

PASCO III APPRAISAL MANUAL

IREDELL COUNTY IMPROVEMENT USE CODES AND BASE RATES

<u>DEPRECIATION EXPECTED LIFE*</u>	<u>USE CODE</u>	<u>MODEL NUMBER</u>	<u>BASE RATE</u>	<u>DESCRIPTION</u>
A-60-45	01	01	70.00	Single Family Residential
55-30	02**	02	43.00	Manufactured Home (Multi-Sectional)
45-20	03**	02	37.00	Manufactured Home (Single-Sectional)
A-60-45	04	03	70.00	Condominium
A-60-45	05	01	70.00	Patio Homes
A-60-45	06	03	73.00	Condominium High Rise
A-60-45	07	01	70.00	Single Family Resort
60	08	01	123.00	Single Family Exceptional
A-60-45	09	03	70.00	Townhouse Single Family
40	10	07	63.00	Commercial
40	11	07	108.00	Convenience Store
40	12	07	90.00	Pharmacy
40	13	07	68.00	Department Store
40	14	07	66.00	Super Market
40	15	07	79.00	Shopping Center-Mall
40	16	07	69.00	Shopping Center-Strip
40	17	04	75.50	Office
55	18	04	88.00	Office High Rise > 4
40	19	04	105.00	Medical Building
40	20	04	105.00	Medical Condo
35	21	07	91.00	Restaurants
35	22	07	112.00	Fast Foods
55	23	04	125.00	Banks
40	24	04	83.50	Office Condo
40	25	07	63.00	Commercial/Service
35	26	07	71.00	Service Station
40	27	06	39.50	Auto Sales and Service
40	28	06	44.50	Parking Garage
40	29	06	25.00	Mini-Warehouses
40	30	04	133.00	Laboratories/Research
30	31	04	89.00	Day Care Center
45	32	07	78.00	Theaters
35	33	07	77.00	Lounge/Night Club
30	34	07	59.00	Bowl Alley/Arena
40	35	07	72.50	Commercial Condominium
40	36	07	56.50	Business Park – Flex Space
50	37	05	81.50	Hotel/Motel High Rise > 3
40	38	07	64.50	Furniture Show Room
40	39	05	72.50	Hotel/Motel 3 Floors or Less
40	40	06	29.00	Industrial
40	41	06	29.00	Light Manufacturing
45	42	06	36.00	Heavy Manufacturing
25	43	06	24.50	Lumber Yard
45	44	06	60.00	Packing Plant/Food Pr
45	45	06	36.00	Cigarette Mfg
45	46	06	36.00	Bottler/Brewery
40	47	06	30.00	Warehouse Condo
40	48	06	27.40	Warehouse
35	49	06	22.50	Prefab Warehouse
	50		N/A	Blank

**A” = Exterior Wall Schedule

** Manufactured are listed as real property if they meet the definition in 105-273 (13).

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<u>DEPRECIATION EXPECTED LIFE*</u>	<u>USE CODE</u>	<u>MODEL NUMBER</u>	<u>BASE RATE</u>	<u>DESCRIPTION</u>
40	51	06	43.00	Cold Storage/Freezer
40	52	06	33.00	Truck Terminal
40	53	06	34.00	Service Garage
40	54	06	33.00	Office/Warehouse
40	55	06	N/A	Granite Shed
35	56	06	34.00	Stable
40	57	06	39.00	Motor Sports Garage
40	58	06	35.00	Retail Warehouse
	59		N/A	
55-35	60	05	55.00	Garden Apartment
55-35	61	05	55.00	Townhouse Apartment
55-35	62	05	71.00	Duplex/Triplex
55-35	63	05	55.00	High Rise Apartment
55-35	64	01	71.00	Multi-Family Conversion
25	65	06	55.00	Car Wash
	66		N/A	
	67		N/A	
	68		N/A	
	69		N/A	
70	70	04	87.00	Institutional
70	71	04	96.00	Churches
40	72	04	103.00	School, Colleges-Private
45	73	04	150.00	Hospital-Private
45	74	05	85.00	Homes for Aged
45	75	05	98.00	Orphanages
50	76	04	82.50	Mortuaries, Cemeteries
45	77	07	72.50	Clubs, Lodges
50	78	04	100.00	Country Clubs
40	79	04	86.00	Airport Terminal
30	80	06	27.00	Marinas
40	81	06	25.00	Aircraft Hanger
	82		N/A	Forests, Parks
70	83	04	103.00	Public Schools
70	84	04	103.00	Public Colleges
45	85	04	150.00	Public Hospitals
70	86	04	100.00	County Office
70	87	04	100.00	State Office
70	88	04	100.00	Federal Office
70	89	04	100.00	Municipal Office
70	90			Leasehold
70	91	04	86.00	Utility Office
70	92	04	75.00	Mining Office
70	93	04	75.00	Petrol, Gas Office
	94		N/A	Boat Slips NBHD
	95		N/A	Submerged Land
	96		N/A	Blank
	97		N/A	Blank
	98		00.00	Value less Improvement
	99		N/A	New Parcel*

*When new parcel numbers are added through real property update, they are automatically assigned use code 99.

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DEFINITIONS: These are meant for clarification but are not all inclusive.

FOUNDATIONS

CONTINUOUS FOOTING - A concrete footing poured continuously around the perimeter foundation of a building. Used on buildings that have a crawl space or basement, used on manufactured homes that have masonry under pinning.

EARTH - No concrete footings. Used on buildings constructed on dirt floors with pole type construction.

PIERS – Concrete or block footings placed under pier locations only.

SPECIAL FOOTING - Any expensive foundation not described in the other four choices. Used mostly on high-rise buildings, which are taller than four (4) floors. Used in some service garages to account for pits and lifts.

SPREAD FOOTING - **Commercial** type footing used with concrete slab floor system. Can be used for residential type.

SUBFLOOR SYSTEM

EARTH - No floor system. Used on buildings with dirt or gravel floors.

SLAB PLATFORM HEIGHT - A precast deck with precast or steel joist elevated to a loading dock height.

PLYWOOD - Wood joist and plywood sheathing.

SLAB ABOVE GRADE - Concrete slab poured on a built-up surface above ground level. **Commercial.**

SLAB ON GRADE - Concrete slab poured on surface at ground level. **Residential.**

STRUCTURAL SLAB - Reinforced slab made to support a high-rise building of excessive weight.

WOOD - Wood joist and wood sheathing.

EXTERIOR WALLS

ASBESTOS-FIBER SHINGLE/CORR WALL - Refers to asbestos or fiber shingle or corrugated material laid over wood frame with sheathing. The principle composition of these materials is asbestos, fiberglass, or other mineral or organic fibers occurring in long and delicate fibers or fibrous masses. It is incombustible, non-conducting and chemically resistant. Typically, these materials are hard and brittle in nature with a noticeable grain or texture.

BOARD AND BATTEN ON PLYWOOD WITH STRIPS - Sheeting placed on walls in a vertical position with the joints covered by narrow wooden strips called battens.

BOARD AND BATTEN 12" BOARDS - With 12" boards nailed to sheathing in a vertical position and the joints covered by battens (which are narrow wooden strips). This form of siding is commonly used on small buildings.

CEDAR OR REDWOOD SIDING - Horizontal cedar or redwood lap siding or panel siding normally unfinished or naturally stained which is desirable because of color and maintenance free characteristics. Usually the lap siding has above average excellent type construction.

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EXTERIOR WALLS, cont.

CEMENT FIBER SIDING – Siding composed of asbestos-free fiber and cement combined under pressure. This product may come in board's sheets or shingles and are usually attached over sheathing. Sheet siding may come ribbed or corrugated.

COMMON BRICK – See Face Block/Common Brick

COMPOSITION OR WALL BOARD - Refers to composition siding, which comes in varied thickness and rolls, and is usually fastened over wood framing by nailing. Can be any of the various man-made materials on wood or metal framing such as "Homosote", or "Cleotex", or other trade name products. These must be treated or painted to withstand weather. Generally inexpensive construction.

CONCRETE OR CINDER BLOCK - The standard concrete or cinder block, which can range in size from 8 to 16 inches.

CORRUGATED METAL (LIGHT) - An inexpensive steel or galvanized siding with minimum thickness. This is usually manufactured in sheets, which can be fastened to wood or metal framing.

CORRUGATED METAL (HEAVY) - An expensive steel or galvanized siding generally used for commercial construction

FACE BLOCK/COMMON BRICK - Brick commonly used for construction purposes; primarily made for buildings. They are made from clay or a clay mixture molded into blocks, which are then hardened in the sun or baked in a kiln. May be color treated, textured and finished.

FACE BRICK - The better quality of brick such as that used on exposed parts of a building and is usually color treated and finished.

GLASS/THERMOPLANE - A glass sandwich designed for use on exterior walls. Usually tinted and with an aluminum or metal framing system. This normally occurs only on large commercial office buildings.

LOG – The exterior wall is made of logs.

MASONITE – Highly compressed wood fiber hardboard siding, may come in 6 to 12 inch boards or in sheets.

MODULAR METAL – See Prefab Metal/Modular Metal

PRECAST PANEL - A modular construction material usually with a washed pebble finish. Such panels are pre-cast and brought to the site to be erected. Normally used as the major exterior wall finish, it is most often found on commercial buildings.

PREFAB METAL/MODULAR METAL- This refers to the type walls used in mobile homes and commercial construction and other similar prefab metal or modular metal walls.

PREFINISHED METAL - This refers to the enameled or anodized metal, which is commonly used on service stations and other metal, commercial structures.

REINFORCED CONCRETE - Structural frame of concrete, which has been reinforced with steel bars and used as exterior walls.

SIDING MAXIMUM - A mixture of expensive siding or a siding put on in an unusual fashion.

SIDING MINIMUM - Used to describe infrequent or unusual combinations not otherwise described and reflects very low quality materials.

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EXTERIOR WALLS, cont.

SINGLE SIDING WITH WOOD FRAMING NOT SHEATHING - Denotes inexpensive wood framing without sheathing.

STONE - Refers to various good stone or stone veneers.

STONE – SYNTHETIC – A manufactured product that is lightweight, made of concrete and has been colored and formed to appear as stone.

STUCCO - Stucco is a coating in which cement is used for covering walls and is put on wet, but when dry it becomes exceedingly hard and durable. Stucco may be applied to block or a wire of wood lath. May be synthetic stucco which is made of synthetic plaster or stucco covering a rigid insulation board with reinforcing mesh.

