty Shop	C28	Restaurant Fast Food
C06	Bed & Breakfast	C29	Restaurant / Lounge
C07	Car Wash	C30	Retail Store
C08	Church	C31	Retail Rural
C09	Clubhouse	C32	School
C10	Commercial Building	C33	Service Garage
C11	Convenience Store	C34	Service Lube Center
C12	Country Club	C35	Shopping Center
C13	Daycare Center	C36	Supermarket
C14	Department Store	C37	Theater
C15	Dormitory	C38	Warehouse
C16	Fire Station	C39	Warehouse, Distribution
C17	Fellowship Hall	C40	Warehouse, Mini Storage
C18	Government Building	R01	Single Family Dwelling
C19	Hospital	R02	Manufactured Housing
C20	Hotel / Motel	R03	Condominium
C21	Industrial / Manufacturing	R04	Townhouse / Villa
C22	Laundromat	R05	Duplex / Triplex
C23	Mortuary	R07	Tiny Home

Land Valuation

The market approach is the most appropriate method of land valuation when qualified sales are available. This is done by analyzing sales data for the last three years in each neighborhood, with greater emphasis placed on the most recent sales. If no data exists for a neighborhood, the appraiser uses data from a comparable neighborhood.

Neighborhoods (also called “Market Areas”) are unique areas of property determined by subdivisions, natural boundaries, or other determining factors. The appraiser will determine neighborhoods and numeric codes will be created to uniquely identify them. The land base rate adjustment for these neighborhoods could range from 25% - 1500%.

In areas of commercial or industrial sites, tracts for residential development, excessive road frontage, useable water frontage, well-located small tracts, or any other features that influence land value pricing will be adjusted with a market adjustment. Likewise, factors that affect tracts located in areas that make them unfeasible to manage and practically inaccessible will cause a reduction in price to reflect the proper value.

Lots in subdivisions may be valued by site value from \$100 to \$5,000,000 depending on the market conditions, sales, and geographic location.

Road types are defined as follows:

- P – Paved Primary - intestates or other major artery highways
- S – Paved Secondary - paved public road or secondary arteries
- G – Gravel State Maintained - all weather surface road
- R – Paved Private - paved or concrete private access road
- T – Dirt Private - gravel or dirt private access road
- N – No Road - right of way that is not open for normal road use
- W – No Right of Way - property without a deeded right of way or easement

There is an additional added site improvement value for utilities:

Code	Value
S – Septic	\$4,000
W – Well	\$6,000
CS – Campsite	\$4,000
MH – Manufactured Home Hookup	\$10,000

Land adjustment codes can be applied as a positive or negative adjustment.

Adjustment Codes

BI	Builders Inventory	FP	Flood Plain	R	Rear
C	Corner Influence	GC	Golf Course	RA	Restricted Access
CA	Common Area	L	Level	RU	Restricted Use
CE	Conservation Easement	LC	Location	S	Size / Shape
CF	Creek Front	LF	Lakefront	SA	Slope Analysis
D	Drainage	LR	Leasehold Real Property	SE	Septic Easement
E	Excess	LW	Low	SI	Site Improvement
EF	Excessive Frontage	M	Misimproved	T	Topography
EO	Economic Obsolescence	MA	Market Adjustment	UN	Undeveloped
ER	Easement / Right of Way	NC	Non-Conforming	V	View
EX	Exempt	P	Percolation Test Failed	WF	Waterfront
FF	Flood Fringe				

Land Base Rates per Acre

Base values have been established for each land type based on market analysis. All acreage land rates are based on one (1) acre. Adjustments will be made to the base rate according to the acreage size factor.

Road Type:	P	S	G	R	T	N	W
Land Type:							
0100 - Residential Homesite	30,000	30,000	28,500	27,000	25,500	12,000	3,000
0110 - Residential	30,000	30,000	28,500	27,000	25,500	12,000	3,000
0120 - Residential Crk/Rvr Front	60,000	60,000	57,000	54,000	51,000	24,000	6,000
0130 - Residential Resort	40,000	40,000	38,000	36,000	34,000	16,000	4,000
0131 - Resort Fairway	40,000	40,000	38,000	36,000	34,000	16,000	4,000
0132 - Resort View	60,000	60,000	57,000	54,000	51,000	24,000	6,000
0133 - Resort Waterfront	250,000	250,000	250,000	250,000	250,000	100,000	25,000
0134 - Resort Amenity Lot							
0139 - Resort Common Area							
0140 - Residential Lakefront	250,000	250,000	250,000	250,000	250,000	100,000	25,000
0150 - Residential View	60,000	60,000	57,000	54,000	51,000	24,000	6,000
0199 - Common Area							
0200 - Openland	30,000	30,000	28,500	27,000	25,500	12,000	3,000
0220 - Openland Crk/Rvr Front	60,000	60,000	57,000	54,000	51,000	24,000	6,000
0240 - Openland Lakefront	250,000	250,000	250,000	250,000	250,000	100,000	25,000
0250 - Openland View	60,000	60,000	57,000	54,000	51,000	24,000	6,000
0300 - Horticulture	30,000	30,000	28,500	27,000	25,500	12,000	3,000
0320 - Horticulture Crk/Rvr Fnt	60,000	60,000	57,000	54,000	51,000	24,000	6,000
0350 - Horticulture View	60,000	60,000	57,000	54,000	51,000	24,000	6,000
0400 - Wooded	30,000	30,000	27,000	25,500	24,000	12,000	3,000
0420 - Wooded Crk/Rvr Fnt	80,000	80,000	75,000	70,000	65,000	32,000	8,000
0440 - Wooded Lakefront	250,000	250,000	225,000	200,000	200,000	100,000	25,000

Road Type:	P	S	G	R	T	N	W
0450 - Wooded View	60,000	60,000	57,000	54,000	51,000	24,000	6,000
0499 - Wooded USFS	30,000	30,000	27,000	25,500	24,000	12,000	3,000
0500 - Commercial Primary	150,000	140,000	130,000	120,000	100,000	60,000	15,000
0501 - Commercial Secondary	75,000	70,000	65,000	60,000	50,000	30,000	7,500
0502 - Commercial Tertiary	45,000	42,000	37,500	36,000	30,000	18,000	5,000
0503 - Commercial Residual	27,000	25,000	22,500	21,500	18,000	10,500	2,500
0504 - Commercial Rural	40,000	40,000	35,000	30,000	25,000	15,000	5,000
0505 - Commercial Golf	50,000	50,000	45,000	40,000	30,000	15,000	5,000
0590 - Communication Tower	75,000	75,000	75,000	75,000	75,000	75,000	75,000
0599 - Commercial Common Area							
0600 - Industrial Primary	100,000	90,000	85,000	80,000	75,000	40,000	10,000
0601 - Industrial Secondary	50,000	45,000	42,500	40,000	37,500	20,000	10,000
0602 - Industrial Rear	30,000	27,000	25,500	24,000	22,500	12,000	3,000
0603 - Industrial Residual	18,000	16,000	15,000	14,000	13,500	7,000	1,800
0700 - Wasteland	1,000	1,000	1,000	1,000	1,000	1,000	1,000
0701 - Residential Conservation	30,000	30,000	28,500	27,000	25,500	12,000	3,000
0702 - Commercial Conservation	150,000	140,000	130,000	120,000	100,000	60,000	15,000
0800 - Mineral Interest	100	100	100	100	100	100	100

The land size factor is established by the total size of an individual tract. The factor will be determined from where the total acreage falls in the table. The matching rate from the size factor will be used as the factor to adjust the entire tract.

Acreage Land Size Factor – Residential

Tract Size	Size Factor
.25	2.00
.50	1.50
.75	1.25
1.00	1.00
2.00	.90
5.00	.70
10.00	.50
20.00	.45
50.00	.40
100.00	.30
400.00	.25
400+	.20

Acreage Land Size Factor – Commercial

Tract Size	Size Factor
.10	1.90
.20	1.80
.30	1.70
.40	1.60
.50	1.50
.60	1.40
.70	1.30
.80	1.20
.90	1.10
1.00+	1.00

Residential Acreage Valuation Method Example:

Road Type x Size Factor x Acreage = Base Rate

Improved residential property containing 10 acres on a state paved road (S).

Base rate	\$30,000
Size factor (10 acres)	.50
Base rate after size factor	\$15,000 (\$30,000 x .50)
Neighborhood 01000 adjustment 100%	\$0
Acreage adjustment	\$150,000 (\$15,000 x 10 acres)
Adjustment for well	\$6,000
Adjustment for septic	\$4,000
Total land value	\$160,000 (\$150,000 + \$6,000 + \$4,000)

Residential Valuation

The quality grade of materials and workmanship is one of the most significant variables to consider in estimating the replacement cost of a structure. Two buildings may be built from the same general plan, each offering the same facilities and general features, but have vastly different costs due to the quality of materials and workmanship used in their construction. For instance, the cost of a dwelling constructed of high quality materials and with the best workmanship throughout can be more than twice the cost of one built from the same floor plan but with inferior materials and workmanship.

The following schedule has been developed to distinguish between variations in cost. This schedule represents the full range of conventional dwelling construction. The basic qualifications for each grade, such as the type of facility furnished, is relatively constant. That is, each has one kitchen, and other typical living facilities, but with differing quality of materials and workmanship.

The basic grade represents the cost of construction with average quality materials and workmanship and is designated as Grade C (100%). Most dwellings fall within one class above or below the basic grade of C.

In order to justify variation in cost, maintain uniformity, and retain complete control throughout the cost range, Jackson County has established these base grades. The pricing spread between each grade is based on the use of better-grade materials and higher-quality workmanship from Grade C to Grade B. Grade B dwellings have better quality features and finishes, which reflects a higher cost than Grade C. Likewise, Grade D dwellings would be constructed of materials and workmanship of lower quality than Grade C.

The Grade AA or A dwelling incorporates the best quality of materials and workmanship. Construction costs of Grade AA or A dwellings generally run as much as 250% higher than that of Grade C dwellings. The prestige-type home and country estate-type home are usually in this class. Grade A dwellings with outstanding architectural style and design are generally custom-built and are as much as 85% better in overall construction than Grade C dwellings.

Dwellings of the cheapest quality construction, built of low-grade materials and inferior workmanship, and typically lacking sufficient facilities, occupy the class of Grade D or E.

The relationship between the highest and lowest grade level is established by means of grade factor multipliers. Since not all dwellings fall precisely within a particular grade level, but may be slightly superior or interior, the use of grade

factor symbols (+ or -) will accomplish the appropriate adjustment in Grades A, B, C, D, and E.

The quality factor ultimately selected is to represent a composite judgment of the materials and workmanship of the overall quality grade. Generally, the quality of materials and workmanship is consistent. However, since this is not always the case, it is frequently necessary to weigh the quality of each major component to arrive at the proper overall quality grade. Equal consideration must be given to any additions that are constructed of materials and workmanship inconsistent with the quality of the main building.

The appraiser must be careful not to confuse quality and condition when establishing grades for older houses in which a deteriorated condition may noticeably affect appearance. Grades should be established on original built-in quality and not be influenced by physical condition. Proper grading must reflect replacement cost of new buildings.

Grade AA Dwellings



*Photographs are only an indication of grade and not a determination of actual grade of the dwellings shown. Grade must be based upon individual inspection of the type of materials and quality of construction of the subject dwelling. These grading specifications are only guidelines for general descriptive purposes and may or may not be limited to the detail of the individual components.

Grade AA Dwellings

Dwellings constructed of the finest quality and workmanship, exhibiting unique and elaborate architectural styling, and are characterized by high quality of finishes and considerable attention to detail. The following will further describe the most common characteristics of this grade of construction.

Foundation – A continuous reinforced concrete block or poured concrete perimeter and interior load-bearing wall waterproofed with drainage system.

Exterior Walls – Select brick, stucco, cut stone, cedar, vinyl, or the best quality siding with well-designed fenestration, high quality sash, custom ornamentation and trim. 2"x4" wood or metal studs 16" on center 1 3/4" – 2 1/4", fine quality exterior doors, best quality wood or vinyl insulated windows with custom ornamentation and trim.

Roofing – Gable, hipped, or contemporary designed tongue and groove plywood sheathed, covered with slate, tile, wood shake, or architectural shingles. 2"x10" rafters or custom built trusses, ornamental wood cornice, copper flashing, and gutters.

Flooring – Basement floor poured with 4" reinforced concrete. Upper floors have 3/4" tongue and groove sub floor with underlayment. Floor coverings are best quality carpet, vinyl, hardwood, marble, slate, or tile.

Interior Finish – Interior walls are painted drywall with the best grade paper or vinyl covering, hardwood paneling, or ceramic tile. Finest quality vanities in bathrooms and dressing areas with ceramic tile, marble, or Corian countertops. Custom built kitchen with pantry, cooking island, built-in microwave, dishwasher, disposal, and custom made cabinetry with ceramic, tile, marble, or Corian countertops. Raised panel hardwood veneer or enameled doors with high quality hardware. High-grade ornamental moldings with tight mitered corners. Spacious walk-in closets, wardrobes, linen closets, and pantries that are fully shelved.

Heating – Forced air furnace(s) or heat pump(s) with central air conditioning, multiple controls, and large capacity insulated ductwork. Optional vented or un-vented gas fireplaces.

Plumbing – Three and one-half baths. Finest quality fixtures including water heater(s), kitchen sink(s), laundry tub, tiled shower stall, bidet, lavatories, tub and shower, wet bar, and whirlpool tub.

Electrical – Numerous well positioned outlets and the finest quality lighting fixtures throughout. Large luminous fixtures in kitchen, bath, and dressing areas. Some recessed, track, and fluorescent lighting possible.

Grade A Dwellings



*Photographs are only an indication of grade and not a determination of actual grade of the dwellings shown. Grade must be based upon individual inspection of the type of materials and quality of construction of the subject dwelling. These grading specifications are only guidelines for general descriptive purposes and may or may not be limited to the detail of the individual components.

Grade A Dwellings

Dwellings constructed of excellent quality materials and workmanship, exhibiting outstanding architectural styling and treatment, and having an abundance of built-in features. Architect designed and supervised homes would normally fall into this classification. The following will further describe the most common characteristics of this grade of construction.