UTILITY BRICK - Utility brick or jumbo brick is normally a 4" brick wall backed with masonry or wood.

WOOD ON SHEATHING OR PLYWOOD - Wood is either lapped or 4' x 8' panels. Horizontal wood siding, which is normally lapped over the sheathing and painted, or a wood paneled (plywood) nailed to the sheathing.

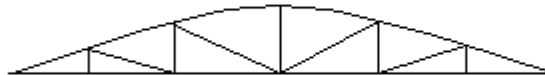
VINYL/ALUMINUM SIDING - Flat or corrugated aluminum sheets fastened to a wood or metal frame as direct replacement or cover for horizontal wood siding.

WOOD SHINGLE - These are usually cedar or redwood shingles and usually appears on expensive homes; the irregular shaped cedar shakes being the most expensive.

ROOFING STRUCTURE

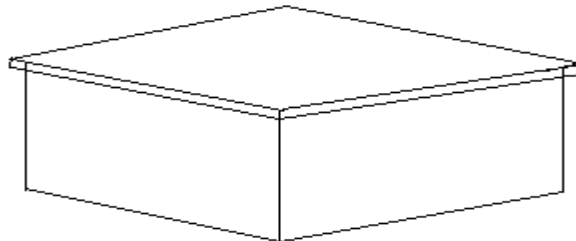
BOWSTRING TRUSS - A large curved truss common to airplane hangars and Quonset huts.

BOWSTRING



FLAT ROOF - A flat roof refers to a structural material, which spans a horizontal or nearly horizontal position from wall-to-wall or beam-to-beam.

FLAT

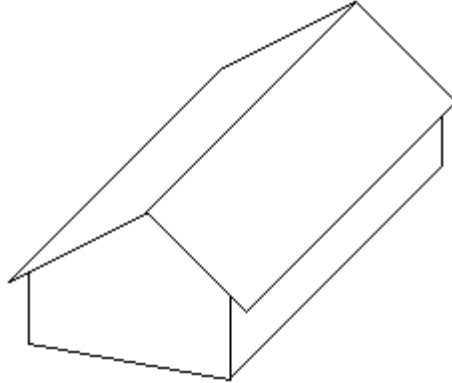


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ROOFING STRUCTURE, cont.

GABLE - A gable roof is pitched (pitch is the slope of the roof) in two directions.

GABLE

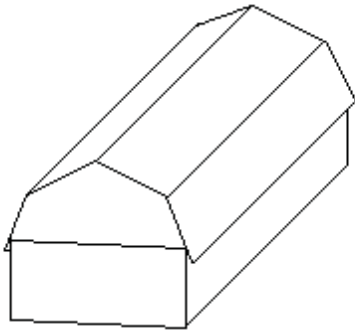


GAMBREL/MANSARD –

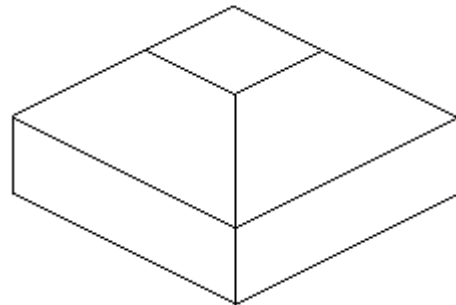
GAMBREL - A type of roof which has its slope broken by an obtuse angle so that the lower slope is steeper than the upper slope; a roof with two pitches such as is common on a barn.

MANSARD - A roof with two slopes on all four sides; the lower slope very steep, the upper slope almost flat.

GAMBREL

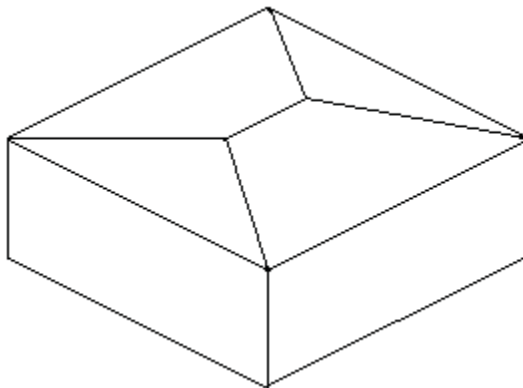


MANSARD



HIP ROOF - The hip roof is usually pitched in four directions.

HIP



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ROOFING STRUCTURE, cont.

IRREGULAR ROOF - Any of a variety of unusual slopes, which do not have the same rise per foot, run throughout.

PRESTRESSED CONCRETE - Roofs that are made up of concrete, which has been made up elsewhere, pre-stressed, and erected in place with cranes. Pre-stressing makes it possible to use less steel and usually less bulky than reinforcing.

REINFORCED CONCRETE ROOF - Roof framing where concrete is formed and poured in place with a system of steel rods or mesh for absorbing tensile and shearing stresses. Roof framing of this type has been formed and poured on the ground, and, through a system of hydraulic jacks, raised to proper position.

RIGID FRAME WITH BAR JOIST - Bar joists are fabricated steel open trusses, which have been set close together, and serve as roof beams or ceiling joists. The span of these is limited due to their lightness and depth. Bar joists limit roof shape to flat or shed and is to be used in place of flat or shed roofs on commercial buildings with medium spans.

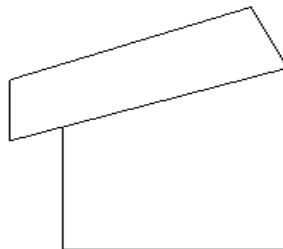
SAW TOOTH ROOF - A roof, which is formed of a number of trusses having unequal slopes. When viewed from the end, such a roof presents a serrated profile similar to the teeth of a saw.

SAWTOOTH



SHED ROOF - Similar to Flat roof except that it has a noted slope in one direction.

SHED

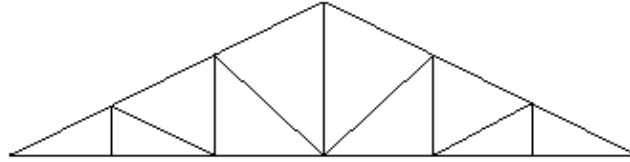


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ROOFING STRUCTURE, cont.

STEEL FRAME OR TRUSS - A truss made up of various shapes of steel members either bolted or welded together and which can, due to strength of steel and depth of truss, cover large spans in either flat, shed, hip, gable, mansard, or gambrel shapes and is to be used on commercial buildings with heavy loads or wide spans in place of flat, shed, gable, hip, mansard or gambrel shapes.

STEEL TRUSS



WOOD TRUSS - This is made up of various size lumber or timber such as beams, bars, and ties, usually arranged in triangular units to form a rigid framework and may be flat, shed or pitched. Spans are limited due to the strength of the material. **This is to be used in place of the flat or shed on commercial buildings with limited spans.**

ROOFING COVER

ASBESTOS OR FIBER SHINGLE OR CORRUGATED - Made of rigid products, which come in individual shingles or sheets and are, fastened down in the same manner as wood or composition. Includes products such as Ondura.

BUILT UP TAR AND GRAVEL - Gravel embedded in tar is hot mopped over various types of composition concrete, metal or gypsum roofing. This product requires a very low pitched or flat roof shape. Built up refers to the building up of waterproof layers with the mopped tar.

COMPOSITION SHINGLE - Refers to shingles made from felt or fiberglass saturated with asphalt and surfaced with mineral or ceramic granules 235 lb. or less. These are pliable shingles, which are fastened down by nailing to some type of sheathing.

COMPOSITION SHINGLE – HEAVY - Refers to shingles made from felt or fiberglass saturated with asphalt and surfaced with mineral or ceramic granules greater than 235 lb. These are pliable shingles, which are fastened down by nailing to some type of sheathing.

CEDAR SHAKES - Comes in random widths, lengths and very expensive. These are pliable shingles, which are fastened down by nailing to some type of sheathing.

CEMENT FIBER SHINGLES - Shingles composed of asbestos-free fiber and cement combined under pressure.

COPPER – Various types of copper roofing; flat, standing seam or batten seam.

ENAMEL METAL SHINGLE - This refers to metal shingles with a heat-bonded enamel glazed coating. This type of shingle is usually predrilled and fastened down by nailing to some type of sheathing on strips.

METAL PREFINISHED – Metal roofing that comes in sheets or shingles and has a baked on paint finish.

METAL – STANDING SEAM – Metal roofing that comes in sheets, has standing seams and has a baked on paint finish

MINIMUM ROOFING, CORRUGATED OR SHEET METAL - Sheet metal is either flat, corrugated or V-crimp metal of either aluminum or steel products, and is fastened over wood or steel framing.

ROLLED OR BUILT-UP COMPOSITION - A roof consisting of felt saturated with asphalt and assembled with asphalt cement, which comes in rolls and is fastened over decking with tar and nails.

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ROOFING COVER, cont.

STAINLESS STEEL SHINGLES – Any shingle constructed of stainless steel.

TILE - CLAY OR BERMUDA - Clay tile is usually a half-round clay product, which has been kiln baked to a hardness, which gives a wearing surface that needs no paint. Bermuda roofing is formed from lightweight cement and or gypsum products to give the appearance of a heavy, wide lapped roof.

TILE - CONCRETE - A cement product in either flat or half-round form, which is laid over a built-up surface and painted.

TILE - PLASTIC - A plastic product in either flat or half-round form, which is laid over a built-up surface and is available in a variety of colors.

WOOD SHINGLE - These are usually cedar or redwood shingles and usually appears on expensive homes.

INTERIOR WALL CONSTRUCTION

DRYWALL - A sandwich of plaster with paper surfaces normally available in 4' x 8' sheets, which are cut to fit. It is fastened to studding or furring strips, and requires a seal where joints occur, and only paint as finish. It has become popular due to ease of installation and also to the fact that no plastering, as such, is necessary.

MASONRY INTERIOR WALL - Normally exterior walls, which serve as an interior, wall face usually of brick or block material which are usually unfinished although they may be painted.

PLASTERED - This refers to all plaster on lath interior walls.

PLYWOOD PANEL - These are mostly inexpensive 4' x 8' plywood panels, which are decorative in nature and characteristically a veneer.

WALL BOARD OR WOOD WALL - Wall boards come in many marks or trade names, but all are made up of a composition of materials to form boards which are usually 4' x 8' in size. These are treated paper such as "Celotex", plasterboards, or other paper products pressed together.

CUSTOM - Very high grade plywood veneers or solid hardwoods in tongue and groove, which are used as interior finish. Very high-grade wallpapers or very high-grade moldings, trims, doors or any combination, which creates an expensive interior finish.

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INTERIOR FLOORING

ASPHALT TILE - This applies to the various composition tiles that are laid over wood or concrete floors, and includes the concrete or wood.

CARPET - Carpeting is the floor finish where the base is prepared and the carpet acts as the finish, and includes the underlay. Carpet is fastened to the floor.

CERAMIC TILE - Refers to hard burned high gloss ceramic tile set in grout.

CONCRETE COATED - Same as finished concrete that has had a surface treatment applied.

CONCRETE FINISHED - A floor finish where the concrete is troweled and a hardener applied with no other floor covering.

HARDWOOD - A layer of hard wood usually over subflooring.

PARQUET - Refers to a wearing surface made up of small pieces of hardwood set in patterns or designs over a subflooring. Can also be made up in blocks and laid in mastic over concrete.

PINE OR SOFTWOOD - Floor finish of pine or other similar soft woods.

PLYWOOD, LINOLEUM - A single layer of light wood, usually of small thickness laid on floor joists; a composition material known as linoleum which comes in sheets or tiles and is used as a floor covering.

PRECAST CONCRETE - Applies in this case to either pre-stressed or poured concrete floors, which are suspended as in multi-story commercial buildings.

QUARRY OR HARD TILE - Refers to hard burned tiles, which are machine made and glazed.

RUBBER TILE/SHEET - A fibrous rubber floor covering.

SEAMLESS COVERING - A coating that is sprayed or troweled, generally with colored chips added.

SHEET VINYL - A smooth, seamless floor covering material, manufactured with a resilient backing usually to either concrete or wood subflooring.

SLATE FLOOR - Refers to cut or random broken slate set in grout over concrete.

TERRAZZO - A ground and polished terrazzo where metal strips with a finite modular spacing are incorporated in the poured terrazzo.

VINYL ASBESTOS - A tough, strong, non-crystalline, thermoplastic tile.

VINYL TILE - All types of vinyl tile.

HEATING FUEL

ELECTRIC - Electrical

GAS - Natural or manufactured gas

OIL - Oil fired

SOLAR - Use of sun's radiation to heat

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HEATING TYPE

BASEBOARD - Electric heat, which radiates from baseboard heating units mounted in each room and usually controlled in each room.

FORCED AIR (DUCTED) - A central type heating system that provides for the distribution of the air through ducts or conduits to the various parts of the building.

FORCED AIR (NOT DUCTED) - A heating element and fan and/or blower enclosed in a common housing for circulating the heated air but no ducted distribution system.

HEAT PUMP - A reverse cycle refrigeration unit, which can be used for heating or cooling and is ducted throughout the structure.

HEAT PUMP WALL UNIT - A reverse cycle refrigeration unit which can be used for heating or cooling and is not ducted.

HEAT PUMP LOOP SYSTEM - A reverse cycle refrigeration unit, which can be used for heating or cooling and is ducted throughout the structure. The unit uses water looped through the ground or well to extract heating or cooling.

RADIANT SUSPENDED - A heating system, which heats a space by use of suspended radiant unit heaters, which may be connected to a continuous loop system and uses reflectors.

RADIANT ELECTRIC - A heating system, which heats a room by use of concealed resistance wires. Most contemporary radiant-heating systems have extensive wires in the floor structure or in the walls and ceilings which are to be used as heating panels.

RADIANT WATER - A heating system, which heats a room by use of concealed hot water heating coils. Most contemporary radiant-heating systems have extensive pipe coils in the floor structure or in the walls and ceilings, which are to be used as heating panels.

HOT WATER - A heating system, which circulates hot water through baseboard units in each room (usually residential).

DIRECT STEAM HEAT - This heating system uses radiators in the rooms to be heated, the steam or vapor being delivered from boiler to radiators through one of several arrangements of piping. The one-pipe gravity vapor system is used for larger installations.

AIR CONDITIONING TYPE

CENTRAL - Refers to a central cooling system with ductwork, thermostats and forced cold air.

CHILLED WATER - Usually a commercial air conditioning system utilizing a cooling tower as a heat exchanger and associated compressors with ducting.

PACKAGED ROOF TOP - Usually found in commercial buildings. The air conditioning unit is located on the roof of the property.

WALL UNIT - A wall unit built into the wall or as part of a wall unit heat pump.

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QUALITY ADJUSTMENT

MINIMUM - To be used on the lowest quality of construction in use. These buildings were built before building codes were established. Building materials are sub-standard and many components are nonexistent. Appliances and fixtures are of minimum quality or nonexistent.

BELOW AVERAGE - To be used on construction which is not quite average. These buildings are built to conform to the very minimum building codes or are frequently mass produced or modular homes. Interior finish and exterior ornamentation are plain with few refinements. Building materials, appliances and fixtures are below average.

AVERAGE - To be used on average construction as prevalent and general throughout the particular county. These buildings are built slightly above the building codes and are built of average quality materials. Appliances and fixtures are of average quality stock items with no luxury items.

ABOVE AVERAGE - To be used on construction which is slightly above average. Above average buildings will have many components, which are average as well as many which are above average. Many of the materials used will be of better than average quality, as will some of the appliances and fixtures. Some luxury items may be present.

ABOVE AVERAGE/CUSTOM - To be used on construction that is truly above average. These homes are usually individually designed and decorated. Most all materials used are top quality. Much attention has been given to interior refinements and detail. Some luxury items will be present.

EXCELLENT - To be used on the best quality of construction. Excellent quality buildings will be custom or architecturally designed and have much ornamentation and special design. Most materials used will be of top quality and items not accounted for in the point system such as appliances, lighting, fixtures, wiring, bathroom fixtures, etc., will be of top quality. Many luxury items will be present such as central vacuum systems, intercom systems, hot tubs, spas, saunas, etc.

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DEPRECIATION

ACTUAL YEAR BUILT - The last two digits of the Actual Year Built. To be used if the actual year built can be determined and the same as the Effective Year if the Actual Year Built cannot be determined.

EFFECTIVE YEAR BUILT - To be used to adjust the age of an improvement when extensive remodeling has taken place or to reflect a slower depreciation in an area.

ECONOMIC OBSOLESCENCE - A percentage to be added to the normal depreciation to account for increased depreciation due to the impairment of desirability or useful life of the property from an external factor such as changes in the neighborhood.

FUNCTIONAL OBSOLESCENCE - A percentage to be added to the normal depreciation to account for increased depreciation due to the impairment of desirability or usefulness brought about by changes in design, art or construction techniques and including zoning over present use.

SPECIAL CONDITION CODE - AP - Abnormal Physical Depreciation
PD - Physically damaged
RV - Residual Value
TE - Temporary Economic
UC - Under construction

PERCENT CONDITION - The actual total percent condition of the improvement after depreciation reflected by one of the Special Condition Codes. NOTE: To use the Percent Condition, one of the Special Condition Codes must be used. Also, care must be taken in the use of these codes, as they will override the depreciation developed from the normal depreciation, economic obsolescence and functional obsolescence.

MARKET FACTOR - Once an improvement has been listed and appraised in accordance with the schedule of values, the correct Market Factor must then be determined. If the Market sales in the area indicate that the Schedules of Values is arriving at a value that is less than or greater than the Fair Market Value of the property, the appropriate Market Factor should be applied.

01	Factor 1	.95
02	Factor 2	1.00
03	Factor 3	1.02
04	Factor 4	1.04
05	Factor 5	1.06
06	Factor 6	1.10
07	Factor 7	1.15

BATHS OR RESTROOMS

NUMBER OF BATHROOMS - The total number of bathrooms in the building. A full bath consists of a bath or shower, bowl and basin. A half bath is any lesser combination having a bowl and one other feature.

NUMBER OF FIXTURES - Models 04, 05, 06, and 07 require that the total number of bathroom fixtures for the entire building be entered.

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MISCELLANEOUS

NUMBER OF BEDROOMS - Check the appropriate number of bedrooms for single-family homes.

NUMBER OF SINGLE FAMILY RESIDENTIAL STORIES - Check the appropriate number of stories for single-family homes.

FIREPLACES -

- 01 None.
- 02 Prefab outlet and stack.
- 03 One story single stack with one outlet.
- 04 Two story single stack or a double fireplace outlet with a single story stack.
- 05 Two or more fireplaces.
- 06 Massive: A large hearth and stack with stone or brick usually wider than six feet.
- 07 Two or more massive fireplaces.

COMMERCIAL HEATING & AIR CONDITIONING

HEATING & AIR CONDITIONING PACKAGE - Provides for heating and cooling together. The distribution of the air is provided through ducts or conduit leading from the unit to the various parts of the building. The source of supply normally is a single reverse cycle unit.

HEATING & AIR CONDITIONING SPLIT - A system that provided for both the heating and cooling of the building. This distribution system includes ducts for distributing the air to the rooms. The source of supply is normally two separate units, one for heating and one for cooling.

CONDO/CO-OP/APT

LOCATION - Use the following two digit codes:

- CN: Corner, no view
- CV: Corner, with view
- NV: No corner, with view
- NN: No corner, no view

NUMBER OF UNITS - The total number of units in the condominium or cooperative.

LAND TYPE - Use the following two digit codes:

	<u>Urban</u>	<u>Suburban</u>	<u>Rural</u>
Non waterfront	01	11	21
Canal Front	02	12	22
River Front	03	13	23
Lake Front	04	14	24
Bay Front	05	15	25
Gulf Front	06	16	26
Ocean Front	07	17	27

OWNERSHIP % - The percentage of common land, recreational building, golf privileges, etc., which are available to the unit owner.

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STRUCTURAL FRAME

WOOD FRAME - Wooden structural frame supporting the floors, walls, roofs and partitions.

PREFAB - Lightweight steel frame used mostly in pre-manufactured buildings.

MASONRY - Structural frame of stone, brick, cement, concrete, etc., which is not reinforced.

REINFORCED CONCRETE - Structural frame of concrete, which has been reinforced with steel bars.

STEEL - Structural frame of steel.

FIREPROOF STEEL - A steel structural frame, which has been encased in fire resistive material.

SPECIAL - Used where the structural frame is more costly due to complicated combinations or uses of any of the structural frames.

CEILING AND INSULATION QUALITY

CEILING & INSULATION	
SUSPENDED	
01	CEILING INSULATED
02	WALL INSULATED
03	CEILING & WALL INSULATED
04	NO INSULATION
NOT SUSPENDED	
05	CEILING INSULATED
06	WALL INSULATED
07	CEILING & WALL INSULATED
08	NO INSULATION
NO CEILING	
09	ROOF INSULATED
10	WALL INSULATED
11	ROOF & WALL INSULATED
12	NO INSULATION

AVERAGE NUMBER OF ROOMS PER FLOOR - For commercial buildings, determine the average number of rooms per floor and enter here. A room is defined as any area having three or more sides in the form of walls reaching to the ceiling of the room. Enter as 01, 02, etc.