Foundation – A continuous reinforced concrete block or poured concrete perimeter and interior load-bearing wall waterproofed with drainage system.

Exterior Walls – Brick, stucco, stone, cedar, vinyl, or high quality siding with well-designed fenestration, high quality sash, custom ornamentation and trim. 2"x4" wood or metal studs 16" on center 1 3/4" – 2 1/4", fine quality exterior doors, best quality wood or vinyl insulated windows with custom ornamentation and trim.

Roofing – Gable, hipped, or contemporary designed tongue and groove plywood sheathed, covered with slate, tile, wood shake, or architectural shingles. 2"x10" rafters or custom built trusses, ornamental wood cornice, copper flashing, and gutters.

Flooring – Basement floor poured with 4" reinforced concrete. Upper floors have 3/4" tongue and groove sub floor with underlayment. Floor coverings are the best quality carpet, vinyl, hardwood, marble, slate, or tile.

Interior Finish – Interior walls are painted drywall with the best grade paper or vinyl covering, hardwood paneling, or ceramic tile. Finest quality vanities in bathrooms and dressing areas with ceramic tile, marble, or Corian countertops. Custom built kitchen with pantry, cooking island, built-in microwave, dishwasher, disposal, and custom made cabinetry with ceramic, tile, marble, or Corian countertops. Raised panel hardwood veneer or enameled doors with high quality hardware. High-grade ornamental moldings with tight mitered corners. Spacious walk-in closets, wardrobes, linen closets, and pantries that are fully shelved.

Heating – Forced air furnace(s) or heat pump(s) with central air conditioning, multiple controls, and large capacity insulated ductwork. Optional vented or un-vented gas fireplaces.

Plumbing – Three and one-half baths. Finest quality fixtures including water heater(s), kitchen sink(s), laundry tub, tiled shower stall, bidet, lavatories, tub and shower, wet bar, and whirlpool tub.

Electrical – Numerous well positioned outlets and the finest quality lighting fixtures throughout. Large luminous fixtures in kitchen, bath, and dressing areas. Some recessed, track, and fluorescent lighting possible.

Grade B Dwellings



*Photographs are only an indication of grade and not a determination of actual grade of the dwellings shown. Grade must be based upon individual inspection of the type of materials and quality of construction of the subject dwelling. These grading specifications are only guidelines for general descriptive purposes and may or may not be limited to the detail of the individual components.

Grade B Dwellings

Dwellings constructed of good quality and workmanship, exhibiting unique and pronounced architectural styling and treatment, and having an ample amount of built-in features. The following will further describe the most common characteristics of this grade of construction.

Foundation – A continuous reinforced concrete block or poured concrete perimeter and interior load-bearing wall waterproofed with drainage system.

Exterior Walls – Brick, stucco, cut stone, cedar, vinyl, or good quality siding with good fenestration and good quality sash. 2"x4" wood studs 16" on center 1³/₄", good quality exterior doors, good quality wood or vinyl insulated windows with some ornamentation trim.

Roofing – Gable or hipped tongue and groove plywood sheathed, covered with wood shake or architectural shingles. 2"x8" rafters or custom built trusses, plain wood cornice, metal flashing, and gutters.

Floors – Basement floor poured with 3¹/₂" reinforced concrete. Upper floors have 3/4" tongue and groove sub floor. Floor coverings are good quality carpet, vinyl, hardwood, or tile.

Interior Finish – Interior walls are painted drywall with good grade paper or vinyl covering with some paneling. Kitchen and baths have enamel painted walls and ceilings. Ample amounts of cabinets with natural wood veneer finish are used in kitchen and bath areas. Countertops are laminated plastic, ceramic tile, or simulated marble. Doors are good quality hollow-core fir or pine with enameled trim. Walk-in closets or large sliding door wardrobes. Ample linen and storage closets. Workmanship throughout is good quality.

Heating – Forced air furnace(s) or heat pump(s) with central air conditioning, multiple controls, and insulated ductwork. Optional vented or un-vented gas fireplace(s).

Plumbing – Good quality fixtures including water heater(s), kitchen sink(s), laundry tub, tiled or modular plastic shower stall, lavatories, tub and shower.

Electrical – A good amount of convenience outlets and good quality lighting fixtures throughout. Luminous fixtures in kitchen and bath areas. Some recessed, track, and fluorescent lighting possible.

Grade C Dwellings



*Photographs are only an indication of grade and not a determination of actual grade of the dwellings shown. Grade must be based upon individual inspection of the type of materials and quality of construction of the subject dwelling. These grading specifications are only guidelines for general descriptive purposes and may or may not be limited to the detail of the individual components.

Grade C Dwellings

Dwellings constructed of average quality materials and workmanship, exhibiting moderate architectural styling and treatment, and having a minimal amount of built-in features. Typical tract built homes would normally fall into this classification. The following will further describe the most common characteristics of this grade of construction.

Foundation – A continuous reinforced concrete block perimeter and interior load-bearing wall waterproofed with drainage system.

Exterior Walls – Frame, vinyl, brick, or average quality siding with standard sash. 2"x4" wood studs 16" on center 1 $\frac{3}{4}$ ", wood exterior doors, average quality double hung wood sash or aluminum frame windows.

Roofing – Gable or hipped plywood sheathed covered with asphalt shingles or metal roofing, 2"x8" rafters or custom built trusses, plain wood cornice, metal flashing, and gutters.

Flooring – Basement floor poured with 3 $\frac{1}{2}$ " reinforced concrete. Upper floors have $\frac{3}{4}$ " tongue and groove sub floor. Floor coverings are average quality carpet, vinyl, or hardwood.

Interior Finish – Interior walls are painted drywall with some inexpensive wallpaper or paneling. Kitchen and baths have enamel painted walls and ceilings. Pre-finished plywood cabinets are used in kitchen areas and small vanities in bath areas. Countertops are laminated plastic or ceramic tile. Doors are medium grade hollow-core with standard grade hardware. An adequate amount of closet space. Baseboard moldings and casings are stock quality. Workmanship throughout is average quality.

Heating – Forced air furnace or heat pump with adequate output and ductwork. Optional vented or un-vented gas fireplaces.

Plumbing – Two full baths. Average quality fixtures including water heater, kitchen sink, laundry tub, tiled or modular plastic shower stall, lavatories, tub and shower.

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

Grade D Dwellings



*Photographs are only an indication of grade and not a determination of actual grade of the dwellings shown. Grade must be based upon individual inspection of the type of materials and quality of construction of the subject dwelling. These grading specifications are only guidelines for general descriptive purposes and may or may not be limited to the detail of the individual components.

Grade D Dwellings

Dwellings constructed of fair quality materials and workmanship, generally lacking architectural styling and treatment, and having a scant amount of built-in features. Economy mass built homes would fall into this classification. The following will further describe the most common characteristics of this grade of construction.

Foundation – A continuous reinforced concrete block perimeter and piers.

Exterior Walls – Wood, asbestos, vinyl or aluminum siding with inexpensive sash. 2"x4" wood studs 16" on center 1 3/8", wood exterior doors, double hung wood sash or aluminum frame windows.

Roofing – Gable roof, sheathed with plywood or 1" planks, covered with asphalt shingles or metal roofing, 2"x6" rafters or prefabricated trusses, plain wood cornice, galvanized metal gutters.

Flooring – Basement floor poured with 3 1/2" reinforced concrete. Upper floors have 3/4" tongue and groove sub floor or 1" plank sheathing on older homes. Floor coverings are linoleum, asphalt tile, or carpet.

Interior Finish – Interior walls are painted drywall or plaster with enamel painted walls and ceilings. Inexpensive paint grade wood cabinets in kitchen areas with small vanity in bath. Countertops are laminated plastic with small splash. Stock, hollow core doors with inexpensive hardware. Minimal amount of closet space. Workmanship throughout is below average quality but will still meet minimum construction codes.

Heating – Forced air furnace or electric baseboard heat with minimum output, ductwork, and thermostat.

Plumbing – One full bath. Inexpensive quality fixtures including water heater, kitchen sink(s), stall shower, lavatories, tub and shower. Some galvanized piping.

Electrical – A minimal number of outlets and lighting fixtures.

Grade E Dwellings



*Photographs are only an indication of grade and not a determination of actual grade of the dwellings shown. Grade must be based upon individual inspection of the type of materials and quality of construction of the subject dwelling. These grading specifications are only guidelines for general descriptive purposes and may or may not be limited to the detail of the individual components.

Grade E Dwellings

Dwellings constructed of low-cost materials and poor workmanship, lacking any architectural treatment or built-in features. Interior and exterior finishes are plain and inexpensive with little or no attention to detail. Some self-built homes would fall into this classification. The following will further describe the most common characteristics of this grade of construction.

Foundation – Cement block, brick, or rock continuous foundation with block, brick, or wooden piers.

Exterior Walls – Wood frame, cement block, asbestos, or composition roll siding with inexpensive sash and little or no trim. 2"x4" wood studs 24" on center 1 3/8", wood exterior doors, and wood painted windows.

Roofing – Gable or shed roof, sheathed with plywood or 1" planks, covered with low quality asphalt shingles or metal roofing, 2"x4" wood rafters 24" on center, no cornice or gutters.

Flooring – Basement floor poured with 3" cement on earth. Upper floor has plywood flooring or 1" plank sheathing on older homes. Floor coverings are low-grade linoleum, asphalt tile, or carpet.

Interior Finish – Interior walls are inexpensive drywall or plaster with painted walls and ceilings. Inexpensive paint grade wood cabinets in kitchen areas with small vanity in bath. Countertops are low cost laminated plastic with small splash. Stock, hollow core doors with low cost hardware. Minimal amount of closet space. Workmanship throughout is poor quality but will still meet minimum construction codes if new construction.

Heating – Forced air furnace, electric baseboard, unit heaters, or wood heat with minimum output and ductwork.

Plumbing – One full bath. Low cost fixtures including water heater, kitchen sink(s), stall shower, lavatories, tub and shower. Some galvanized piping.

Electrical – A minimal number of outlets and low cost lighting fixtures.

Residential Base Prices

Building Use	Value
R01 – Residential Dwelling	\$140,000
R02 – Manufactured Home	See Page 43
R03 – Condominium	\$124,000
R04 – Townhouse/Villa	\$124,000
R05 – Duplex/Triplex	\$132,000
R07 – Tiny Home	\$94,000

Residential Exterior Wall Factors

Ext. Wall Code	Adj. %	Ext. Wall Code	Adj. %
AV – Aluminum/Vinyl	1.00	MS – Masonite	1.00
AS – Asbestos	1.00	MT – Metal	1.00
BR – Brick	1.06	SS – Stack Stone	1.10
CB – Concrete Block	1.00	ST – Stone	1.06
CP – Concrete Board	1.00	SO – Stucco	1.00
FR – Frame	1.00	WS – Wood Shingle	1.10
LG – Log	1.10		

Residential Base Area Cost Formula

Coefficient	Constant
.000584	.299200

Ground Floor Living Area (GFLA) x Coefficient + Constant = Area Factor

Base Price x Area Factor x Exterior Wall Factor = Adjusted Base Value

Residential Base Area Cost Formula Examples:

- 1,200 square foot frame dwelling
 - $1200 \times .000584 + .299200 = 1.00$
 - $\$140,000 \times 1.00 \times 1.00 = \mathbf{\$140,000}$
- 1,200 square foot brick dwelling
 - $1200 \times .000584 + .299200 = 1.00$
 - $\$140,000 \times 1.00 \times 1.06 = \mathbf{\$148,400}$
- 1,800 square foot frame dwelling
 - $1800 \times .000584 + .299200 = 1.3504$
 - $\$140,000 \times 1.3504 \times 1.00 = \mathbf{\$189,100}$

Residential Section Schedule

Percentage of Base Rate & Story Height Adjustments

Type	Adj. %	1 Story	2 Story	3 Story	4 Story
AOF – Average Office	1.00				
CAN – Canopy	0.10				
FCP – Finished Carport	0.40				
FEP – Finished Enclosed Porch	0.70	1.00	1.90	2.80	3.70
FGR – Finished Garage	0.45	1.00	1.90	1.90	1.90
FOP – Finished Open Porch	0.35	1.00	1.90	2.80	3.70
FSP – Finished Screened Porch	0.40	1.00	1.90	2.80	3.70
FST – Finished Storage	0.50				
FUS – Finished Upper Story	0.92				
FUT – Finished Utility	0.55	1.00	1.90	2.80	3.70
PBS – Part of Base	1.00	1.00	1.92	2.84	3.76
PTO – Patio	0.05				
STP – Stoop	0.20				
UCP – Unfinished Carport	0.25				
UEP – Unfinished Enclosed Porch	0.50	1.00	1.90	2.80	3.70
UGR – Unfinished Garage	0.35	1.00	1.90	1.90	1.90
UOP – Unfinished Open Porch	0.25	1.00	1.90	2.80	3.70
USP – Unfinished Screened Porch	0.40	1.00	1.90	2.80	3.70
UST – Unfinished Storage	0.40	1.00	1.90	2.80	3.70
UUS – Unfinished Upper Story	0.20	1.00	1.90	2.80	3.70
UUT – Unfinished Utility	0.45	1.00	1.90	2.80	3.70
WDD – Wood Deck	0.20	1.00	2.00	3.00	4.00

Additional Adjustments Not Included in Base Price

Basement Adjustment Rates:

Type	Exterior	Interior	Lighting & Plumbing
Unfinished 12%	Unfinished block or concrete walls, water-proofed, concrete slab	Unfinished interior, exposed joist, open stairs	Minimum light fixtures & outlets, floor drain
Recreation Room 20%	Block or concrete walls, water-proofed, reinforced concrete slab	Painted walls, gypsum or acoustic tile ceiling, stairs with risers	Adequate lighting and appliance outlets, laundry tray and drains
Semi-Finished 30%	Block or concrete walls, water-proofed, reinforced concrete slab	Gypsum or plaster, acoustic tile, vinyl composition, carpet, stairwell	Good lighting and outlets, half bath, partitioned laundry room
Finished, High Value 40%	High-quality exterior finish	Plaster or drywall, paneling, carpet, hardwood	Good lighting and plumbing

*Prices will be adjusted by the area factor from the base area square foot rate

Heating Adjustment Rates:

BB	Electric Baseboard	\$3.00 per sq. ft.
FA	Forced Air Ducted	\$4.00 per sq. ft.
FN	Forced Air Not Ducted	\$2.00 per sq. ft.
GT	Geo-Thermal	\$9.00 per sq. ft.
HP	Heat Pump	\$4.00 per sq. ft.
HW	Hot Water	\$7.00 per sq. ft.
MS	Mini-Split	\$4.00 per sq. ft.
NO	None	\$0.00 per sq. ft.
RD	Radiant	\$7.00 per sq. ft.