ESTIMATED PERCENT COMMON WALL - Estimate the percentage of shared wall to the nearest 5% based upon the perimeter of the wall.

NONSTANDARD WALL HEIGHT - Record the height in feet of all non single-family residential walls in excess of 10 feet in height. The height of the base area only is to be recorded.

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OBXF FEATURES

This is a partial list and is not intended to be all inclusive of all OBXF features.

CABIN - Designed for summer or weekend use, and not constructed to be average residential structure. Construction is considered to be amateur in the lower qualities, materials frequently used or recycled.

Below Average – Design and insulation are minimal, and may have no heat system, minimal kitchen with few or no cabinets. This category has poor quality workmanship and was designed for weekend or overnight use, possibly without plumbing. Exterior walls are exposed on the interior.

Average – Better insulation and design, has plumbing, basic kitchen, possibly a few partitions. This category may have fireplace or electric heat and some finished interior walls.

Above Average – This category will have finished interior partitions of wood or drywall, finished bathroom, and the kitchen has cabinets. There will be a central heat source, insulation and better quality workmanship and materials.

CLUB/REC BUILDING – General purpose building detached from other structures and typically of simple design. There usually is a basic kitchen, general purpose room and multiple restrooms in higher valued structures.

Fair - a plain frame structure with minimal or no trim, minimal lighting, plumbing and kitchen with few or no partitions.

Average - includes adequate plumbing, average kitchen and restrooms with minimal decorative trim. There may be a few partitions.

Above Average - may be brick or good siding with appropriate trim, kitchen with upgraded appliances and equipment, many partitions and good ornamentation.

OUTDOOR LIVING AREA (ODLA) - areas outside the heated living area of the home. They will contain some or all of the following: appliances, sinks, fireplaces, walls (stone or brick), water features, covered or uncovered sitting areas. If the area is under an FOP attached to the home this should be taken into account when pricing. The area should then be looked at as uncovered with the cover being included in the BAS as the FOP. The flooring should also be taken into account when pricing if it is not under an FOP.

If the area contains only a free standing fireplace and patio these should be priced separately.

Freestanding appliances and cabinetry which is portable should not be included as real property.

PATIO - detached from the house, and is minimally raised from the ground and has no railings. Typically made of concrete, plain or stamped.

POOL ENCLOSURE –

Average quality will have plastic, screened or frame walls and roof with no bath facilities with minimal quality finishes

Above average quality will have good curtain walls, plastic or glass roof, and basic bath facilities.

Good quality will have complete swimming facilities of the other qualities plus a full bath.

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POOL/GUEST HOUSE - detached structure used in conjunction with a larger main house and/or adjacent to swimming pools, typically not intended to be used as a permanent residence, particularly in the lower values. Structures that are of the quality of the house on subject property should be entered as a card two for the appropriate value.

Fair - a basic structure that consists primarily of a minimal bath/changing area. Exterior will typically be of siding and interior with concrete flooring. Structure will stand alone with minimal covered areas attached. May house pool equipment.

Average - structure will consist of finished bath/changing area but no kitchen. Exterior will usually be brick or siding. Finishes will be average with basic entertaining area and covered area or deck on outside.

Above Average - structure will be brick, stucco or high quality siding with interior entertainment area, bath, and workable kitchen. Interior finishes and quality of workmanship will be of good quality. Exterior will have covered entertainment areas or decks.

TERRACE - detached from the house and raised several steps up from the ground. They are composed of higher end products than patios, such as slate, flagstone or brick and should be priced accordingly.

REAL ESTATE DEFINITIONS

CONDOMINIUM –

1. A form of fee ownership of separate units or portions of multi-unit buildings that provides for formal filing recording of a divided interest in real property. *
2. A multi-unit structure or property in which persons hold fee simple title to individual units and an undivided interest in common areas. *
3. There is no fee simple interest in the land of a condominium development.

TOWNHOUSE –

1. A single-family, attached dwelling unit with party walls; usually an individual unit in a series of five to ten houses, with common walls between the units and side yards on the end units only; may have one to three stories and all necessary facilities and amenities. *
2. Owners have an undivided interest in the common areas.
3. Owners have a fee simple interest in the deeded site of unit.

* *The Dictionary of Real Estate Appraisal*, Appraisal Institute, 3rd Edition 1993

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LAND USE CODES RESIDENTIAL

<u>CODE</u>	<u>DESCRIPTION</u>
0100	SINGLE FAMILY RESIDENTIAL
0101	SINGLE FAMILY RESIDENTIAL CREEK
0108	SINGLE FAMILY RESIDENTIAL CAMPS
0111	SINGLE FAMILY RESIDENTIAL COMMON AREA
0112	SINGLE FAMILY RESIDENTIAL CANAL
0113	SINGLE FAMILY RESIDENTIAL RIVER
0114	SINGLE FAMILY RESIDENTIAL INLAND WATERWAY
0115	SINGLE FAMILY RESIDENTIAL 2ND ROW
0116	SINGLE FAMILY RESIDENTIAL 3RD ROW
0117	SINGLE FAMILY RESIDENTIAL POND
0118	SINGLE FAMILY RESIDENTIAL MARSH
0119	SINGLE FAMILY RESIDENTIAL RIPARIAN RIGHTS
0120	SINGLE FAMILY RESIDENTIAL RURAL ACREAGE
0121	SINGLE FAMILY RESIDENTIAL MOUNTAIN VIEW
0122	SINGLE FAMILY RESIDENTIAL WATER FRONTAGE
0123	SINGLE FAMILY RESIDENTIAL GOLF COURSE FRONTAGE
0124	SINGLE FAMILY RESIDENTIAL WATER ACCESS
0125	SINGLE FAMILY RESIDENTIAL BOAT SLIPS
0126	SINGLE FAMILY RESIDENTIAL SHOALS
0127	SINGLE FAMILY RESIDENTIAL SOUND
0128	SINGLE FAMILY RESIDENTIAL BEACH
0129	SINGLE FAMILY RESIDENTIAL BAY
0150	PATIO HOMES
0151	PATIO HOMES COMMON AREA
0152	PATIO HOMES CANAL
0153	PATIO HOMES RIVER OR CREEK
0154	PATIO HOMES INLAND WATERWAY
0155	PATIO HOMES 2ND ROW
0156	PATIO HOMES 3RD ROW
0157	PATIO HOMES POND
0158	PATIO HOMES MARSH
0159	PATIO HOMES RIPARIAN RIGHTS
0160	PATIO HOMES RURAL ACREAGE
0161	PATIO HOMES MOUNTAIN VIEW
0162	PATIO HOMES WATER FRONTAGE
0163	PATIO HOMES GOLF COURSE FRONTAGE
0164	PATIO HOMES WATER ACCESS
0165	PATIO HOMES BOAT SLIPS
0166	PATIO HOMES SHOALS
0167	PATIO HOMES SOUND
0168	PATIO HOMES BEACH
0169	PATIO HOMES BAY
0200	MOBILE HOME SUBDIVISION
0201	MOBILE HOMESITE
0210	MOBILE HOME PARK
0220	RECREATIONAL VEHICLE PARK

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LAND USE CODES
CONDOMINIUM

CODE

DESCRIPTION

0300

CONDOMINIUM

0306	CONDOMINIUM HIGH RISE
0311	CONDOMINIUM COMMON AREA
0312	CONDOMINIUM CANAL
0313	CONDOMINIUM RIVER OR CREEK
0314	CONDOMINIUM INLAND WATERWAY
0315	CONDOMINIUM 2ND ROW
0316	CONDOMINIUM 3RD ROW
0317	CONDOMINIUM POND
0318	CONDOMINIUM MARSH
0319	CONDOMINIUM RIPARIAN RIGHTS
0320	CONDOMINIUM RURAL ACREAGE
0321	CONDOMINIUM MOUNTAIN VIEW
0322	CONDOMINIUM WATER FRONTAGE
0323	CONDOMINIUM GOLF COURSE FRONTAGE
0324	CONDOMINIUM WATER ACCESS
0325	CONDOMINIUM BOAT SLIPS
0326	CONDOMINIUM SHOALS
0327	CONDOMINIUM SOUND
0328	CONDOMINIUM BEACH
0329	CONDOMINIUM BAY

0309

TOWN HOUSE SFR

0371	TOWN HOUSE COMMON AREA
0372	TOWN HOUSE CANAL
0373	TOWN HOUSE RIVER OR CREEK
0374	TOWN HOUSE INLAND WATERWAY
0375	TOWN HOUSE 2ND ROW
0376	TOWN HOUSE 3RD ROW
0377	TOWN HOUSE POND
0378	TOWN HOUSE MARSH
0379	TOWN HOUSE RIPARIAN RIGHTS
0380	TOWN HOUSE RURAL ACREAGE
0381	TOWN HOUSE MOUNTAIN VIEW
0382	TOWN HOUSE WATER FRONTAGE
0383	TOWN HOUSE GOLF COURSE FRONTAGE
0384	TOWN HOUSE WATER ACCESS
0385	TOWN HOUSE BOAT SLIPS
0386	TOWN HOUSE SHOALS
0387	TOWN HOUSE SOUND
0388	TOWN HOUSE BEACH
0389	TOWN HOUSE BAY

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LAND USE CODES MULTI - FAMILY

<u>CODE</u>	<u>DESCRIPTION</u>
0500	MULTI FAMILY
0501	MULTI FAMILY COMMON AREA
0502	MULTI FAMILY CANAL
0503	MULTI FAMILY RIVER OR CREEK
0504	MULTI FAMILY INLAND WATERWAY
0505	MULTI FAMILY 2ND ROW
0506	MULTI FAMILY 3RD ROW
0507	MULTI FAMILY POND
0508	MULTI FAMILY MARSH
0509	MULTI FAMILY RIPARIAN RIGHTS
0510	MULTI FAMILY RURAL ACREAGE
0511	MULTI FAMILY MOUNTAIN VIEW
0513	MULTI FAMILY GOLF COURSE FRONTAGE
0514	MULTI FAMILY WATER ACCESS
0515	MULTI FAMILY BOAT SLIPS
0516	MULTI FAMILY SHOALS
0517	MULTI FAMILY SOUND
0518	MULTI FAMILY BEACH
0519	MULTI FAMILY BAY
0560	MULTI FAMILY GARDEN
0561	MULTI FAMILY TOWN HOUSE
0562	MULTI FAMILY DUPLEX/TRIPLEX
0563	MULTI FAMILY HIGH RISE

LAND USE CODES OFFICE

<u>CODE</u>	<u>DESCRIPTION</u>
0400	OFFICE
0418	OFFICE > 4 STORY
0419	MEDICAL OFFICE
0420	MEDICAL CONDOMINIUM
0424	OFFICE CONDOMINIUM
0431	DAY CARE CENTERS

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LAND USE CODES
INDUSTRIAL

<u>CODE</u>	<u>DESCRIPTION</u>
0600	INDUSTRIAL
0601	FERTILIZER PLANTS
0628	MINI - WAREHOUSE
0630	LABORATORY/RESEARCH
0641	LIGHT MANUFACTURING
0642	HEAVY MANUFACTURING
0643	LUMBER YARDS
0644	PACKING PLANTS
0645	CIGARETTE MANUFACTURERS
0646	BREWERIES, BOTTLERS, CANNERIES, WINERIES
0602	SEAFOOD PROCESSING
0647	WAREHOUSE CONDOMINIUM
0648	WAREHOUSING
0649	STEEL FRAME WAREHOUSE
0651	COLD STORAGE/FREEZER
0652	TRUCK TERMINAL
0653	SERVICE GARAGE
0657	MOTOR SPORTS GARAGE

LAND USE CODES
COMMERCIAL

<u>CODE</u>	<u>DESCRIPTION</u>
0700	COMMERCIAL
0701	COMMERCIAL WATER FRONTAGE
0711	CONVENIENCE STORES
0712	PHARMACY
0713	DEPARTMENT STORE
0714	SUPERMARKET
0715	SHOPPING CENTER (MALL)
0716	SHOPPING CENTER (STRIP)
0721	RESTAURANTS
0722	FAST FOODS
0723	BANKS
0725	COMMERCIAL SERVICE (LAUNDRIES, TV & RADIO REPAIR, ELECTRIC REPAIR, ETC.)
0726	STATION
0727	AUTO SALES & SERVICE
0728	PARKING
0732	THEATERS
0733	LOUNGES, NIGHT CLUBS, BARS
0734	BOWLING ALLEYS, SKATING RINKS, ARENAS
0735	COMMERCIAL CONDOMINIUM
0736	BUSINESS PARK
0737	HOTELS, MOTELS - > 3 FLOORS
0738	FURNITURE STORES
0739	MOTELS, HOTELS - < 3 FLOORS
0765	CAR WASH
0780	MARINA LAND

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LAND USE CODES
AGRICULTURAL

<u>CODE</u>	<u>DESCRIPTION</u>
5000	RURAL HOMESITE
5100	OPEN AND CULTIVATED - GOOD
5200	OPEN AND CULTIVATED - FAIR
5300	OPEN AND CULTIVATED - POOR
5400	PASTURE LAND - GOOD
5500	PASTURE LAND - FAIR
5600	PASTURE LAND - POOR
5900	SWAMPLAND
6000	TIMBERLAND - GOOD
6100	TIMBERLAND - FAIR
6200	TIMBERLAND - POOR

LAND MODEL 05

PRESENT USE VALUE

<u>CODE</u>	<u>CLASS</u>
5000	HOMESITE
5110	AGRICULTURAL I
5210	AGRICULTURAL II
5310	AGRICULTURAL III
5410	AGRICULTURAL IV
5510	AGRICULTURAL V
5610	AGRICULTURAL VI
6110	FORESTRY I
6210	FORESTRY II
6310	FORESTRY III
6410	FORESTRY IV
6510	FORESTRY V
6610	FORESTRY VI
6711	HORTICULTURAL I
6721	HORTICULTURAL II
6731	HORTICULTURAL III
6741	HORTICULTURAL IV
6751	HORTICULTURAL V
6761	HORTICULTURAL VI
6800	FARM - MKT
6810	FARM - SFR
6820	FARM - MH
6830	FARM - CONDO
6840	FARM - OFFICE
6850	FARM - M/FAM
6860	FARM - INDUS
6870	FARM - COMM
6900	2007 TOBACCO ALLOTMENT (Removed)

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LAND USE CODES INSTITUTIONAL/SPECIAL PURPOSE

<u>CODE</u>	<u>DESCRIPTION</u>
7000	INSTITUTIONAL
7100	CHURCHES
7200	SCHOOLS, COLLEGES, PRIVATE
7300	HOSPITALS, PRIVATE
7400	HOMES FOR THE AGED
7500	ORPHANAGES
7600	FUNERAL (MORTUARIES, CEMETERIES, CREMATORIUM, MAUSOLEUMS)
7700	CLUBS, LODGES, UNION HALLS
7710	YACHT CLUBS
7720	RETREATS
7721	CONSERVATION EASEMENTS
7730	CAMPS
7800	COUNTRY CLUBS
7801	PAR "3" GOLF COURSES
7802	MINIATURE GOLF COURSES
7803	PUBLIC GOLF COURSES - REGULATION
7900	AIRPORTS
8000	MARINAS
8100	AIRPORT HANGER

LAND USE CODES GOVERNMENT OWNED

<u>CODE</u>	<u>DESCRIPTION</u>
8200	REC AREA
8300	SCHOOLS (PUBLIC)
8400	COLLEGES (PUBLIC)
8500	HOSPITALS (PUBLIC)
8600	OTHER COUNTY PROPERTY
8601	WATER PLANTS
8602	FIRE DEPARTMENTS
8603	RECYCLING
8604	DISPOSAL
8700	OTHER STATE (MARSHLAND)
8701	STATE PORTS
8800	OTHER FEDERAL
8900	OTHER MUNICIPAL
8901	MUNICIPAL EDUCATION
8902	MUNICIPAL AIRPORT
8903	MUNICIPAL HOUSING AUTHORITY

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LAND USE CODES MISCELLANEOUS

<u>CODE</u>	<u>DESCRIPTION</u>
9000	LEASEHOLD INTEREST
9010	NO LAND INTEREST
9100	UTILITY (GAS, ELECTRIC, TELEPHONE, TELEGRAPH, RAILROAD)
9101	SEPTIC/WELL LOT
9150	CELL TOWER SITE
9200	MINING
9300	PETROLEUM AND GAS
9400	RIGHT OF WAY
9500	SUBMERGED LAND, RIVERS AND LAKES
9501	ISLAND
9600	WASTELAND, GULLIES, ROCK OUTCROP
9611	WETLAND
9612	FLOOD PLAIN
9700	MINERAL RIGHTS
9710	LESS MINERAL RIGHTS (MINERAL RIGHTS TAXED ELSEWHERE)
9800	OWNER UNKNOWN
9909	FOR FUTURE USE
9900	NEW PARCEL
9910	DELETED PARCEL (VOID)

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ROAD CLASSIFICATIONS

Refer to page 4-21 through 4-23

State Maintained:	Not State Maintained:
<p><u>Paved:</u></p> <ul style="list-style-type: none"> ▪ Interstate IS ▪ Paved w/water & sewer PS ▪ Paved w/water PW (public or community) <p>No water or sewer:</p> <ul style="list-style-type: none"> ▪ Rural Paved RP ▪ Suburban Paved SP ▪ Urban Paved UP <p><u>Not Paved</u></p> <ul style="list-style-type: none"> ▪ Rural Gravel RG ▪ Rural Gravel w/water GW ▪ Rural Dirt RD ▪ Rural Dirt w/water DW ▪ Suburban Dirt SD ▪ Urban Dirt UD 	<ul style="list-style-type: none"> ▪ Rural Dirt Road RT ▪ Private Drive PD ▪ Nonexistent NX (no legal access to property)

PUBLIC IMPROVEMENT CLASSIFICATIONS:

Curb C
 Electric E
 Gutter G
 Natural Gas NG

Sewer S
 Sidewalk K
 Storm Drainage D
 Water W

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LAND DATA

LINE NO.	HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH OR SIZE	COND. FACTOR	OTHER ADJUST AND NOTES
	27-30	31-34	35-38	39-42	43-46	47-50	51-54	55-58
1			CC	27	:	28		
2					:			
3					:			
4					:			
5					:			
6					:			
TOTAL LAND DATA								

LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE
59-62	63-66	67-70	71-74	75-78	79-82
:	:	CC	27	:	28
:	:			:	
:	:			:	
:	:			:	
:	:			:	
TOTAL LAND VALUE					

Completion of the land coding is not difficult. It does, however, present more possibilities for combinations than do other sections of the form due to the OTHER ADJUSTMENTS which may be free form coded for each land use.

USE CODE

A four digit numeric use code is always required. See chapter 11 for Use Codes.

ZONING

A six digit position field must be a valid entry for your county and is a required field. See the specification sheet for your county for the proper coding of this item.

FRONTAGE AND DEPTH

Frontage is defined as that portion of the land on which front foot valuation would be used. Typically, waterfront and major highway frontage of commercial property would be entered in this field as well as rural land with Land Model 04. Depth is normally the other dimension of the lot. If lot dimensions are not known, then this field must be zero filled. If the number of units is also entered, they will be used in the value calculation. When using "SF" units (and only then), the frontage and depth when entered will produce the total number of units IF total number of units is blank.*

DEPTH OR SIZE

The factor for depth or size should be left blank if an adjustment for depth is to be taken from a precompiled depth or size table. The depth factor should be entered with 1.00 if there is to be no adjustment for depth. The depth table should be zero filled in this case.

The land model table must be 00-07. Depth must be 10' or greater if you use depth table 1-3 and 5 and 6. Depth tables, if used, require unit type to be "FF". The field must not be left blank. If depth table is not used, zero fill.

*The computer will not calculate frontage times depth when UT or LT is used; however, these dimensions can be printed for information only.

CONDITION FACTOR

This factor must be entered and is a decimal fraction of the form 99.9 with a decimal between the first and second digit. The condition factor times the depth factor times the unit price will give the total adjusted unit price. This calculation is done internally by the system and is not shown on the collection instrument. It is then applied to the number of units to determine land value which is shown on the final appraisal card. When Land Model 04 is used it is the result of the size factor times all other adjustments.

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OTHER ADJUSTMENTS

This area is handled in one of two ways depending on the land model and the coding present. Refer to the specification sheet for your county to properly enter adjustments. Only one line of notes per land line is accepted by the system. When Land Model 04 is used a plus or minus percent is written in for RF (road frontage), AC (access), LC (location), TO (topography), SH (shape), RT (road type) and OT (other).