Air Conditioning Adjustment Rates:

Central Air \$3.00 per sq. ft.

Plumbing Adjustment Rates:

Per Fixture \$1,000

Fireplace Adjustment Rates:

Per Stack	\$4,000
First Opening	\$2,500
Second Opening	\$2,500

Fireplace Type Adjustment Rates:

PF – Pre-Fab	(\$1,500)*
SD – Standard	\$0
ST – Stone	\$5,000
SS – Stacked Stone	\$10,000
MS – Massive	\$15,000

*Only applies when number of stacks is one or more

Wall Height Factors:

Wall Height	Adj. %	Wall Height	Adj. %
7	.97	14	1.18
8	1.00	15	1.21
9	1.03	16	1.24
10	1.06	17	1.27
11	1.09	18	1.30
12	1.12	19	1.33
13	1.15	20+	1.36

*Base default is 8 feet

Elevator Adjustment Rates:

Base Cost	\$45,500
Each Stop	\$6,300

Grade Index:

The following table is used when building grade is applied, unless otherwise denoted.

Grade	Adj. %
AA	+100%
A	+50%
B	+25%
C	Base
D	-25%
E	-50%

Grades may be entered as just a letter grade or as a letter grade plus or minus a given percentage in 10% increments. If a percentage is specified as a part of the grade, then that percentage is added to or subtracted from the letter grade from the above table. Example:

Grade	Adj. %
A-	+40%
B	+25%
D+	-15%

Residential Neighborhood Adjustment:

A neighborhood adjustment will be applied to each neighborhood according to the market of that neighborhood. The appraiser will determine neighborhoods and numeric codes will be created to uniquely identify them. The residential base rate adjustment for these neighborhoods could range from 50% to 400%.

Residential Physical Depreciation Table

Age	Good	Average	Fair	Poor	Unsound
1	0	0	1	1	90
2	1	1	2	3	90
3	1	2	3	4	90
4	2	3	4	5	90
5	2	4	5	7	90
6	3	4	6	9	90
7	4	5	7	10	90
8	4	6	8	12	90
9	5	7	10	14	90
10	5	8	11	16	90
12	7	10	13	20	90
14	8	12	16	24	90
16	10	13	19	28	90
18	11	16	22	32	90
20	13	18	25	37	95
22	14	20	28	42	95
24	16	23	31	47	95
26	18	25	35	47	95
28	20	28	39	57	95
30	22	31	44	62	95
32	24	34	47	67	95
34	27	37	51	71	95
36	29	40	55	74	95
38	32	43	59	77	95
40	35	47	63	79	95
42	38	51	66	80	95
44	41	54	69	83	95
46	44	57	72	85	95
48	46	61	75	85	95
50	49	64	77	85	95
55	57	70	80	85	95
60+	64	74	80	85	95

Residential Dwelling Pricing Example

1,200 square foot dwelling, average condition, age 2 years

	Value
Residential Use Type – R01 – Residential Dwelling	\$140,000
Number of Stories – 1.0	\$0
Exterior Walls – Frame	\$0
Wall Height – 8 feet	\$0
Fireplace Stack – None	\$0
Fireplace Opening – None	\$0
Heating – Forced Air Ducted	\$4,800 (1200 x \$4.00)
Air Conditioning – Central Air	\$3,600 (1200 x \$3.00)
Plumbing Fixtures – 2 ½ baths	\$8,000 (8 x \$1,000)
Grade Factor – C	\$0
Neighborhood Adjustment – 100%	\$0
Value Prior to Depreciation	\$156,400
Physical Depreciation – 2 years	(\$1,564) (\$156,400 x 1%)
Total Value	\$154,836

Manufactured Home Valuation

North Carolina General Statute 105-273(13) provides the following definition of manufactured home:

A manufactured home as defined in G.S. 143-143.9(6), unless it is considered tangible personal property for failure to meet all of the following requirements:

1. It is a residential structure.
2. It has the moving hitch, wheels, and axles removed.
3. It is placed upon a permanent foundation either on land owned by the owner of the manufactured home or on land in which the owner of the manufactured home has a leasehold interest pursuant to a lease with a primary term of at least 20 years and the lease expressly provides for disposition of the manufactured home upon termination of the lease.

Any unlisted manufactured homes may be deemed real property.

Manufactured Home Base Rates

Singlewide	Doublewide	Park Model
\$60.00 – \$72.00	\$56.00 – \$74.00	\$96.00 – \$110.00

Manufactured Home Section Schedule

Type	Adj. %	Type	Adj. %
CAN – Canopy	0.10	PTO – Patio	0.05
FCP – Finished Carport	0.30	STP – Stoop	0.20
FEP – Finished Enclosed Porch	0.70	UCP – Unfinished Carport	0.20
FGR – Finished Garage	0.45	UEP – Unfinished Enclosed Porch	0.50
FOP – Finished Open Porch	0.35	UGR – Unfinished Garage	0.35
FSP – Finished Screened Porch	0.40	UOP – Unfinished Open Porch	0.25
FST – Finished Storage	0.50	USP – Unfinished Screened Porch	0.40
FUS – Finished Upper Story	0.92	UST – Unfinished Storage	0.40
FUT – Finished Utility	0.55	UUT – Unfinished Utility	0.45
PBS – Part of Base	1.00	WDD – Wood Deck	0.20

Grade Index:

Grade	Factor
A+	1.60
A	1.50
A-	1.40
B+	1.35
B	1.25
B-	1.15
C+	1.10
C	1.00
C-	.90
D+	.85
D	.75
D-	.65
E+	.60
E	.50
E-	.40

Manufactured Home Neighborhood Adjustment:

A neighborhood adjustment will be applied to each neighborhood according to the market of that neighborhood. The appraiser will determine neighborhoods and numeric codes will be created to uniquely identify them. The manufactured home base rate adjustment for these neighborhoods could range from 50% to 400%.

Physical Depreciation – Singlewide

Age	Good	Average	Fair	Poor	Unsound
1	2	3	3	5	90
2	4	6	7	10	90
3	6	9	11	15	90
4	9	12	15	21	90
5	12	15	20	27	90
6	14	18	24	32	90
7	17	22	28	38	90
8	19	25	33	45	90
9	22	29	38	51	90
10	25	32	43	57	90
12	31	40	53	69	90
14	37	48	61	77	90
16	43	55	70	80	95
18	50	63	76	81	95
20	56	71	79	84	95
22	62	76	80	85	99
24	68	79	84	89	99
26	74	80	85	90	99
28	77	83	88	93	99
30+	80	85	90	95	99

Physical Depreciation – Doublewide & Park Model

Age	Good	Average	Fair	Poor	Unsound
1	1	2	3	5	90
2	3	4	6	10	90
3	4	5	9	15	90
4	5	7	12	21	90
5	7	9	15	27	90
6	9	11	18	32	90
7	10	13	22	38	90
8	12	15	25	45	90
9	14	17	29	51	90
10	16	20	32	57	90
12	20	24	40	69	95
14	24	29	48	77	95
16	28	34	55	80	95
18	32	40	63	83	95
20	37	45	71	90	95
22	42	51	76	95	99
24	47	57	79	95	99
26	52	62	80	95	99
28	57	68	85	95	99
30	62	71	88	95	99
32	67	74	90	95	99
34	71	77	90	95	99
36	74	79	90	95	99
38+	77	80	90	95	99

Commercial Valuation

Commercial Codes:

C01	Apartment
C02	Auto Service Center
C03	Auto Dealership
C04	Bank
C05	Barber / Beauty Shop
C06	Bed & Breakfast
C07	Car Wash
C08	Church
C09	Clubhouse
C10	Commercial Building
C11	Convenience Store
C12	Country Club
C13	Daycare Center
C14	Department Store
C15	Dormitory
C16	Fire Station
C17	Fellowship Hall
C18	Government Building
C19	Hospital
C20	Hotel / Motel
C21	Industrial / Manufacturing
C22	Laundromat
C23	Mortuary
C24	Office Medical
C25	Office Typical
C26	Prefabricated Commercial Building
C27	Rest / Nursing Home
C28	Restaurant Fast Food
C29	Restaurant / Lounge
C30	Retail Store
C31	Retail Rural
C32	School
C33	Service Garage
C34	Service Lube Center
C35	Shopping Center
C36	Supermarket
C37	Theater
C38	Warehouse
C39	Warehouse, Distribution
C40	Warehouse, Mini Storage

Commercial Grade Specification – C01 – Apartment

Grade A

Exterior – Face brick, concrete or metal panels, best roof structure and roofing.

Interior – Good plaster and paint, paneling, fine detail hardwood, carpet.

Lighting/Plumbing – Good fixtures, many outlets, central TV antenna, intercoms.

Grade B

Exterior – Good brick, stucco on block, good trim, roof structure and roofing.

Interior – Good plaster or drywall, hardwood, carpet, vinyl composition.

Lighting/Plumbing – Good lighting, one bath per bedroom, TV antenna.

Grade C

Exterior – Brick or block, some trim, asphalt shingle or built-up roof.

Interior – Plaster or drywall, hardwood, carpet, vinyl composition.

Lighting/Plumbing – Adequate lighting/plumbing, phone and TV jacks.

Grade D

Exterior – Block/brick, standard sash, little trim, asphalt shingle or built-up roof.

Interior – Drywall or plaster, carpet, vinyl composition tile.

Lighting/Plumbing – Standard lighting and plumbing per good codes.

Grade E

Exterior – Low-cost brick or block, very plain, minimum fenestration.

Interior – Painted block, drywall partitions, low-cost carpet or asphalt tile.

Lighting/Plumbing – Minimum lighting/plumbing per code.

Commercial Grade Specifications – Co2 – Auto Service Center

Grade A

Exterior – Steel or concrete frame, brick, decorative block or concrete panels.

Interior – Some good offices and supply rooms, good fleet-municipal type.

Lighting/Plumbing – Good electrical, lighting and service outlets, good restrooms.

Grade B

Exterior – Steel, concrete or glulam frame, masonry curtain or bearing walls.

Interior – Finished office, painted walls, some partitions.

Lighting/Plumbing – Adequate lighting and service outlets, adequate restrooms.

Grade C

Exterior – Masonry bearing walls with plasters, light trusses.

Interior – Unfinished, small finished office area, some supply area.

Lighting/Plumbing – Adequate lighting and service outlets, small restrooms.

Grade D

Exterior – Light wood frame, siding or stucco.

Interior – Unfinished, small finished office area, some supply area.

Lighting/Plumbing – Adequate lighting and service outlets, small restrooms.

Grade E

Exterior – Pole frame and truss, metal siding.

Interior – Small partitioned office area, concrete floor, utility type.

Lighting/Plumbing – Minimum electrical and plumbing.

Commercial Grade Specifications – Co3 – Auto Dealership

Grade A

Exterior – Brick or block, good storefront, 30% or more sales area.

Interior – Good store finish in sales, good garage finish in balance.

Lighting/Plumbing – Good store illumination and restrooms.

Grade B

Exterior – Brick, stucco, or siding, typical storefront, 20% - 30% sales area.

Interior – Store finish in sales, garage finish in balance.

Lighting/Plumbing – Good store illumination and restrooms.

Grade C

Exterior – Siding, veneer, average storefront, 20% - 30% sales area.

Interior – Store finish in sales, garage finish in balance.

Lighting/Plumbing – Average store illumination, adequate restrooms.

Grade D

Exterior – Siding, 20% - 30% sales area, storefront, enameled steel/sandwich panels.

Interior – Store finish in sales, garage finish in balance.

Lighting/Plumbing – Average store illumination, adequate restrooms.

Grade E

Exterior – 20% - 30% sales area, storefront, some trim, sandwich panels.

Interior – Store finish in sales, garage finish in balance.

Lighting/Plumbing – Average store illumination, adequate restrooms.

Commercial Grade Specifications – Co4 – Bank

Grade A

Exterior – Highly ornamental, marble, granite, mosaics, best glass.

Interior – Plaster or drywall, marble, terrazzo, carpet.

Lighting/Plumbing – Good fluorescent ceiling panels, good outlets, tiled restrooms.

Grade B

Exterior – Good brick, ornamental concrete, good glass, limestone trim.

Interior – Plaster or drywall, good detail, terrazzo, carpet, vinyl tile.

Lighting/Plumbing – Good lighting and outlets, adequate restrooms.

Grade C

Exterior – Brick, block, good store type front with some trim.

Interior – Some plaster, acoustic tile, some terrazzo or tile, vinyl composition.

Lighting/Plumbing – Adequate lighting and outlets, adequate restrooms, TV circuits.

Grade D

Exterior – Brick veneer, good stucco or siding, some ornamentation.

Interior – Plaster or drywall, good hardwood, low-cost terrazzo, vinyl composition.

Lighting/Plumbing – Adequate lighting and outlets, adequate restrooms.

Grade E

Exterior – Stucco or siding, minimum ornamentation.

Interior – Drywall, acoustic tile, vinyl composition tile, few partitions.

Lighting/Plumbing – Minimum bank lighting and plumbing.

Commercial Grade Specifications – C05 – Barber and Beauty Shop

Grade A

Exterior – Brick, best block, plain front, some ornamentation.

Interior – Plaster, good acoustic tile, carpet and vinyl

Lighting/Plumbing – Good lighting and outlets, many fixtures.

Grade B

Exterior – Good stucco or siding, brick veneer, plain front, some ornamentation.

Interior – Plaster, good acoustic tile, carpet and vinyl.