LAND UNIT PRICE

Must be entered unless the county specification sheet indicates otherwise. However, when using land model codes 04 or 07 this field may be left blank. When assigning a value the normal convention of dollars and cents positioning is used. This is the UNADJUSTED UNIT PRICE against which all conditions, etc., are applied. When using land use code 9010, this field must be zero filled.

NUMBER OF UNITS

This entry is always required and is the basis upon which value is extended. The field has two positions to the right of the decimal point for fractional units.

UNIT TYPE

The appropriate unit type must always be entered with unit price as checking of unit price is based upon unit type. The appropriate codes for unit type are: AC (acres), LT (lot), SQ (square feet), FF (front feet) or UT (unit).

LAND NOTES

Used for additional information pertaining to the Land Line.

OTHER BUILDINGS/EXTRA FEATURES (OB/XF)

NO	DESCRIPTION	LENGTH	WIDTH	UNITS	UNIT PRICE	DRG. FET. CONC.	L. SEAR. EST. ONI.	ANNUAL DEPR. RATE	PERCENT CONDITION	OB/XF DEPR. VALUE
01				.	.			.	.
02				.	.			.	.
03				CC	27	28		.	.	
04				.	.			.	.
05				.	.			.	.
06				.	.			.	.
07	07 OUTBUILDINGS & EXTRA FEATURES									
08				.	.			.	.
09				.	.			.	.
10				.	.			.	.
TOTAL OB/XF VALUE										

Inclusive of the many special improvements and extra features due to the nature of the materials used or their construction would be most difficult in a static valuation model. These are handled in a separate calculation which calculates the value based on the number of units, the percent condition and a unit price taken from the cost tables in chapter 11. The use of this portion of the form to record significant items increases the utility of the models to cover more variation than would otherwise be possible.

One word of caution in the use of this item, DO NOT PICK UP TRIVIA. If an item costs \$150 new and is three years old and is on a \$40,000 home, when new it would represent only .0037 percent of the value of the parcel; therefore, it is a waste of time to record such items. It is better to spend your time accurately determining the data elements called for in the system.

Conversely, such items as boat houses, docks, pools, garages and other items of major value must be recorded to properly value the parcel. Be sure you have a clear idea of what is to be recorded in your county and what is not before beginning with this item.

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Items commonly handled in this manner included but not limited to:

OTHER BUILDINGS:

Carports	Sheds	Horse Stables
Garages	Utility Buildings	Poultry Houses
Barns	Farm Buildings	Green Houses

EXTRA FEATURES:

Bank Features	Paving	Sprinkler Systems
Boat Ramps and Docks	Pools	Tanks
Elevators and Escalators	Railroad Spurs	Tennis Courts
Fences	Refrigeration Coolers	Weigh Scales
Patios	Silos Yard	Lights

ALL FIELDS MUST BE ENTERED

CODE: You may place an appropriate code in this field and the computer will automatically fill in the description and depreciation. See chapter 11 of this manual for OBXF codes.

DESCRIPTION: Use an alpha-numeric entry, maximum of 10 characters, to describe the extra features. If your county is set up to use the table feature, it will be necessary for you to use special codes in this field. (See County Specification sheet, chapter 11, for this option.) DO NOT FILL OUT IF "CODE" IS ENTERED.

LENGTH: If available, this data should be filled in.

WIDTH: If available, this data should be filled in.

OB/XF UNITS: The total units by which the extra feature is valued must be entered here. If the length and width dimensions are entered this field must be left blank if you wish the system to calculate the number of units. If length and width are entered in addition to the total number of units, the system will not calculate the total number of units but will use the total number of units that have been entered. This field may ONLY be left blank when length and width are entered.

OB/XF UNIT PRICE: The per unit price by which the Other Building or Extra Feature is valued will be entered here from the tables in the Chapter 11.

% COND: Percent Condition. Enter the percent good of the extra feature when it was picked up on the form. When the total of the annual depreciation is subtracted from the original, percent good gives the percent condition which is multiplied times the replacement cost to give the depreciated replacement cost.

L/B: Land/Building. If the improvement is an improvement to the land enter L (pool, asphalt paving, out buildings, etc.). If the improvement is to the building enter B (fireplace, canopy, platform, elevator, etc.). This field must be entered.

YR.BLT: Year Built, Actual and Effective. For Actual year built, enter the year the item was initially recorded. Effective year built indicates the year from which depreciation will be based.

DEP.RATE: An ANNUAL depreciation rate for each extra feature and special building will be entered based on the CODE. If there is no code you must enter depreciation rate per year and it cannot exceed 99.00% per year and should be zero filled if no other entry is called for.

OVER: Override. Instead of entering information in the fields discussed above you may place a value on the OB/XF by entering a "01" in the override field, entering a "1" in the OB/XF Units field and entering the price in the OB/XF unit price field.

PASCO III APPRAISERS MANUAL

STRUCTURAL ELEMENTS

This section covers the structural characteristics which you are to record. Because the data applicable to commercial and industrial buildings is not necessary for the single family residence, it is contained on another part of the card. For all buildings other than those covered by Other Buildings and Extra Features (OBXF) codes, the indicated portion of the form must be filled out. Other data which is not in the valuation model is input only when called for in the valuation model used. The exact items which must be input are referenced in the appendix of this manual. ONLY the features required may be entered, extraneous entries will create an error condition and cause a parcel to be suspended.

IREDELL COUNTY PROPERTY RECORD CARD		APPRAISED DATE		VISIT DATE		APP #		NEW HTC SRCE		1-OWNER 4-INSPECTION 7-MANAGER	
OWNER:		ADDRESS:		USE		MODEL		CARD		2-TENANT 5-ESTIMATED 8-SECRETRY	
ADDRESS:		OFFIT FACTOR		BUILDING NAME		BED-BTH-RES		LOC		BAS FUS LL/BMT	
FOUNDATION 1 EARTH 2 PIERS 3 CONTIN. FOOTING 4 SPREAD FOOTING 5 SPECIAL FOOTING		ROOF STRUCTURE 01 FLAT 02 SHED 03 GABLE 04 HIP 05 GAMBRIL/MANSARD 06 IRREGULAR CATHEDRAL 07 WOOD TRUSS (COM) 08 IRREG. NO TRUSS (COM) 09 BAR JOIST 10 STEEL FRM OR TRUSS 11 BOWSTR TRUSS 12 REINF CONC 13 PRESTR CONC		INTERIOR FLOOR COVER (cont) 04 COATED CONCRETE 05 ASPHALT TILE 06 RUBBER/CORK 07 VINYL TILE 08 SHEET VINYL 09 PINE OR SOFTWOOD 10 TERRAZZO 11 CERAMIC TILE 12 HARDWOOD/HEART PINE 13 PARQUET 14 CARPET 15 HARD TILE 16 SEAMLESS CTG 17 PRECAST CONC. 18 SLATE 19 MARBLE		BEDROOM BATHS 1/2 BATHS STYLE OF DWELLING 1 1.0 STORY 7 SPLIT LVL 2 1.5 STORY 8 SPLIT PFR 3 2.0 STORY 9 CAPE COD 4 2.5 STORY OR MORE 5 RANCH W/BASEMENT 6 A FRAME					
FLOOR SYSTEM 1 EARTH 2 SLAB ON GRADE 3 SLAB ABOVE GRADE 4 PLYWOOD 5 WOOD 6 SLAB PLTFM HT 7 STRUCT. SLAB (COM)		ROOF COVER 01 CORR/SHEET METAL 02 ROLLED COMPOSITION 03 COMPOSITION SHINGLE 04 BUILT UP TAR & GRAVEL 05 RUBBERIZED 06 ASBESTOS FIBER SH/COR 07 CLAY TILE		HEATING FUEL 01 NONE 02 OIL/WOOD/COAL 03 GAS 04 ELECTRIC		FIREPLACE 1 NONE 6 MASSIVE 2 PREFAB 7 MASS. 2 OR MORE 3 1 STY SGL 4 2 STY SGL/1 DBL/ZPF 5 2 OR MORE					
EXTERIOR WALLS 01 SIDING MINIMUM 02 CORR METAL LIGHT 03 COMP OR WALLBOARD 04 SIDING NO SHITHING 05 ASBESTOS SHG/CORR 06 BD & BATTEN/PLYMD		ROOF COVER 01 CORR/SHEET METAL 02 ROLLED COMPOSITION 03 COMPOSITION SHINGLE 04 BUILT UP TAR & GRAVEL 05 RUBBERIZED 06 ASBESTOS FIBER SH/COR 07 CLAY TILE		HEATING TYPE 01 NONE 02 BASEBOARD 03 FIA NO DUCTS 04 FIA DUCTED 05 HOT WATER 06 STEAM 07 RADIANT ELECTRIC 08 RADIANT WATER 09 HEAT PUMP 10 HT PP WALL UNIT 11 HT PP LOOP SYS		MARKET FACTOR 1 FACTOR 1 6 FACTOR 6 2 FACTOR 2 7 FACTOR 7 3 FACTOR 3 4 FACTOR 4 5 FACTOR 5					
07 CEMENT FIBER SIDING 08 MASONITE 09 WOOD ON SHEATHING 10 VINYL/ALUM SIDING 11 CONCRETE BLOCK 12 STUCCO 13 SYNTHETIC STONE 14 WOOD SHINGLES 15 BD & BATTEN/12 IN BD 16 LOG 17 CEDAR OR REDWOOD 18 SIDING MAXIMUM 19 UTIL BRK (12 IN) 20 FACE BLCK/COMM BRK 21 FACE BRICK 22 STONE 23 CORR METAL HEAVY 24 PREFAB METAL 25 REINFORCED CONCRETE 26 PRECAST PNL 27 GLASS/TERM		INTERIOR WALL 1 MASONRY/MINIMUM 2 WALLBOARD/WOOD/METAL 3 PLASTER 4 PLYWOOD PANEL 5 DRYWL/SHEETRK 6 CUST INTERIOR		AIR CONDITIONING TYPE 01 NONE 02 WALL UNIT 03 CENTRAL 04 PACKAGE ROOF 05 CHILLED WATER		QUALITY ADJUSTMENT 1 MIN 5 ABOVE AVG/CUS 2 BLW AVG 6 EXCELLNT 3 AVERAGE 4 ABOVE AVG ACTUAL YEAR BLT EFF YEAR BLT ECON OBSOLESCENCE FUNCT OBSOLESCENCE SPECIAL COND CODE (UC,AP,PD,RV,TE) PERCENT CONDITION					
SALES DATA Q U V I		COMMERCIAL HEAT & AIR COND 1 NONE 2 HTG & AC PACKAGED 3 HTG & AC SPLIT UNITS NUM OF STORIES CONDO, COOP, FLOOR NO APT NO. OF UNITS % OWNERSHIP STRUCTURAL FRAME 01 NONE 08 SPECIAL 02 WOOD FRAME 03 PREFABRICATED 04 MASONRY 05 REINFORCED CONC. 06 STEEL 07 FIREPROOF STEEL CEILING & INSULATION SUSPENDED 01 CEILING INSULATED 02 WALL INSULATED 03 CEILING & WALL INSUL. 04 NO INSULATION NOT SUSPENDED 05 CEILING INSULATED 06 WALL INSULATED 07 CEILING & WALL INSUL. 08 NO INSULATION AVG NUM ROOMS PER FLOOR EST PERCENT COMMON WALL NON-STANDARD WALL HEIGHT									
NOTES											

PASCO III APPRAISERS MANUAL

FOUNDATION

- 1 ___ EARTH
- 2 ___ PIERS
- 3 ___ CONTIN. FOOTING
- 4 ___ SPREAD FOOTING
- 5 ___ SPECIAL FOOTING

Foundation codes 1-3 are generally for residential type construction, while 4 & 5 describe commercial construction. Generally wall height and type roof determine the thickness of the foundation.

SUB FLOOR SYSTEM

- 1 ___ EARTH
- 2 ___ SLAB ON GRADE
- 3 ___ SLAB ABOVE GRADE
- 4 ___ PLYWOOD
- 5 ___ WOOD
- 6 ___ SLAB PLTFM HT
- 7 ___ STRUCT. SLAB(COM)

Residential construction generally has codes 1-5 while commercial construction is generally coded 2, 3, 6 & 7. Code 7 is for high rise buildings with basements and sub basements.

EXTERIOR WALLS

- 01 ___ SIDING MINIMUM
- 02 ___ CORR METAL LIGHT
- 03 ___ COMP OR WALLBOARD
- 04 ___ SIDING NO SHTHING
- 05 ___ ASBESTOS SHG/CORR
- 06 ___ BD & BATTEN/PLYWD

- 07 ___ CEMENT FIBER SIDING
- 08 ___ MASONITE
- 09 ___ WOOD ON SHEATHING
- 10 ___ VINYL/ALUM SIDING
- 11 ___ CONCRETE BLOCK
- 12 ___ STUCCO
- 13 ___ SYNTHETIC STONE
- 14 ___ WOOD SHINGLES
- 15 ___ BD & BATN/12 IN BD
- 16 ___ LOG
- 17 ___ CEDAR OR REDWOOD
- 18 ___ SIDING MAXIMUM
- 19 ___ UTIL BRK (12 IN)
- 20 ___ FACE BLCK/COMM BRK
- 21 ___ FACE BRICK
- 22 ___ STONE
- 23 ___ CORR METAL HEAVY
- 24 ___ PREFAB METAL
- 25 ___ REINFORCED CONCRETE
- 26 ___ PRECAST PNL
- 27 ___ PREFIN MTL
- 28 ___ GLASS/THERM

Exterior walls certainly represent the greatest portion of a structure visible from the exterior. Much of the quality and construction technique is reflected in the exterior wall type. ONE or TWO exterior wall types may be marked and entered in the appropriate spaces. Whenever possible mark only one exterior wall; however, when the structure does have relatively large areas of two distinct types of exterior walls, then mark as appropriate. If the wall type is a one digit number it should be entered as 01, 02, etc. When only one exterior wall type is marked the other field must be zero filled. Code 01 - 22 are generally residential while all codes are used for commercial.

PASCO III APPRAISERS MANUAL

ROOF STRUCTURE AND ROOF COVER

ROOF STRUCTURE		ROOF COVER	
01	___ FLAT	01	___ CORR/SHEET METAL
02	___ SHED	02	___ ROLLED COMPOSITION
03	___ GABLE	03	___ COMPOSITION SHINGLE
04	___ HIP	04	___ BUILT UP TAR & GRAVEL
05	___ GAMBREL/MANSARD	05	___ RUBBERIZED
06	___ IRREGULAR CATHEDRAL	06	___ ASBESTOS FIBER SH/COR
07	___ WOOD TRUSS (COM)	07	___ CLAY TILE
08	___ IRREG. WD TRUSS	08	___ WOOD SHINGLE/SHAKE
09	___ BAR JOIST	09	___ COPPER
10	___ STEEL FRM OR TRUSS	10	___ COMPOSIT. SHG HEAVY
11	___ BOWSTR TRUSS	11	___ SLATE
12	___ REINF CONC	12	___ PREFINISHED METAL
13	___ PRSTR CONC	13	___ METAL/STANDNG SEAM
		14	___ CONC/PLAS TILE
		15	___ ENAM/STNLS SHG
		16	___ CMT FIB SHG

One roof structure must be picked which best corresponds to the observed roof structure. Residential codes are 1 to 7 and commercial codes are 8 to 13.

One roof cover must be picked which is the predominant roof cover. The cover should be evident and its condition should be of no concern. If it is very badly damaged by fire or wind, additional depreciation should be applied.

Single digit entries should be marked as 01, 02, etc.

INTERIOR WALL CONSTRUCTION

1	___ MASONRY/MINIMUM
2	___ WALLBOARD/WOOD/METAL
3	___ PLASTER
4	___ PLYWOOD PANEL
5	___ DRYWL/SHEETRK
6	___ CUST INTERIOR

One or two items may be marked. If the interior of the structure has a large proportion of two distinct wall types (this commonly would occur when you have a paneled wall and drywall), both would be marked. If only one field is marked, the second field must be zero filled..

INTERIOR FLOORING

01	___ NONE
02	___ PLYWOOD/LINOLEUM
03	___ FINISHED CONCRETE
04	___ COATED CONCRETE
05	___ ASPHALT TILE
06	___ RUBBER/CORK
07	___ VINYL TILE
08	___ SHEET VNL/LAMINATE
09	___ PINE OR SOFTWOOD
10	___ TERRAZZO
11	___ CERAMIC TILE
12	___ HARDWOOD/HEART PINE
13	___ PARQUET
14	___ CARPET
15	___ HARD TILE
16	___ SEAMLESS CTG
17	___ PRECAST CONC.
18	___ SLATE
19	___ MARBLE

Observe the predominant floor type of the structure. One or two items may be marked. If the interior flooring of the structure has a large proportion of two flooring types (e.g. vinyl and hardwood), then both would be marked. Otherwise, the second field must be zero filled. When carpet is over hardwood check code 12 (hardwood). If carpet is over plywood check code 04 in sub-floor and 14 in floor cover.

PASCO III APPRAISERS MANUAL

HEATING FUEL, HEATING TYPE AND AIR CONDITIONING TYPE

HEATING FUEL 01 ___ NONE 02 ___ OIL/WOOD/COAL 03 ___ GAS 04 ___ ELECTRIC 05 ___ SOLAR	HEATING TYPE 01 ___ NONE 02 ___ BASEBOARD 03 ___ FHA NO DUCTS 04 ___ FHA DUCTED 06 ___ HOT WATER 07 ___ STEAM 08 ___ RADIANT ELECTR 09 ___ RADIANT WATER 10 ___ HEAT PUMP 11 ___ HT PP WALL UNT 12 ___ HT PP LOOP SYS	AIR CONDITIONING 01 ___ NONE 02 ___ WALL UNIT 03 ___ CENTRAL 04 ___ PACKAGE ROOF 05 ___ CHILLED WATER
---	---	---

These three elements are to be marked to indicate the method and fuels used to heat or cool a structure. Only one element may be marked under each category but one must be marked.

Observation and a few simple questions will enable you to be very accurate in obtaining this data.

BEDROOMS AND BATHS - RESIDENTIAL

LOC	BAS	FUS	LL/BMT
BEDROOM	|_|	|_|	|_|
BATHS	|_|	|_|	|_|
1/2 BATHS	|_|	|_|	|_|

This field requires an entry which is based on the valuation model used. For a single family residential, the total number of bedrooms, baths, and half baths should be entered per floor.

STYLE OF DWELLING

1 ___ 1.0 STORY	7 ___ SPLIT LVL
2 ___ 1.5 STORY	8 ___ SPLIT FYR
3 ___ 2.0 STORY	9 ___ CAPE COD
4 ___ 2.5 STORY OR MORE	
5 ___ RANCH W/BASEMENT	
6 ___ A FRAME	

Enter the appropriate code for the number of stories for single family properties.

FIREPLACES

1 ___ NONE	6 ___ MASSIVE
2 ___ PREFAB	7 ___ MASS.2 OR MORE
3 ___ 1 STY SGL	
4 ___ 2 STY SGL/1 DBL/2PF	
5 ___ 2 OR MORE	

Enter the appropriate code for the number of fireplaces for single family properties. Massive generally refers to those fireplaces with components such as extra large hearths, extra large fireplaces, decorative stone, ornamentation, and trim, etc. Fireplaces in apartments or commercials are placed in extra features.

MKT/DESIGN FACTOR

1 ___ FACTOR 1	6 ___ FACTOR 6
2 ___ FACTOR 2	7 ___ FACTOR 7
3 ___ FACTOR 3	
4 ___ FACTOR 4	
5 ___ FACTOR 5	

Used as a market factor to modify cost to reflect local market conditions.

PASCO III APPRAISERS MANUAL

QUALITY ADJUSTMENT

1 ___ MIN 5 ___ ABOVE AVG/CUS
2 ___ BLW AVG 6 ___ EXCELLNT
3 ___ AVERAGE
4 ___ ABOVE AVG

This entry must be made and must be one of the allowable codes. It should be marked in accordance with the specific details given for your county specification sheet.

DEPRECIATION

ACTUAL YEAR BLT

EFF YEAR BLT

ECON OBSOLESCENCE

FUNCT OBSOLESCENCE

This entry is one of the most important to the skilled data gatherer in that there are four items on which much of the ability of the system to depreciate and analyze properties exists.

Actual Year Built: MUST be entered and must reflect the original year of construction.

Effective Year Built: MUST be entered and should reflect any modernization or refurbishing done to extend the useful life of the original structure beyond its normal life span, or for those homes located in a neighborhood or area where the market indicates less depreciation than the typical area within the county.