Lighting/Plumbing – Good lighting and outlets, many fixtures.

Grade C

Exterior – Brick or block, low-cost front, some ornamentation.

Interior – Plaster or drywall, exposed masonry, vinyl composition.

Lighting/Plumbing – Necessary electrical and plumbing.

Grade D

Exterior – Stucco or siding, plain front, little ornamentation.

Interior – Plaster, acoustic tile, carpet and vinyl.

Lighting/Plumbing – Necessary electrical and plumbing.

Grade E

Exterior – Stucco or siding, low-cost front, little ornamentation.

Interior – Plaster or drywall, vinyl composition.

Lighting/Plumbing – Necessary electrical and plumbing.

Commercial Grade Specification – Co6 – Bed & Breakfast

Grade A

Exterior – Fine masonry and windows, special architecture and trim.

Interior – Fine interior detail, ceramic tile, carpet, paneling, fine hardwood.

Lighting/Plumbing – Good fixtures, many outlets, one full bath per bedroom.

Grade B

Exterior – Face brick, stucco, stone trim, good windows and architecture.

Interior – Good plaster or drywall, paneling, carpet or hardwood and sheet vinyl.

Lighting/Plumbing – Individual baths, large kitchen, good electrical fixtures.

Grade C

Exterior – Brick veneer, best stucco or siding and entrance ornamentation.

Interior – Plaster or drywall, hardwood, carpet, vinyl composition, good dining area.

Lighting/Plumbing – Adequate lighting/plumbing, one bath per two bedrooms.

Grade D

Exterior – Stucco or siding, very plain, residential sash.

Interior – Drywall, some carpet, asphalt tile, limited common area.

Lighting/Plumbing – Minimum quality and quantity, small residential kitchen.

Grade E

Exterior – Concrete block and stucco, very plain, residential sash.

Interior – Drywall, some carpet, asphalt tile, limited common area.

Lighting/Plumbing – Minimum quality and quantity, small residential kitchen.

Commercial Grade Specifications – Co7 – Car Wash

Grades A & B - Automatic

Building drive-thru shell includes concrete slab, floor drains, basic electrical, lighting and water service, and equipment enclosure.

Grades C, D, & E – Self-Serve

Building Floor – Asphalt or concrete including drain.

Roof – Steel or wood frame, including lighting.

Bay Walls – Masonry, steel, wood, or stucco.

Equipment Room – Masonry, steel, wood, or stucco.

Commercial Grade Specifications – Co8 – Church

Grade A

Exterior – Fine masonry and windows, special architecture and trim.

Interior – Finest plaster and fine wood detail, carpeting, marble, vinyl tile.

Lighting/Plumbing – Special lighting and sound system, good plumbing.

Grade B

Exterior – Face brick or block, stone trim, good windows and architecture.

Interior – Good plaster and detail, vinyl tile, carpeting, terrazzo.

Lighting/Plumbing – Good lighting and plumbing, good sound system.

Grade C

Exterior – Brick or block, stone trim, few simple stained-glass windows.

Interior – Drywall, vinyl composition tile, little ornamental detail, carpet.

Lighting/Plumbing – Adequate lighting and plumbing, adequate sound system.

Grade D

Exterior – Stucco or siding, few simple stained-glass windows, some trim.

Interior – Drywall and veneer, vinyl composition tile, little trim, carpet.

Lighting/Plumbing – Adequate lighting and plumbing, adequate sound system.

Grade E

Exterior – Low-cost stucco or siding, composition roof, very plain.

Interior – Drywall and plywood, asphalt and acoustic tile, basic worship center.

Lighting/Plumbing – Minimum lighting and plumbing, low-cost sound system.

Commercial Grade Specifications – C09 – Clubhouse

Grade A

Exterior – Face brick, glass panels, stone.

Interior – Plaster, terrazzo, tile pavers, hardwood, carpet, stage.

Lighting/Plumbing – Tiled restrooms, full kitchen, special lighting.

Grade B

Exterior – Face brick, concrete or metal panels, ornamentation.

Interior – Plaster or drywall, carpet, hardwood, small stage, vinyl composition.

Lighting/Plumbing – Tiled restrooms, good kitchen, adequate lighting and plumbing.

Grade C

Exterior – Brick, block, concrete panels, some trim.

Interior – Plaster or drywall, acoustic tile, vinyl composition, concrete slab.

Lighting/Plumbing – Adequate lighting/plumbing, average restrooms/kitchen.

Grade D

Exterior – Brick veneer, stucco or siding, little trim.

Interior – Plaster or drywall, acoustic tile, vinyl composition, concrete slab.

Lighting/Plumbing – Adequate lighting/plumbing, average restrooms/kitchen.

Grade E

Exterior – Stucco or siding, very plain.

Interior – Drywall, concrete slab.

Lighting/Plumbing – Minimum lighting/plumbing.

Commercial Grade Specifications – C10 – Commercial Building

Grade A

Exterior – Face brick, metal, fine ornamentation and displays.

Interior – Best plaster, ornamental ceilings, paneling, terrazzo, carpet.

Lighting/Plumbing – Special lighting effects, good restrooms and fixtures.

Grade B

Exterior – Brick, stucco on block, best tilt-up, good display front.

Interior – Plaster, acoustic plaster or tile ceilings, carpet, vinyl tile.

Lighting/Plumbing – Good lighting and outlets, adequate restrooms.

Grade C

Exterior – Brick, block, tilt-up, plain front, some ornamentation.

Interior – Drywall/plaster, exposed masonry, acoustic tile, vinyl composition.

Lighting/Plumbing – Adequate lighting and outlets, small employee restroom.

Grade D

Exterior – Stucco or siding, plain front, little ornamentation.

Interior – Plaster or drywall, acoustic tile, vinyl composition, little trim.

Lighting/Plumbing – Adequate store lighting, restrooms, low-cost fixtures.

Grade E

Exterior – Low-cost stucco, siding, very plain exterior.

Interior – Drywall, cheap acoustic tile, asphalt tile, few partitions.

Lighting/Plumbing – Minimum lighting and outlets, minimum plumbing.

Commercial Grade Specifications – C11 – Convenience Store

Grade A

Exterior – Individual design, highly ornamental exterior.

Interior – Plaster, acoustic tile, terrazzo, carpet or vinyl, good trim.

Lighting/Plumbing – Special lighting, good fixtures and plumbing.

Grade B

Exterior – Brick, best block, stucco, good storefront and ornamentation.

Interior – Typically better chain stores, good acoustic, vinyl tile and carpet.

Lighting/Plumbing – Good lighting and outlets, restrooms, standard fixtures.

Grade C

Exterior – Brick or block, some mansard, parapet ornamentation.

Interior – Typical chain store, acoustic tile, vinyl composition, some snack prep area.

Lighting/Plumbing – Adequate lighting and outlets, small employees' restroom.

Grade D

Exterior – Stucco or siding, small low-cost front.

Interior – Drywall, few partitions.

Lighting/Plumbing – Minimum code throughout.

Grade E

Exterior – Pole frame, metal, small low-cost front.

Interior – Minimum finish and partitions.

Lighting/Plumbing – Minimum code throughout.

Commercial Grade Specifications – C12 – Country Club

Grade A

Exterior – Ashlar and face brick, metal and glass, top architecture.

Interior – Plaster, quality carpet, hardwood, ceramic tile, sheet vinyl.

Lighting/Plumbing – High-capacity electrical service, fine electric/plumbing fixtures.

Grade B

Exterior – Stone trim, brick, metal or concrete panels and glass.

Interior – Plaster or drywall, carpet, hardwood, vinyl composition.

Lighting/Plumbing – Good lighting, bar, dining room, kitchen, good plumbing

Grade C

Exterior – Brick or block, concrete panels, some ornamentation.

Interior – Plaster or drywall, carpet, vinyl composition.

Lighting/Plumbing – Good lighting, showers, bar, kitchen, adequate restrooms.

Grade D

Exterior – Good stucco or siding, some brick or stone trim.

Interior – Plaster or drywall, some carpet, vinyl composition.

Lighting/Plumbing – Adequate lighting, showers, bar, kitchen, adequate restrooms.

Grade E

Exterior – Stucco or siding, very plain.

Interior – Drywall, vinyl composition, few partitions, minimum facilities.

Lighting/Plumbing – Minimum shower and locker rooms, minimum lighting.

Commercial Grade Specifications – C13 – Daycare Center

Grade A

Exterior – Face brick, glass panels, stone, top quality.

Interior – Plaster, tile pavers, hardwood, carpet.

Lighting/Plumbing – Tiled restrooms, kitchen, good lighting, extra features.

Grade B

Exterior – Face brick, concrete or metal panels, some ornamentation.

Interior – Plaster or drywall, carpet, hardwood, vinyl.

Lighting/Plumbing – Good restrooms and kitchen, adequate lighting/plumbing.

Grade C

Exterior – Brick, block, concrete panels, some trim.

Interior – Plaster or drywall, acoustic ceilings, vinyl composition, carpet.

Lighting/Plumbing – Adequate lighting/plumbing, average restrooms/kitchen.

Grade D

Exterior – Brick or block, tilt-up, no trim.

Interior – Plaster walls, asphalt tile.

Lighting/Plumbing – Minimum lighting and plumbing.

Grade E

Exterior – Stucco or siding, very plain.

Interior – Drywall, asphalt tile.

Lighting/Plumbing – Minimum lighting and plumbing.

Commercial Grade Specifications – C14 – Department Store

Grade A

Exterior – Stone, face brick, metal or concrete panels, good fronts.

Interior – Plaster, acoustic plaster or tile, carpet and vinyl floors.

Lighting/Plumbing – High intensity lighting, good quality plumbing.

Grade B

Exterior – Brick, concrete, metal panels, good display fronts.

Interior – Plaster, acoustic tile ceilings, carpet and vinyl tile.

Lighting/Plumbing – Good lighting and outlets, good restrooms.

Grade C

Exterior – Brick, stucco on block, concrete panels, adequate displays.

Interior – Drywall or plaster, acoustic tile, some carpet, vinyl or ceramic.

Lighting/Plumbing – Adequate lighting and restrooms, competitive fixtures.

Grade D

Exterior – Brick, block, tilt-up, plain front.

Interior – Drywall or plaster, exposed masonry, acoustic tile, vinyl composition.

Lighting/Plumbing – Adequate lighting and outlets, small employee restrooms.

Grade E

Exterior – Low-cost brick, block, tilt-up, low-cost front.

Interior – Drywall, acoustic tile, vinyl composition.

Lighting/Plumbing – Minimum lighting and employee restrooms.

Commercial Grade Specifications – C15 – Dormitories

Grade A

Exterior – Stone, best brick, metal or concrete panels, good designs.

Interior – Carpeting, built-in furniture, good lounge and decoration.

Lighting/Plumbing – Tiled bathrooms, paired baths, good electrical and plumbing.

Grade B

Exterior – Face brick, metal or concrete panels, good ornamentation.

Interior – Carpeted halls and lounges, good detail, plaster or drywall.

Lighting/Plumbing – Good bathrooms, good electrical/plumbing fixtures.

Grade C

Exterior – Brick, steel or concrete panels, little trim.

Interior – Plaster or drywall, carpeted halls, acoustic tile.

Lighting/Plumbing – Standard electrical/plumbing fixtures, some tile and extras.

Grade D

Exterior – Brick veneer or stucco with some trim.

Interior – Plaster or drywall, carpeted halls, acoustic tile.

Lighting/Plumbing – Standard electrical/plumbing fixtures, some tile and extras.

Grade E

Exterior – Stucco or siding, very plain, simple entrance.

Interior – Drywall, vinyl composition, minimum finish.

Lighting/Plumbing – Minimum number and quality of fixtures.

Commercial Grade Specifications – C16 – Fire Station

Grade A

Exterior – Brick, ornamented block, concrete, some ornamentation.

Interior – Office, classroom, kitchenette, drywall, and acoustic tile.

Lighting/Plumbing – Good lighting, plumbing, and restrooms.

Grade B

Exterior – Brick, ornamented block, concrete, some trim.

Interior – Office, classroom, kitchenette, drywall and acoustic tile.

Lighting/Plumbing – Good lighting, adequate plumbing and restrooms.

Grade C

Exterior – Brick, block, tilt-up, wall bearing or frame.

Interior – Painted walls, few small offices, some finished floor and ceilings.

Lighting/Plumbing – Adequate electrical, minimum plumbing.

Grade D

Exterior – Brick veneer, stucco or siding.

Interior – Few small offices, some finished floor and ceiling.

Lighting/Plumbing – Adequate electrical, minimum plumbing.

Grade E

Exterior – Cheap frame, stucco or metal siding, very plain.

Interior – Minimum apparatus facility, few partitions, little finish.

Lighting/Plumbing – Minimum electrical and plumbing.

Commercial Grade Specifications – C17 – Fellowship Hall

Grade A

Exterior – Face brick, stone, concrete or metal panels, good trim.

Interior – Plaster or drywall, acoustic tile, carpet and vinyl, stage, some extras.

Lighting/Plumbing – Good fluorescent fixtures, good plumbing and kitchen.

Grade B

Exterior – Brick, concrete or metal panels, formed concrete.

Interior – Plaster or drywall, acoustic tile, hardwood or vinyl, small stage.

Lighting/Plumbing – Adequate lighting and plumbing, kitchen, some extras.

Grade C

Exterior – Brick, block, tilt-up panels, bearing walls, wood joists, little trim.

Interior – Painted walls, acoustic tile or drywall ceilings, asphalt tile.

Lighting/Plumbing – Minimum recreation lighting and plumbing.

Grade D

Exterior – Light frame, stucco or siding, very plain.

Interior – Concrete floor, some vinyl composition, minimal finish.

Lighting/Plumbing – Minimum lighting and plumbing.

Grade E

Exterior – Pole frame, metal siding, partly finished interior, some insulation.

Interior – Concrete floor, some vinyl composition, minimal finish.

Lighting/Plumbing – Minimum lighting and plumbing.

Commercial Grade Specifications – C18 – Government Building

Grade A

Exterior – Marble or granite, best metal and glass, highly decorative.

Interior – Plaster, marble trim, paneling, terrazzo, carpet, vinyl floors.