Economic Obsolescence: If it exists it should be entered as a percentage amount to be added to normal physical depreciation. The percentage cannot exceed 50%.

Functional Obsolescence: If it exists it should be entered as a percentage amount to be added to normal physical depreciation. The percentage cannot exceed 50%.

UNUSUAL DEPRECIATION (Special Condition Codes, Percent Condition)

SPECIAL COND CODE
(UC, AP, PD, RV, TE)
PERCENT CONDITION

These entries allow the user to indicate special conditions such as fire or weather damage or where the dwelling has not been normally maintained as depreciation amounts.

There are five **Special Condition Codes** which may be entered if applicable. Otherwise, they should be left BLANK.

AP = Abnormal Physical Depreciation
PD = Physically Damaged *
RV = Residual Value *
TE = Temporary Economic *
UC = Under Construction*

* PD, RV, TE, and UC will over ride Normal Depreciation

PERCENT CONDITION must be used if one of the listed codes (AP, PD, RV, TE, UC,) is used. **PERCENT CONDITION** is the percent good that remains after applying the PD, RV, TE or UC code. **PERCENT CONDITION** is added to normal depreciation if the AP code is used. **NOTE:** To use the Percent Condition one of the Special Condition Codes **MUST BE USED**. Also, care must be taken in the use of these codes as they will override the depreciation developed from the normal depreciation, economic obsolescence and functional obsolescence. AP should be entered as a percentage amount to be added to normal depreciation. When using Under Construction (UC), Physical Damage (PD), Residual Value (RV), or Temporary Economic (TE), remember, that if you assign 60% for either of these codes and the dwelling is 70 years old and should really be 30% good, it will change it to 60% good because these codes override any normal physical, functional or economic depreciation.

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CONDO AND COMMERCIAL

Data carried on this portion of the form needs to be entered on all improved properties other than single family residences and mobile homes.

COMMERCIAL HEAT AND AIR CONDITIONING

COMMERCIAL HEAT & AIR COND.	
1	NONE
2	HEATING & AIR COND. PACKAGED
3	HEATING & AIR COND. SPLIT

This field must be entered with a 1, 2 or 3.

FLOOR NUMBER

CONDO/COOP/APT. FLOOR NO.	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; width: 15px; height: 15px;"></td> <td style="border: 1px solid black; width: 15px; height: 15px;"></td> </tr> <tr> <td style="text-align: center; font-size: 8px;">01</td> <td style="text-align: center; font-size: 8px;">02</td> </tr> </table>			01	02
01	02				

When used with the 03 model condominium, this is the floor number on which the unit is located. When used with all other models, this is the number of floors in the building. Enter 01 - 99.

LOCATION (Condominiums)

CONDO/COOP/APT. LOCATION	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; width: 15px; height: 15px;"></td> <td style="border: 1px solid black; width: 15px; height: 15px;"></td> </tr> <tr> <td style="text-align: center; font-size: 8px;">03</td> <td style="text-align: center; font-size: 8px;">04</td> </tr> </table>			03	04
03	04				

Enter one of the following codes:

- OO - Not Applicable
- CN - Corner No View
- CV - Corner With View
- NN - No Corner, No View
- NV - No Corner With View

NUMBER OF UNITS

NO. UNITS	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; width: 15px; height: 15px;"></td> <td style="border: 1px solid black; width: 15px; height: 15px;"></td> <td style="border: 1px solid black; width: 15px; height: 15px;"></td> </tr> <tr> <td style="text-align: center; font-size: 8px;">05</td> <td style="text-align: center; font-size: 8px;">07</td> <td style="text-align: center; font-size: 8px;"></td> </tr> </table>				05	07	
05	07						

This is the total number of units in the building. Enter 001 - 099.

LAND TYPE

NO. UNITS	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; width: 15px; height: 15px;"></td> <td style="border: 1px solid black; width: 15px; height: 15px;"></td> <td style="border: 1px solid black; width: 15px; height: 15px;"></td> </tr> <tr> <td style="text-align: center; font-size: 8px;">05</td> <td style="text-align: center; font-size: 8px;">07</td> <td style="text-align: center; font-size: 8px;"></td> </tr> </table>				05	07	
05	07						

Enter one of the following codes:

	<u>Urban</u>	<u>Suburban</u>	<u>Rural</u>
No View	01	11	21
Canal Front	02	12	22
River or Stream View	03	13	23
Lake Front	04	14	24
Bay Front	05	15	25
Gulf Front	06	16	26
Ocean Front	07	17	27
Mountain View	08	18	28
Golf View	09	19	29
Pool View	10	20	30

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OWNERSHIP % (Co-ops & Condominiums)

CONDO/COOP OWNERSHIP %	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 10%; border-bottom: 1px solid black; margin-bottom: 2px;"></div> <div style="width: 10%; border-bottom: 1px solid black; margin-bottom: 2px;"></div> <div style="width: 10%; border-bottom: 1px solid black; margin-bottom: 2px;"></div> <div style="width: 10%; border-bottom: 1px solid black; margin-bottom: 2px;"></div> <div style="width: 10%; border-bottom: 1px solid black; margin-bottom: 2px;"></div> <div style="width: 10%; border-bottom: 1px solid black; margin-bottom: 2px;"></div> <div style="width: 10%; border-bottom: 1px solid black; margin-bottom: 2px;"></div> <div style="width: 10%; border-bottom: 1px solid black; margin-bottom: 2px;"></div> <div style="width: 10%; border-bottom: 1px solid black; margin-bottom: 2px;"></div> <div style="width: 10%; border-bottom: 1px solid black; margin-bottom: 2px;"></div> </div> <div style="display: flex; justify-content: space-between; font-size: 8px; margin-top: 2px;"> 90 93 </div>
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What percent of ownership. Example 2 1/2% would be entered as 0250.

STRUCTURAL FRAME

STRUCTURAL FRAME	
01	NONE
02	WOOD FRAME
03	PRE FAB
04	MASONRY
05	REINFORCED CONCRETE
06	STEEL
07	FIREPROOF STEEL
08	SPECIAL

For most non-single family models, this item MUST be completed. The nature of this item may be determined from an analysis of the characteristics of the building. See the appendix for specifics regarding the definition of this element.

CEILING AND INSULATION QUALITY

CEILING & INSULATION	
SUSPENDED	
01	CEILING INSULATED
02	WALL INSULATED
03	CEILING & WALL INSULATED
04	NO INSULATION
NOT SUSPENDED	
05	CEILING INSULATED
06	WALL INSULATED
07	CEILING & WALL INSULATED
08	NO INSULATION
NO CEILING	
09	ROOF INSULATED
10	WALL INSULATED
11	ROOF & WALL INSULATED
12	NO INSULATION

Mark one of the entries which best describes the ceiling insulation quality. First find the applicable category of ceiling (Suspended Ceiling, Not Suspended, No (Ceiling)) and then mark the appropriate type of insulation within that category. If there is no ceiling and no insulation the field should be zero filled.

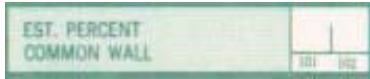
AVERAGE NUMBER OF ROOMS PER FLOOR (Used in Building Model #4 only)

AVG. NO. ROOMS PER FLOOR	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 10%; border-bottom: 1px solid black; margin-bottom: 2px;"></div> <div style="width: 10%; border-bottom: 1px solid black; margin-bottom: 2px;"></div> <div style="width: 10%; border-bottom: 1px solid black; margin-bottom: 2px;"></div> <div style="width: 10%; border-bottom: 1px solid black; margin-bottom: 2px;"></div> <div style="width: 10%; border-bottom: 1px solid black; margin-bottom: 2px;"></div> <div style="width: 10%; border-bottom: 1px solid black; margin-bottom: 2px;"></div> <div style="width: 10%; border-bottom: 1px solid black; margin-bottom: 2px;"></div> <div style="width: 10%; border-bottom: 1px solid black; margin-bottom: 2px;"></div> <div style="width: 10%; border-bottom: 1px solid black; margin-bottom: 2px;"></div> <div style="width: 10%; border-bottom: 1px solid black; margin-bottom: 2px;"></div> </div> <div style="display: flex; justify-content: space-between; font-size: 8px; margin-top: 2px;"> 98 99 100 </div>
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Enter 001 - 999. When the property has numerous floors, it is too time consuming to determine the total number of rooms for the entire structure. Therefore, investigate one or two stories to develop the approximate average. It would be advisable to check floors above the base floor as it usually contains a greater percentage of open area than the remainder of the floors. This field cannot be zero filled.

PASCO III APPRAISERS MANUAL

ESTIMATED PERCENT COMMON WALL



If the structure shares a party wall, enter to the nearest 5%, the total percentage of party wall shared by the improvement.

NONSTANDARD WALL HEIGHT



The height of the first floor wall should be entered to the closest foot. The program will determine if it is non-standard and mark appropriate adjustments. If the field is zero filled, the standard height for the particular model will be assumed.

The following are considered to be the standard wall heights applicable to the system building models:

Model 01	8 feet
Model 03	8 feet
Model 04	12 feet
Model 05	8 feet
Model 06	14 feet
Model 07	12 feet

BUILDING SKETCH CODING

PASCO provides you the capability to accurately calculate square foot areas for a structure, breaking the total area down into various sub-areas which correlate with value in the appraisal process.

Sketch coding performs the following important functions:

- * Closes the building to assure no errors were made in measurement.
- * Calculates the square footage of the structure, separating out each sub-area.
- * Allows you to manually enter areas for irregular structure.
- * Provides a method of controlling areas for many different stories individually or in groups of stories.

The proper use of this feature of the system is easily mastered and requires only a few simple rules in order to sketch code any structure.

DEFINITIONS

FLOOR	The horizontal surface of a structure upon which one walks. Each floor is differentiated from another by differences in the elevation among them.
SUB-AREA	A sub-area is any distinct portion of the floor that is differentiated in appraising as requiring special identification and valuation. The three letters, sub-area names (ID) that are to be coded and handled separately from others are listed in chapter 11 under auxiliary areas. The system requires that only sub-area names listed in the appendix are accepted by the system as valid, others are considered erroneous.
SKETCH CODING	The procedure used to code the perimeter of the base and sub-areas composing a structure.
CLOSURE	An area described by sketch coding closes if all distances and directions, when drawn to scale, leave no gaps or missing line segments and the last point is coincident with the first point.
CLOSURE SYMBOL	The system is informed when a sub-area is completely closed by the inclusion of a special character immediately after the last distance coded. In the system, the closure symbol is a dollar sign (\$).