Lighting/Plumbing – Best lighting and outlets, tiled restrooms, many fixtures.

Grade B

Exterior – Best ornamental masonry, good metal and glass.

Interior – Plaster or drywall, good detail and paneling, terrazzo, vinyl tile.

Lighting/Plumbing – Good lighting and outlets, good tiled restrooms.

Grade C

Exterior – Brick, block, concrete, metal and glass, good entrance.

Interior – Plaster or drywall, some paneled offices, vinyl composition.

Lighting/Plumbing – Adequate lighting and outlets, adequate plumbing.

Grade D

Exterior – Brick veneer, ornamental stucco, metal and glass.

Interior – Plaster or drywall, acoustic tile, some paneling, vinyl composition.

Lighting/Plumbing – Adequate lighting and outlets, adequate plumbing.

Grade E

Exterior – Stucco or siding, very plain.

Interior – Drywall, acoustic tile, asphalt tile.

Lighting/Plumbing – Adequate lighting and plumbing.

Commercial Grade Specifications – C19 – Hospital

Grade A

Exterior – Stone ashlar, best metal or concrete and glass panels.

Interior – Plaster, vinyl and tile wall surfaces, best ceilings and floors.

Lighting/Plumbing – Oxygen, pneumatic conveyor, signal, much automation.

Grade B

Exterior – Brick, metal and glass, stone, good ornamentation.

Interior – Plaster or drywall, best enamels or vinyl walls, ceramic vinyl floors.

Lighting/Plumbing – Signal system, oxygen piping, good lighting and plumbing.

Grade C

Exterior – Metal and glass, brick, block, concrete, little ornamentation.

Interior – Plaster or drywall, acoustic ceilings, vinyl or tile floors, some ceramic.

Lighting/Plumbing – Signal system, oxygen piping, adequate lighting and plumbing.

Grade D

Exterior – Brick, block, tilt-up, small entrance, very plain.

Interior – Plaster or drywall, acoustic tile, vinyl composition, minimum detail.

Lighting/Plumbing – Adequate lighting and plumbing, signal systems, few extras.

Grade E

Exterior – Stucco or siding, little trim or ornamentation.

Interior – Drywall or plaster, acoustic tile, vinyl composition tile, minimum extras.

Lighting/Plumbing – Adequate lighting and plumbing, minimum signal system.

Commercial Grade Specifications – C20 – Hotel / Motel

Grade A

Exterior – Face brick, stone veneer, metal and glass panels, highly decorative.

Interior – Plaster and vinyl finishes, good carpet, built-in luxury items.

Lighting/Plumbing – Good lighting, many outlets, good plumbing, TV and FM circuits.

Grade B

Exterior – Brick and stone trim, large glass areas, typical better chain motel.

Interior – Plaster, drywall and paint, good carpet, some built-in extras.

Lighting/Plumbing – Some good suites, lighting and plumbing fixtures, TV circuits.

Grade C

Exterior – Common brick or block, little ornamentation, commercial style.

Interior – Painted block, drywall, carpet, vinyl, hospitality room, few extras.

Lighting/Plumbing – Adequate lighting and plumbing, TV circuits, some good fixtures.

Grade D

Exterior – Concrete block, small lobby, vending area.

Interior – Drywall, carpet, vinyl composition, no food service.

Lighting/Plumbing – Minimum code, low-cost fixtures.

Grade E

Exterior – Cheap block, no trim.

Interior – Minimum finishes, very plain.

Lighting/Plumbing – Minimum code throughout.

Commercial Grade Specifications – C21 – Industrial / Manufacturing

Grade A

Exterior – Brick on block or tile, concrete or metal panels, storefront entry.

Interior – Painted walls and ceiling, finished floors and ceilings in offices.

Lighting/Plumbing – Adequate lighting and plumbing.

Grade B

Exterior – Brick, formed concrete or precast walls, little trim, storefront entry.

Interior – Painted walls and ceiling, finished floors and ceilings in offices.

Lighting/Plumbing – Adequate lighting and plumbing.

Grade C

Exterior – Light frame or bearing walls, brick, block or tilt-up, some trim.

Interior – Painted walls and exposed frame, small finished offices.

Lighting/Plumbing – Exposed conduit, fluorescent lighting, adequate plumbing.

Grade D

Exterior – Pole frame, metal siding, fully lined and insulated.

Interior – Finished office area, slab, some floor finish.

Lighting/Plumbing – Adequate lighting and plumbing.

Grade E

Exterior – Light steel frame, steel or aluminum siding, few openings.

Interior – Low-cost slab, unfinished interior, small office.

Lighting/Plumbing – Minimum code, factory lighting.

Commercial Grade Specifications – C22 – Laundromat

Grade A

Exterior – Brick, best block, or tilt-up, good front.

Interior – Plaster or drywall, acoustic tile, vinyl composition.

Lighting/Plumbing – Good lighting, outlets and plumbing, many fixtures.

Grade B

Exterior – Brick, block, average front, some ornamentation.

Interior – Plaster or drywall, exposed masonry, vinyl composition.

Lighting/Plumbing – Adequate lighting, outlets and plumbing, many fixtures.

Grade C

Exterior – Brick, block, tilt-up, plain storefront.

Interior – Plaster, acoustic tile, little ornamentation, vinyl composition.

Lighting/Plumbing – Adequate lighting, outlets and plumbing.

Grade D

Exterior – Stucco or siding, plain storefront.

Interior – Acoustic tile, vinyl composition.

Lighting/Plumbing – Adequate lighting and plumbing.

Grade E

Exterior – Insulated panels, little ornamentation, plain front.

Interior – Acoustic tile, vinyl composition.

Lighting/Plumbing – Necessary lighting and plumbing.

Commercial Grade Specifications – C23 – Mortuary

Grade A

Exterior – Stone, face brick, highly ornamental.

Interior – Plaster, terrazzo carpet, hardwood, good detail and mill work.

Lighting/Plumbing – Good electrical/plumbing fixtures, tiled restrooms, laboratory.

Grade B

Exterior – Face brick, some trim, good exterior detail.

Interior – Plaster or drywall, hardwood or carpet, good decor.

Lighting/Plumbing – Good electrical/plumbing, tiled restrooms, laboratory.

Grade C

Exterior – Brick or block, some trim, good entrance and drive.

Interior – Exposed block, plaster or drywall, carpet, acoustic ceiling, hardwood.

Lighting/Plumbing – Adequate lighting/plumbing, laboratory.

Grades D & E

Exterior – Stucco or siding, some trim, good entrance and drive.

Interior – Plaster or drywall, carpet, hardwood, vinyl composition, acoustic ceiling.

Lighting/Plumbing – Adequate lighting/plumbing, laboratory.

Commercial Grade Specifications – C24 – Office Medical

Grade A

Exterior – Steel frame, masonry and glass, ornamentation, top quality.

Interior – Acoustic plaster, paneling, carpet and vinyl tile, soundproof rooms.

Lighting/Plumbing – Fluorescent panels, air piping, X-ray rooms, good plumbing.

Grade B

Exterior – Steel frame, masonry, best concrete panels, ornamentation.

Interior – Plaster or drywall, good partitions, acoustic tile, carpet and vinyl.

Lighting/Plumbing – Good fluorescent lighting, X-ray rooms, good plumbing, laboratory.

Grade C

Exterior – Steel or concrete frame or bearing walls, some trim.

Interior – Plaster, drywall partitions, acoustic tile, vinyl composition.

Lighting/Plumbing – Adequate lighting and outlets, adequate plumbing, laboratory.

Grade D

Exterior – Masonry bearing walls, light rafters, very plain.

Interior – Paint, cheap partitions, acoustic tile, asphalt tile.

Lighting/Plumbing – Minimum lighting and outlets, adequate plumbing.

Grade E

Exterior – Light stucco or siding on wood or steel studs, very plain.

Interior – Drywall, cheap partitions, acoustic tile, asphalt tile.

Lighting/Plumbing – Minimum lighting and outlets, adequate plumbing.

Commercial Grade Specifications – C25 – Office Typical

Grade A

Exterior – Steel frame, masonry and glass, stone ornamentation, top quality.

Interior – Plaster, paneling, carpet and terrazzo, suspended ceilings.

Lighting/Plumbing – Best fluorescent ceiling panels, tiled restrooms, good fixtures.

Grade B

Exterior – Steel frame or bearing walls, brick or concrete panels, some ornamentation.

Interior – Plaster or drywall, good partitions, acoustic tile, carpet and vinyl.

Lighting/Plumbing – Good fluorescent lighting, good restrooms and fixtures.

Grade C

Exterior – Steel or concrete frame, or bearing walls, some trim.

Interior – Paint, drywall partitions, acoustic tile, vinyl composition.

Lighting/Plumbing – Adequate lighting and plumbing.

Grade D

Exterior – Masonry bearing walls, light rafters, very plain.

Interior – Paint, few low cost partitions, acoustic tile, asphalt tile.

Lighting/Plumbing – Minimum lighting and plumbing.

Grade E

Exterior – Light stucco or siding on wood or steel studs, very plain.

Interior – Drywall, few partitions, acoustic tile, asphalt tile.

Lighting/Plumbing – Minimum lighting and plumbing.

Commercial Grade Specifications – C26 – Prefabricated Commercial

Grade A

Exterior – Steel frame, good brick, block, or tilt-up, tapered girders.

Interior – Plaster or drywall, some masonry partitions, good offices.

Lighting/Plumbing – Good lighting, adequate plumbing.

Grade B

Exterior – Mill-type construction, brick walls, wood or steel trusses.

Interior – Painted walls, masonry partitions, small offices.

Lighting/Plumbing – Good lighting, adequate plumbing.

Grade C

Exterior – Steel or wood frame or bearing walls, brick, block or tilt-up.

Interior – Painted walls, finished office, hardened slab.

Lighting/Plumbing – Adequate lighting, low-cost plumbing fixtures.

Grade D

Exterior – Block, cheap brick, tilt-up, light construction.

Interior – Unfinished, small office, shell type, minimum code.

Lighting/Plumbing – Minimum lighting and plumbing.

Grade E

Exterior – Pole frame, good metal siding, insulated.

Interior – Small office, some finish, slab.

Lighting/Plumbing – Adequate lighting, little plumbing.

Commercial Grade Specifications – C27 – Rest / Nursing Home

Grade A

Exterior – Highly ornamental metal or concrete panels and glass.

Interior – Plaster, vinyl and ceramic wall finishes, carpet and vinyl floors.

Lighting/Plumbing – Signal system, therapy facilities, good lighting and plumbing.

Grade B

Exterior – Metal and glass, brick, stone trim, some ornamentation.

Interior – Plaster or drywall, enamel or vinyl walls, vinyl floor, some carpet.

Lighting/Plumbing – Signal system, therapy facilities, good lighting and plumbing.

Grade C

Exterior – Brick, block, some metal and glass, some ornamentation.

Interior – Plaster or drywall, acoustic ceilings, vinyl composition.

Lighting/Plumbing – Signal system, therapy facilities, adequate lighting and plumbing.

Grade D

Exterior – Brick, block, tilt-up, little ornamentation, simple entrance.

Interior – Painted walls, some plaster or drywall, acoustic and asphalt tile.

Lighting/Plumbing – Adequate lighting and plumbing, signal system, some extras.

Grade E

Exterior – Stucco or siding, little trim or ornamentation.

Interior – Drywall, acoustic and asphalt tile, minimum detail.

Lighting/Plumbing – Adequate lighting and plumbing, minimum extra facilities.

Commercial Grade Specifications – C28 – Restaurant / Fast Food

Grade A

Exterior – Individual design, highly ornamental exterior.

Interior – High-quality detail, best ceramic pavers, limited seating area.

Lighting/Plumbing – Special lighting, tiled restrooms, good fixtures.

Grade B

Exterior – Face brick, good metal and glass, good mansard, canopy ornamentation.

Interior – Typically better small chain stores, plaster, ceramic, pavers throughout.

Lighting/Plumbing – Good lighting, restrooms with good fixtures and tile.

Grade C

Exterior – Brick, best block, stucco, good store front, ornamentation.

Interior – Typical chain store and better large stores, plaster, ceramic, vinyl tile.

Lighting/Plumbing – Good lighting and service outlets, tiled restrooms.

Grade D

Exterior – Brick, block, some mansard, parapet ornamentation.

Interior – Drywall, paneling, acoustic tile, pavers, vinyl composition, large eating/play area.

Lighting/Plumbing – Adequate lighting and outlets, small restrooms.

Grade E

Exterior – Cheap stucco or siding, very plain construction.

Interior – Low-cost preparation area, minimum finish, asphalt tile.

Lighting/Plumbing – Minimum lighting, outlets and plumbing.

Commercial Grade Specifications – C29 – Restaurant / Lounge

Grade A

Exterior – Individual design, brick, good metal and glass ornamentation.

Interior – Typically best chain restaurants, carpeted lounge and dining room.

Lighting/Plumbing – Good lighting/restrooms with good-quality fixtures and tile.

Grade B

Exterior – Brick, concrete or metal and glass panels, ornamentation.

Interior – Typical chain restaurant or coffee shop, vinyl and ceramic floors.

Lighting/Plumbing – Good lighting and service outlets, tiled restrooms.

Grade C

Exterior – Brick, block, tilt-up, plain building, stock plans.

Interior – Typical neighborhood restaurant, vinyl composition, small kitchen.

Lighting/Plumbing – Adequate lighting and outlets, small restrooms.

Grade D

Exterior – Stucco or siding, plain building and front, stock plans.

Interior – Typical neighborhood restaurant, vinyl composition, small kitchen.

Lighting/Plumbing – Adequate lighting and outlets, small restrooms.

Grade E

Exterior – Cheap stucco or siding, very plain.

Interior – Low-cost short order cafe, minimum finish, asphalt tile.

Lighting/Plumbing – Minimum lighting and plumbing.

Commercial Grade Specifications – C30 – Retail Store

Grade A

Exterior – Face brick, metal, fine ornamentation and displays.

Interior – Best plaster, ornamental ceilings, paneling, terrazzo, carpet.

Lighting/Plumbing – Special lighting effects, good restrooms and fixtures.

Grade B

Exterior – Brick, stucco on block, best tilt-up, good display front.

Interior – Plaster, acoustic plaster or tile ceilings, carpet, vinyl tile.

Lighting/Plumbing – Good lighting and outlets, adequate restrooms.

Grade C

Exterior – Brick, block, tilt-up, plain front, some ornamentation.

Interior – Drywall/plaster, exposed masonry, acoustic tile, vinyl composition.

Lighting/Plumbing – Adequate lighting and outlets, small employee restrooms.

Grade D

Exterior – Stucco or siding, plain front, little ornamentation.

Interior – Plaster or drywall, acoustic tile, vinyl composition, little trim.

Lighting/Plumbing – Adequate store lighting, restrooms, low-cost fixtures.

Grade E

Exterior – Low-cost stucco, siding, very plain exterior.

Interior – Drywall, cheap acoustic tile, asphalt tile, few partitions.

Lighting/Plumbing – Minimum lighting, outlets and plumbing.

Commercial Grade Specifications – C31 – Retail Rural

Grades A & B

Exterior – Brick, block, tilt, plain front, some ornamentation.

Interior – Drywall/plaster, exposed masonry, acoustic tile, vinyl composition.

Lighting/Plumbing – Adequate lighting and outlets, small employee restrooms.

Grade C

Exterior – Stucco or siding, plain front, little ornamentation.

Interior – Plaster or drywall, acoustic tile, vinyl composition, little trim.

Lighting/Plumbing – Adequate store lighting, restrooms, low-cost fixtures.

Grades D & E

Exterior – Low-cost stucco, siding, very plain exterior.

Interior – Drywall, cheap acoustic tile, asphalt tile, few partitions.

Lighting/Plumbing – Minimum lighting and outlets, minimum plumbing.

Commercial Grade Specifications – C32 – School

Grade A

Exterior – Steel frame, face brick, metal panels, tile, high ornamentation.

Interior – Plaster glazed finishes, enamel, carpet and vinyl.

Lighting/Plumbing – Best classroom lighting and cabling systems, best plumbing.

Grade B

Exterior – Steel columns, web or bar joists, ornamental block or face brick.

Interior – Plaster or drywall, acoustic tile, carpet, vinyl composition.

Lighting/Plumbing – Good fluorescent fixtures, good plumbing, extra features.

Grade C

Exterior – Steel frame or bearing walls, brick, block or concrete, some trim.

Interior – Plaster or drywall, acoustic tile, vinyl composition or hardwood.

Lighting/Plumbing – Adequate lighting and plumbing.

Grade D

Exterior – Brick, block, tilt-up panels, bearing walls, wood joists, little trim.

Interior – Painted walls, acoustic tile or drywall, ceilings, asphalt tile.

Lighting/Plumbing – Minimum lighting and plumbing.

Grade E

Exterior – Pole frame, insulated metal panels, some ornamentation.

Interior – Painted walls, acoustic tile or drywall, ceilings, asphalt tile.

Lighting/Plumbing – Minimum lighting and plumbing.

Commercial Grade Specifications – C33 – Service Garage

Grade A

Exterior – Steel or concrete frame, brick, decorative block or concrete panels.

Interior – Some good offices and supply rooms, good fleet-municipal type.

Lighting/Plumbing – Good electrical, lighting and service outlets, good restrooms.

Grade B

Exterior – Steel, concrete or glulam frame, masonry curtain or bearing walls.

Interior – Finished office, painted walls, some partitions.

Lighting/Plumbing – Adequate lighting and service outlets, adequate restrooms.

Grade C

Exterior – Masonry bearing walls with pilasters, light trusses.

Interior – Unfinished, small finished office area, some supply area.

Lighting/Plumbing – Adequate lighting and service outlets, small restroom.

Grade D

Exterior – Light masonry bearing walls, light rafters.

Interior – Unfinished, small partitioned office area, concrete floor.

Lighting/Plumbing – Minimum lighting and plumbing.

Grade E

Exterior – Pole frame, metal siding, lined and insulated.

Interior – Small finished office area, some supply area.

Lighting/Plumbing – Minimum lighting and plumbing.

Commercial Grade Specifications – C34 – Service Lube Center

Grade A

Exterior – Best block, entry, 20% or more finished sales area.

Interior – Good store type finish in sales, good lobby, waiting room, restrooms.

Lighting/Plumbing – Good retail illumination, good garage in balance.

Grade B

Exterior – Good ornamental block and parapet, storefront lobby.

Interior – Good drywall, acoustic tile, pavers, carpet, good office/waiting room.

Lighting/Plumbing – Good lighting and plumbing, service outlets.

Grade C

Exterior – Masonry bearing walls or frame, roll-up doors.

Interior – Painted walls, slab, some partitions, floor and ceiling finish, waiting area.

Lighting/Plumbing – Adequate lighting and plumbing, service outlets.

Grade D

Exterior – Frame and stucco, siding, masonry veneer, some trim, roll-up doors.

Interior – Some gypsum walls and ceiling, slab, some finished floor, waiting area.

Lighting/Plumbing – Adequate lighting and plumbing, service outlets.

Grade E

Exterior – Block, cheap brick, tilt-up, light construction.

Interior – Painted walls, slab, few partitions, small office area.

Lighting/Plumbing – Minimum lighting and plumbing, service outlets.

Commercial Grade Specifications – C35 – Shopping Center

Grade A

Exterior – Face brick, best block/mansard ornamentation, good displays.

Interior – Plaster and paneling, ornamental finished, carpet, plain terrazzo.

Lighting/Plumbing – Extensive lighting and outlets, good plumbing.

Grade B

Exterior – Brick, block, stucco, best tilt-up, bearing or frame, adequate displays.

Interior – Drywall or plaster, good tile ceilings, vinyl composition and carpet.

Lighting/Plumbing – Good lighting and outlets, standard fixtures.

Grade C

Exterior – Brick, block, tilt-up, bearing or light frame, plain storefronts.

Interior – Drywall acoustic tile, vinyl composition, some carpet and masonry partitions.

Lighting/Plumbing – Adequate lighting and outlets per unit, small restrooms.

Grade D

Exterior – Stucco, siding, plain storefronts.

Interior – Drywall, low-cost tile, few partitions.

Lighting/Plumbing – Minimum lighting, outlets and plumbing per unit.

Grade E

Exterior – Low cost wood or stucco, very plain, small fronts.

Interior – Low cost acoustic tile, asphalt tile, few partitions.

Lighting/Plumbing – Minimum lighting, outlets and plumbing per unit.

Commercial Grade Specifications – C36 – Supermarket

Grade A

Exterior – Individual design, heavy frame, ornamental front.

Interior – Plaster, good acoustic tile, good terrazzo, rubber tile, carpet.

Lighting/Plumbing – Special lighting, good fixtures and plumbing throughout.

Grade B

Exterior – Brick, good tilt-up, decorative block, heavy steel or glulam frame.

Interior – Plaster, acoustic tile, rubber or vinyl composition, terrazzo.

Lighting/Plumbing – Good lighting, plumbing for butchers, snack bar, bakery, etc.

Grade C

Exterior – Brick, block, tilt-up, glulam, medium steel, metal and glass front.

Interior – Plaster or drywall, acoustic tile, some partitions, vinyl composition.

Lighting/Plumbing – Adequate lighting and plumbing, few extra services.

Grade D

Exterior – Cheap brick, block, tilt-up, vinyl composition, light frame.

Interior – Painted walls, acoustic tile, minimum chain store.

Lighting/Plumbing – Adequate food store lighting and plumbing.

Grade E

Exterior – Stucco or siding, some trim, metal and glass front, small inexpensive front.

Interior – Plaster or drywall, acoustic tile, vinyl composition, some partitions.

Lighting/Plumbing – Adequate food store lighting and plumbing.

Commercial Grade Specifications – C37 – Theater

Grade A

Exterior – Face brick, stone, marble, ornamental entrance and lobby.

Interior – Cinema stage, ornamental plaster, marble trim, carpeting, good detail.

Lighting/Plumbing – Special lighting and sound system, good plumbing.

Grade B

Exterior – Face brick, stone, terra cotta, ornamental entrance and lobby.

Interior – Cinema stage, ornamental plaster, marble trim, carpeting, good detail.

Lighting/Plumbing – Good lighting, sound system and plumbing.

Grade C

Exterior – Brick, block, concrete, good front and lobby, some trim.

Interior – Plaster or gypsum, suspended ceiling, stepped floor, carpeted lobby.

Lighting/Plumbing – Adequate lighting, good sound and plumbing.

Grade D

Exterior – Stucco or siding, good front and lobby, some trim.

Interior – Drywall, suspended ceiling, carpeted lobby, stepped floor.

Lighting/Plumbing – Adequate lighting, good sound and plumbing.

Grade E

Exterior – Good metal panels, roof, front and lobby, some trim.

Interior – Finished interior, suspended ceiling, carpeted lobby, stepped floor.

Lighting/Plumbing – Adequate lighting, sound and plumbing.

Commercial Grade Specifications – C38 – Warehouse

Grade A

Exterior – Steel frame, good brick, block, or tilt-up, tapered girders.

Interior – Plaster or drywall, some masonry partitions, good offices.

Lighting/Plumbing – Good lighting, adequate plumbing.

Grade B

Exterior – Mill type construction, brick and block, wood trusses.

Interior – Painted walls, few partitions, small offices.

Lighting/Plumbing – Adequate lighting and plumbing.

Grade C

Exterior – Steel or wood frame or bearing walls, brick, block or tilt-up.

Interior – Painted walls, finished office, hardened slab.

Lighting/Plumbing – Adequate lighting, low-cost plumbing fixtures.

Grade D

Exterior – Block, cheap brick, tilt-up, light construction.

Interior – Unfinished, small office, shell type, minimum code.

Lighting/Plumbing – Minimum lighting and plumbing.

Grade E

Exterior – Pole frame, metal siding.

Interior – Small office, slab.

Lighting/Plumbing – Adequate lighting, little plumbing.

Commercial Grade Specifications – C39 – Warehouse Distribution

Grade A

Exterior – Brick, metal/glass, ornamental facades and fenestration.

Interior – Completely finished, drugs, food, or bonded storage, large offices.

Lighting/Plumbing – High-level lighting and good plumbing

Grade B

Exterior – Steel frame, good brick, block, or tilt-up, tapered girders.

Interior – Plaster or drywall, some masonry partitions, good offices.

Lighting/Plumbing – Reading-level lighting, adequate plumbing.

Grade C

Exterior – Steel or wood frame or bearing walls, brick, block or tilt-up.

Interior – Painted walls, finished offices and distribution areas, hardened slab.

Lighting/Plumbing – Good lighting, adequate plumbing.

Grade D

Exterior – Block, tilt-up, very plain, light construction.

Interior – Unfinished, shell type, adequate offices, partitioned areas.

Lighting/Plumbing – Minimum lighting and plumbing.

Grade E

Exterior – Pole frame, metal siding.

Interior – Unfinished, shell type, adequate offices, partitioned areas.

Lighting/Plumbing – Minimum lighting and plumbing.

Commercial Grade Specifications – C40 – Mini Warehouse

Grade A

Exterior – Brick, block or tilt up, many doors.

Interior – Subdivided cubicles, good security partitions, office-apartment.

Lighting/Plumbing – Electrical outlets and lighting in each space, minimum plumbing.

Grade B

Exterior – Stucco, siding or brick veneer, many doors.

Interior – Subdivided cubicles, good security partitions, office apartment.

Lighting/Plumbing – Electrical outlets and lighting in each space, minimum plumbing.

Grade C

Exterior – Block, tilt-up, light construction.

Interior – Subdivided into cubicles, mixed sizes, unfinished slab, small office.

Lighting/Plumbing – Adequate electrical service per space, minimum water.

Grade D

Exterior – Wood frame and stucco or wood.

Interior – Subdivided into cubicles, mixed sizes, unfinished slab, small office.

Lighting/Plumbing – Adequate electrical service per space, minimum water.

Grade E

Exterior – Wood pole frame, metal siding.

Interior – Subdivided into cubicles, light slab, no support facilities.

Lighting/Plumbing – Minimum electrical service.

Commercial Unit Price Table

Type	Description	Base Sq. Ft.	Base Rate per Sq. Ft.	Heat per Sq. Ft	Air per Sq. Ft	Bsmt. Area per Sq. Ft	Bsmt. Fin. per Sq. Ft	Adj. Factor	Depr. Table
C01	Apartment	3000	96	4	3	29	86	600	50
C02	Auto Service Ctr.	4000	73	2	7	22	66	800	40
C03	Auto Dealership	4000	79	2	7	24	71	800	40
C04	Bank	3000	216	8	11	65	194	600	50
C05	Barber/Beauty	1500	74	2	6	22	67	300	40
C06	Bed & Brkfst	3000	125	4	3	38	113	600	60
C07	Car Wash	1200	96	2	9			300	30
C08	Church	3000	172	7	11	52	155	600	50
C09	Clubhouse	3000	94	6	5	28	85	600	40
C10	Commercial	2000	52	4	4	16	47	400	40
C11	Conv. Store	3000	86	4	4	26	77	600	40
C12	Country Club	9000	128	6	5	38	115	1800	50
C13	Daycare Center	3000	115	8	7	35	104	600	40
C14	Dept. Store	5000	99	4	7	30	89	1000	50
C15	Dormitory	3000	145	6	7	44	131	600	50
C16	Fire Station	3000	62	8	3	19	56	600	40
C17	Fellowship Hall	3000	95	7	7	29	86	600	40
C18	Govt. Bldg.	3000	129	8	11	39	116	600	50
C19	Hospital	8000	262	14	14	79	236	1600	40
C20	Hotel/Motel	4000	86	2	2	26	77	800	50
C21	Industrial	100000	49	2	7	15	44	20000	50
C22	Laundromat	1500	83	2	6	25	75	300	40
C23	Mortuary	3000	103	6	3	31	93	400	50
C24	Office Medical	2000	132	8	3	40	119	400	40
C25	Office Typical	2000	102	8	3	31	92	400	50
C26	Pre-Fab Comm.	1400	49	4	5	25	44	280	40
C27	Rest/Nursing	10000	148	6	7	44	133	2000	50
C28	Rest Fast Food	3000	160	6	10	48	128	600	30
C29	Rest Lounge	7000	111	6	10	33	100	1400	40
C30	Retail Store	2500	75	4	4	23	60	500	50
C31	Retail Rural	1500	56	4	4	17	45	300	40
C32	School	12000	126	8	7	38	113	2400	40
C33	Garage Service	2000	54	2	7	16	49	400	40
C34	Svc Lube Center	1400	127	2	7	38	114	280	40
C35	Shopping Center	14000	82	4	4	25	74	2800	40
C36	Supermarket	7000	79	4	4	24	71	1400	40
C37	Theater	3000	93	7	5	28	84	600	50
C38	Warehouse	30000	41	2	7	29	37	5000	40
C39	Warehse Dist.	30000	48	2	7	34	43	5000	50
C40	Mini Warehse	3000	36	2	7	18	32	600	40

Commercial Section Schedule

Percentage of Base Rate & Story Height Adjustments

Type	Adj. %	1 Story	2 Story	3 Story	4 Story
AOF – Average Office	1.25	1.00	1.90	2.80	3.70
CAN – Canopy	0.10				
CBS – Comm. Bank Canopy	0.50				
CLP – Covered Loading Platform	0.40				
FCP – Finished Carport	0.30				
FEP – Finished Enclosed Porch	0.70	1.00	1.90	2.80	3.70
FGR – Finished Garage	0.45				
FOF – Fair Office	1.00	1.00	1.90	2.80	3.70
FOP – Finished Open Porch	0.35	1.00	1.90	2.80	3.70
FSP – Finished Screened Porch	0.40	1.00	1.90	2.80	3.70
FST – Finished Storage	0.50	1.00	1.90	2.80	3.70
FUS – Finished Upper Story	0.90				
FUT – Finished Utility	0.55	1.00	1.90	2.80	3.70
GOF – Good Office	1.50	1.00	1.90	2.80	3.70
MEZ – Mezzanine	0.80				
PBS – Part of Base	1.00	1.00	1.90	2.80	3.70
PTO – Patio	0.10				
STP – Stoop	0.20				
UCP – Unfinished Carport	0.20				
UEP – Unfinished Enclosed Porch	0.50				
UGR – Unfinished Garage	0.35				
ULP – Uncovered Loading Platform	0.25				
UOP – Unfinished Open Porch	0.20				
USP – Unfinished Screened Porch	0.40				
UST – Unfinished Storage	0.40				
UUS – Unfinished Upper Story	0.20				
UUT – Unfinished Utility	0.45				
WDD – Wood Deck	0.20	1.00	2.00	3.00	4.00

Additional Adjustments Not Included in Base Rate

Fireplace Adjustment Rates:

Per Stack	\$4,000
First Opening	\$2,500
Second Opening	\$2,500

Fireplace Type Adjustment Rates:

PF – Pre-Fab	(\$1,500)*
SD – Standard	\$0
ST – Stone	\$5,000
SS – Stacked Stone	\$10,000
MS – Massive	\$15,000

*Only applies when number of stacks is one or more

Sprinkler System:

Area	Price
Under 5,000 square feet	\$3.25 sq. ft.
Over 5,000 square feet	\$3.00 sq. ft.

Commercial Building Size Adjustment Factors:

Area	Rate
Less than base square feet	+ .006
More than base square feet	- .006

Wall Height Adjustment Factors:

The table below will be used to adjust for wall height on the following buildings:

- C01 – Apartments
- C06 – Bed & Breakfast
- C09 – Clubhouse
- C12 – Country Club
- C15 – Dormitory
- C23 – Mortuary

Wall Height	Adj. %	Wall Height	Adj. %
7	.92	14	1.11
8	.95	15	1.14
9	.97	16	1.18
10	1.00	17	1.21
11	1.03	18	1.24
12	1.06	19	1.27
13	1.08	20+	1.31

The table below will be used to adjust for wall height on the following buildings:

- C20 – Hotel / Motel
- C40 – Mini Warehouse

Wall Height	Adj. %
7	.96
8	1.00
9	1.04
10	1.08
11	1.12
12	1.16
14	1.24
16+	1.32

The table below will be used to adjust for wall height on the following buildings:

- C05 – Barber / Beauty Shop
- C10 – Commercial Building
- C14 – Department Store
- C17 – Fellowship Hall
- C22 – Laundromat
- C36 – Supermarket
- C29 – Restaurant / Lounge
- C28 – Restaurant / Fast Food
- C30 – Retail Store
- C31 – Retail Rural
- C35 – Shopping Center

Wall Height	Adj. %	Wall Height	Adj. %
8	.92	16	1.09
10	.96	18	1.13
11	.98	20	1.17
12	1.00	22	1.21
13	1.02	24	1.26
14	1.04	26	1.30
15	1.06	28+	1.34

The table below will be used to adjust for wall height on the following buildings:

- C02 – Auto Service Center
- C03 – Auto Dealership
- C21 – Industrial
- C26 – Prefabricated Commercial
- C33 – Service Garage
- C34 – Service Lube Center
- C38 – Warehouse
- C39 – Warehouse Distribution

Wall Height	Adj. %	Wall Height	Adj. %
8	.89	30	1.38
10	.92	35	1.52
12	.96	40	1.65
14	1.00	45	1.79
16	1.04	50	1.93
18	1.09	55	2.08
20	1.13	60	2.23
22	1.18	70	2.53
24	1.23	80+	2.85

The table below will be used to adjust for wall height on the following buildings:

- Co4 – Bank
- C11 – Convenience Store
- C16 – Fire Station
- C18 – Government Building
- C19 – Hospital
- C24 – Office Medical
- C25 – Office Typical
- C27 – Rest / Nursing Home

Wall Height	Adj. %	Wall Height	Adj. %
8	.90	15	1.07
9	.93	16	1.09
10	.95	18	1.14
11	.98	20	1.18
12	1.00	24	1.28
13	1.02	28	1.37
14	1.05	32+	1.46

The table below will be used to adjust for wall height on the following buildings:

- Co8 – Church
- C37 – Theater

Wall Height	Adj. %	Wall Height	Adj. %
8	.78	42	1.66
10	.83	46	1.75
12	.89	50	1.85
14	.95	54	1.94
16	1.00	58	2.04
18	1.05	62	2.13
20	1.11	66	2.22
22	1.16	70	2.31
24	1.21	74	2.40
26	1.26	78	2.49
28	1.31	82	2.57
30	1.36	86	2.66
34	1.46	90+	2.74
38	1.56		

The table below will be used to adjust for wall height on the following buildings:

- C13 – Daycare Center
- C32 – School

Wall Height	Adj. %	Wall Height	Adj. %
8	.96	16	1.11
9	.98	18	1.15
10	1.00	20	1.18
11	1.02	22	1.22
12	1.04	24	1.26
13	1.06	30	1.37
14	1.07	36+	1.48
15	1.09		

Elevator Adjustment Rates:

Base Cost	\$100,000
Each Stop	\$7,000

Grade Index:

The following table is used when building grade is applied, unless otherwise denoted.

Grade	Adj. %
AA	+100%
A	+50%
B	+25%
C	Base
D	-25%
E	-50%

Grades may be entered as just a letter grade or as a letter grade plus or minus a given percentage in 10% increments. If a percentage is specified as a part of the grade, then that percentage is added to or subtracted from the letter grade from the above table. Example:

Grade	Adj. %
A-	+40%
B	+25%
D+	-15%

Commercial Neighborhood Adjustment:

A neighborhood adjustment will be applied to each neighborhood according to the market of that neighborhood. The appraiser will determine neighborhoods and numeric codes will be created to uniquely identify them. The commercial base rate adjustment for these neighborhoods could range from 75% to 250%.

Commercial / Industrial 60 Year Life Physical Depreciation Table

Age	Good	Average	Fair	Poor	Unsound
1	1	1	1	2	90
2	1	1	1	3	90
3	1	1	1	3	90
4	1	1	2	4	90
5	1	1	3	5	90
6	1	2	3	6	90
7	1	2	4	7	90
8	1	2	5	8	90
9	2	3	5	10	90
10	2	3	6	11	90
12	2	4	8	14	90
14	3	5	10	18	90
16	3	7	12	22	90
18	4	8	14	26	90
20	5	9	17	30	95
22	6	11	20	35	95
24	7	13	23	40	95
26	8	15	27	46	95
28	9	17	30	52	95
30	11	20	34	57	95
32	13	22	38	62	95
34	15	25	43	68	95
36	17	28	48	73	95
38	19	32	53	77	95
40	21	35	59	79	95
42	25	39	65	80	95
44	28	43	70	82	95
46	31	48	74	84	95
48	34	53	77	86	95
50	38	58	79	88	95
55	48	67	80	90	95
60	57	74	82	90	95
65	65	78	84	90	95
70+	71	80	85	90	95

Commercial / Industrial 50 Year Life Physical Depreciation Table

Age	Good	Average	Fair	Poor	Unsound
1	0	0	1	2	90
2	1	1	2	3	90
3	1	1	3	5	90
4	1	2	4	7	90
5	1	3	5	9	90
6	2	3	6	11	90
7	2	4	7	14	90
8	2	5	8	16	90
9	3	5	10	18	90
10	3	6	11	21	90
12	4	8	14	26	90
14	5	10	18	32	90
16	7	12	22	39	90
18	8	14	26	46	90
20	9	17	30	53	95
22	11	20	35	60	95
24	13	23	40	66	95
26	15	27	46	72	95
28	17	30	52	77	95
30	20	34	57	79	95
32	22	38	62	81	95
34	25	43	68	82	95
36	28	48	73	83	95
38	32	53	77	84	95
40	35	59	79	84	95
42	39	65	81	86	95
44	43	70	82	87	95
46	48	74	83	88	95
48	53	77	84	89	95
50+	58	79	85	90	95

Commercial / Industrial 40 Year Life Physical Depreciation Table

Age	Good	Average	Fair	Poor	Unsound
1	0	1	2	3	90
2	1	2	3	7	90
3	1	3	5	10	90
4	2	4	7	14	90
5	3	5	9	18	90
6	3	6	11	22	90
7	4	7	14	26	90
8	5	8	16	30	90
9	5	10	18	35	90
10	6	11	21	40	90
12	8	14	26	50	90
14	10	18	32	60	90
16	12	22	39	69	90
18	14	26	46	76	90
20	17	30	53	79	95
22	20	35	60	80	95
24	23	40	66	81	95
26	27	46	72	82	95
28	30	52	77	83	95
30	34	57	79	84	95
32	38	62	81	86	95
34	43	68	82	87	95
36	48	73	83	88	95
38	53	77	84	89	95
40+	59	79	85	90	95

Commercial / Industrial 30 Year Life Physical Depreciation Table

Age	Good	Average	Fair	Poor	Unsound
1	0	1	2	3	90
2	2	3	5	7	90
3	4	5	7	10	90
4	5	7	10	14	90
5	6	9	13	18	90
6	8	11	16	22	90
7	10	14	19	26	90
8	11	16	22	30	90
9	13	18	25	35	90
10	15	21	29	40	90
12	19	26	36	50	90
14	24	32	44	60	90
16	28	39	52	69	90
18	34	46	60	76	90
20	39	53	68	79	95
22	45	60	73	82	95
24	52	66	77	86	95
26	58	72	80	90	95
28	64	77	80	90	95
30+	72	79	80	90	95

Commercial Pricing Example

2,000 square foot office typical, age 1 year, average condition

	Value
Commercial Use Type – C25 – Office Typical	\$204,000 (2000 x 102)
Fireplace Stack – None	\$0
Fireplace Opening – None	\$0
Heat – Yes	\$16,000 (2000 x \$8.00)
Air Conditioning – Yes	\$6,000 (2000 x \$3.00)
Wall Height – 12 feet	\$0
Sprinkler System – Yes	\$6,500 (2000 x \$3.50)
Grade Factor – C	\$0
Value with Adjustments	\$232,500 (\$204,000 + \$16,000 + \$6,000 + \$6,500)
Neighborhood Adjustment – 85%	\$34,875 (\$232,500 x .15)
Value Prior to Depreciation	\$197,625 (\$232,500 – \$34,875)
Physical Depreciation – 1 year	\$0
Total Value	\$197,625

Outbuilding Valuation

Outbuilding Rates and Depreciation

Code	Description	Rate	Depreciation Table
01	Barn	40	50 yr.
02	Barn, Horse / Arena	90	50 yr.
03	Barn, Low Cost	20	40 yr.
04	Bath House	60	40 yr.
05	Boat Dock	25	20 yr.
06	Boat Slip	35	20 yr.
07	Boat Slip Covered	40	20 yr.
08	Boat Storage Commercial	60	20 yr.
09	Cabin, Average Quality	75	50 yr.
10	Cabin, Good Quality	90	50 yr.
11	Cabin, Low Quality	40	40 yr.
13	Canopy, Average Quality	25	20 yr.
14	Canopy, Commercial	60	40 yr.
15	Canopy, Good Quality	35	40 yr.
16	Carport, Average Quality	45	40 yr.
17	Carport, Good Quality	65	50 yr.
18	Commercial Lumber Storage	20	20 yr.
19	Commercial Office	75	50 yr.
20	Commercial Office Low Quality	50	40 yr.
21	Dwelling Sound Value		N/A
22	Fellowship / Recreation Hall	90	50 yr.
23	Fence, Commercial	25	20 yr.
24	Garage, Metal	40	30 yr.
25	Garage, Finished	80	50 yr.
26	Garage, Unfinished	60	50 yr.
27	Garage with Living Quarters	125	50 yr.
28	Gazebo	30	20 yr.
29	Golf Course	75,000	N/A
32	Golf Course PAR 3	50,000	N/A
33	Greenhouse	10	20 yr.
34	Hangar, Airplane	40	20 yr.
35	Kennel Building	90	40 yr.
37	Loading Dock	20	40 yr.
39	Manufactured Home Sound Value		N/A
40	Miniature Golf	10,000	40 yr.
41	Miscellaneous Building	22	20 yr.
42	Patio	5	40 yr.
43	Patio, Covered	15	40 yr.
44	Pavilion	60	40 yr.
45	Paving, Asphalt	4	15 yr.
46	Paving, Concrete	5	15 yr.
47	Pool, Concrete	100	20 yr.
48	Pool, Vinyl	75	15 yr.
49	Porch, Enclosed	50	40 yr.
50	Porch, Open	35	40 yr.
51	Porch, Screened	40	40 yr.
52	Produce Stand	20	15 yr.
53	Pump House	35	15 yr.

Code	Description	Rate	Depreciation Table
54	Railroad Spur	125	50 yr.
55	Residential Finished Upper Story / Living Quarters	65	40 yr.
56	Shed, Equipment with Sides	15	20 yr.
57	Shed, Open Pole	12	20 yr.
58	Shop, Frame	40	40 yr.
59	Shop, Steel Prefabricated	35	40 yr.
61	Stable	30	40 yr.
62	Storage, Brick	60	30 yr.
63	Storage, Concrete Block / Frame	50	30 yr.
64	Storage, Metal Utility	25	20 yr.
65	Storage, Quonset	12	20 yr.
66	Storage, Steel Prefabricated	45	40 yr.
67	Studio	175	50 yr.
68	Tenant House	40	30 yr.
69	Tennis Court	10	30 yr.
70	Utility Room	42	30 yr.
71	Water Tank	.30	30 yr.
72	Wood Deck	12	20 yr.
73	Yurt	30	20 yr.

Outbuilding Calculation Formula:

Area or Units x Rate = Base Calculation

Grade Index:

The following table is used when building grade is applied, unless otherwise denoted.

Grade	Adj. %
A	+50%
B	+25%
C	Base
D	-25%
E	-50%

Grades may be entered as just a letter grade or as a letter grade plus or minus a given percentage in 10% increments. If a percentage is specified as a part of the grade, then that percentage is added to or subtracted from the letter grade from the above table. Example:

Grade	Adj. %
A-	+40%
B	+25%
D+	-15%

The following table is used when building grade is applied for commercial fencing:

Grade	Factor
A	3.80
B	2.59
C	2.12
D	1.62
E	1.11

Outbuilding Neighborhood Adjustment:

A neighborhood adjustment will be applied to each neighborhood according to the market of that neighborhood. The appraiser will determine neighborhoods and numeric codes will be created to uniquely identify them. The outbuilding base rate adjustment for these neighborhoods could range from 50% to 400%.

Outbuilding 50 Year Life Physical Depreciation Table

Age	Good	Average	Fair	Poor	Unsound
1	0	1	1	2	90
2	1	2	3	4	90
3	2	3	4	6	90
4	3	4	5	9	90
5	4	5	7	12	90
6	4	6	9	14	90
7	5	7	10	17	90
8	6	8	12	19	90
9	7	10	14	22	90
10	8	11	16	25	90
11	9	12	18	28	90
12	10	13	20	31	90
13	11	15	22	35	90
14	12	16	24	37	90
15	12	17	26	40	90
16	13	19	28	43	90
17	15	20	30	46	90
18	16	22	32	50	90
19	17	24	34	53	90
20	18	25	37	56	90
22	20	28	42	62	90
24	23	31	47	68	90
26	25	35	52	74	90
28	28	39	57	77	90
30	31	44	62	79	90
32	34	47	67	80	90
34	37	51	71	81	90
36	40	55	74	83	90
38	43	59	77	85	90
40	47	63	79	87	90
42	51	66	80	89	95
44	54	69	82	90	95
46	57	69	84	90	95
48	61	75	86	90	95
50+	64	77	90	90	99

Outbuilding 40 Year Life Physical Depreciation Table

Age	Good	Average	Fair	Poor	Unsound
1	1	1	2	3	90
2	2	3	4	7	90
3	3	4	6	11	90
4	4	5	9	15	90
5	5	7	12	20	90
6	6	9	14	24	90
7	7	10	17	28	90
8	8	12	19	33	90
9	10	14	22	38	90
10	11	16	25	43	90
12	13	20	31	53	90
14	16	24	37	61	90
16	19	28	43	70	90
18	22	32	50	76	90
20	25	37	56	79	90
22	28	42	62	80	90
24	31	47	68	82	90
26	35	52	74	84	90
28	39	57	77	86	90
30	44	62	79	88	90
32	47	67	80	90	95
34	51	71	82	90	95
36	55	74	84	90	95
38	59	77	86	90	95
40+	63	79	88	90	99

Outbuilding 30 Year Life Physical Depreciation Table

Age	Good	Average	Fair	Poor	Unsound
1	1	2	3	3	90
2	3	4	6	7	90
3	4	6	9	11	90
4	5	9	12	15	90
5	7	12	15	20	90
6	9	14	18	24	90
7	10	17	22	28	90
8	12	19	25	33	90
9	14	22	29	38	90
10	16	25	32	43	90
12	20	31	40	53	90
14	24	37	48	61	90
16	28	43	55	70	90
18	32	50	63	76	90
20	37	56	71	79	90
22	42	62	76	80	95
24	47	68	79	82	95
26	52	74	83	85	95
28	57	77	86	88	95
30+	62	79	88	90	99

Outbuilding 20 Year Life Physical Depreciation Table

Age	Good	Average	Fair	Poor	Unsound
1	2	3	6	9	90
2	4	7	10	13	90
3	6	11	14	17	90
4	9	15	18	21	90
5	12	20	23	26	90
6	14	24	27	30	90
7	17	28	31	34	90
8	19	33	36	39	90
9	22	38	41	44	90
10	25	43	46	49	90
12	31	53	56	59	95
14	37	61	64	67	95
16	43	70	73	76	95
18	50	76	79	82	95
20+	56	80	83	86	99

Outbuilding 15 Year Life Physical Depreciation Table

Age	Good	Average	Fair	Poor	Unsound
1	10	11	16	26	90
2	13	15	18	28	90
3	17	19	22	32	90
4	20	22	25	35	90
5	23	25	29	39	90
6	27	29	35	45	90
7	30	35	38	48	90
8	33	38	43	53	90
9	37	42	47	57	90
10	40	45	50	60	90
11	43	48	53	63	95
12	47	52	57	67	95
13	50	55	60	70	95
14	55	60	65	72	95
15+	60	65	70	75	99

Classification of Real and Personal Property

In general, machinery and equipment used primarily as part of the manufacturing process should be listed as personal property. Machinery and equipment that is part of the land or building improvement is considered real property. Real property is defined as land, buildings, structures, improvements or permanent fixtures on land (N.C.G.S. 105-273(13)). Business personal property is property used in connection with the production of income that has not been classified as real property. A good rule-of-thumb is to classify all property and investments necessary for the operation of the machinery and equipment as personal property.

One frequent conflict related to the real versus personal property arises when a lessee installs property in a leased space. For example, a barber installs his barbershop in a strip mall; the improvements that make the leased space a barbershop are typically called leasehold improvements and are assessed as personal property. The barber chairs, partitions between the chairs, mirrors, dropped ceiling, and other additions to the real property that were needed to create a barbershop from the leased space would all be considered leasehold improvements. These improvements would be appraised as personal property since they are not appraised as part of the real property and the owner of the real property does not own the improvements.

The following is a list of examples and may not include all personal property types.

<u>Item</u>	<u>Real</u>	<u>Personal</u>
Acoustical fire resistant drapes and curtains		XX
Air conditioning (building, for comfort of occupants)	XX	
Air conditioning (used in data and manufacturing process)		XX
Airplanes		XX
Alarm Systems (security or fire and wiring)		XX
Amusement and recreation equipment		XX
Appliances		XX
Asphalt paving	XX	
Asphalt plants (moveable)		XX
ATM (booth and all equipment)		XX
Auto exhaust system (built-in floor or ceiling)	XX	
Auto exhaust system (flexible tube system, for equipment)		XX
Balers (paper, cardboard, etc.)		XX
Bank teller counters		XX
Bank teller lockers		XX
Bar and bar equipment		XX
Barber/beauty shop equipment		XX
Billboards		XX
Boat docks	XX	
Boats and motors		XX
Boiler (for service of building)	XX	
Boiler (for process)		XX
Bottling plant equipment		XX
Bowling alley lanes		XX
Broadcasting equipment		XX
Cable TV (systems, equipment, wiring)		XX

Item	Real	Personal
Camera equipment		XX
Car wash (equipment, filters, tanks)		XX
Cat walks (for machinery and equipment)		XX
Chairs		XX
Closed circuit TV		XX
Cold storage (equipment, rooms, partitions)		XX
Compressed air/gas systems		XX
Computer (equipment, data lines)		XX
Computer room (a/c, raised flooring)		XX
Concrete plant (electronic mixing, conveyors, tanks, etc.)		XX
Construction and grading equipment		XX
Control systems		XX
Conveyor and material handling systems		XX
Cooking equipment (restaurant)		XX
Coolers (walk-in, free standing)		XX
Cooling towers (building, for comfort of occupants)	XX	
Cooling towers (used in data and manufacturing process)		XX
Counters/reception desks		XX
Dairy processing plants (process items, bins, tanks, etc.)		XX
Dance floors		XX
Data processing equipment		XX
Deli equipment		XX
Desk (office, computer, etc.)		XX
Diagnostic center equipment		XX
Display cases		XX
Dock levels		XX
Drapes, curtains, blinds		XX
Drinking fountains		XX
Drive-thru windows		XX
Drying systems		XX
Dumpsters		XX
Dust catchers, control systems, etc.		XX
Electronic control systems		XX
Elevators	XX	
Escalators	XX	
Farm equipment		XX
Fans (freestanding)		XX
Fencing (exterior)	XX	
Fencing (interior)		XX
Flagpole		XX
Foundation for machinery and equipment		XX
Freight charges		XX
Fuels (not for sale)		XX
Furnaces (steel mill, foundry, etc.)		XX
Furniture and fixtures		XX
Gazebos	XX	
Golf carts		XX
Golf course (drainage, irrigation, etc.)	XX	
Grain bins		XX
Greenhouse (permanently affixed)	XX	
Greenhouse (movable, benches, fans, heating systems, etc.)		XX
Heating systems (building, for comfort of occupants)	XX	
Heating systems (used in data and manufacturing process)		XX

Item	Real	Personal
Hoppers		XX
Hospital systems (oxygen, emergency electric, call system, etc.)		XX
Hot air balloons		XX
Hotel/motel equipment		XX
Humidifiers (used in data and manufacturing process)		XX
Incinerators		XX
Industrial piping		XX
Installation costs		XX
Irrigation equipment		XX
Kiln		XX
Laboratory equipment		XX
Lagoon/settling ponds	XX	
Laundry bins		XX
Law and professional libraries		XX
Leased equipment		XX
Leasehold improvements		XX
Lifts (other than elevator)		XX
Lighting (portable, movable, special, yard)		XX
Machinery and equipment		XX
Medical equipment		XX
Milk handling (milking, cooling, piping, storage, etc.)		XX
Mirrors (other than bathroom)		XX
Mineral rights	XX	
Monitoring systems		XX
Newspaper stands		XX
Night depository		XX
Office equipment		XX
Office supplies		XX
Oil company equipment (pumps, supplies, etc.)		XX
Ovens (processing, manufacturing)		XX
Overhead conveyor system		XX
Package and labeling equipment		XX
Paging systems		XX
Paint spray booths		XX
Partitions		XX
Paving	XX	
Piping systems (process piping)		XX
Playground equipment		XX
Pneumatic tube system		XX
Portable buildings/structures		XX
Power generator systems (auxiliary, emergency, etc.)		XX
Power transformers		XX
Public address systems (intercom, music, etc.)		XX
Railroad sidings (other than railroad owned)		XX
Refrigeration systems (compressors, etc.)		XX
Rental equipment		XX
Repairs (building)	XX	
Repairs (equipment)		XX
Restaurant furniture		XX
Restaurant/kitchen equipment (vent hoods, sinks, etc.)		XX
Returnable containers		XX
Rock crusher		XX
Roll-up doors (exterior walls)	XX	

Item	Real	Personal
Roll-up doors (interior walls)		XX
Roofing	XX	
Room dividers/partitions		XX
Rooms self-contained or special purpose		XX
Safes (wall, self-standing)		XX
Sales and use tax		XX
Satellite dishes (wiring, installation, etc.)		XX
Scale houses (permanently affixed)	XX	
Scale houses (portable)		XX
Scales		XX
Screens (theater)		XX
Security systems		XX
Service station equipment (pumps, tanks, lifts, etc.)		XX
Seats (theater)		XX
Shelving		XX
Signs		XX
Sinks (commercial)		XX
Software (capitalized)		XX
Sound systems and projection equipment		XX
Spare parts		XX
Speakers		XX
Spray booths		XX
Sprinkler systems (fire protection)	XX	
Sprinkler systems (for process)		XX
Supplies		XX
Swimming pools	XX	
Switchboard		XX
Tanks (permanently affixed, bulk plant)	XX	
Tanks (manufacturing, gasoline, etc.)		XX
Telephone systems and wiring		XX
Teller window		XX
Theater screens		XX
Theater seats		XX
Tooling, dies, molds, jigs		XX
Towers (TV, radio, CATV, cellular, two-way radio, wiring, FDN)		XX
Towers (microwave equipment, wiring, foundation)		XX
Transformer banks		XX
Transportation costs		XX
Transformer banks		XX
Tunnels (unless part of process system)		XX
Upgrades to equipment		XX
Utilities (power, water, sewer)	XX	
Vacuum system		XX
Vault	XX	
Vault (door, inner gates, vents, equipment)		XX
Vending machines		XX
Vent fans		XX
Ventilation systems (building, for comfort of occupants)	XX	
Ventilation systems (used in data and manufacturing process)		XX
Video tapes/movies/reel movies		XX
Wallcoverings	XX	
Walls (partitions, room dividers, portable)		XX
Water coolers		XX

<u>Item</u>	<u>Real</u>	<u>Personal</u>
Water lines (for process)		XX
Water tanks (for process)		XX
Wells (pumps, motor, equipment)		XX
Whirlpool/Jacuzzi/hot tub		XX
Wiring(power wiring for machinery and equipment)		XX

