SECTION 7

Improved Property Data

SALES VALIDITY CODES

CODE	DESCRIPTION	QUALIFIED
00	VERIFIED BY DEED	Q
01	Verified By Buyer	Q
02	Verified By Seller	Q
03	Verified By Agent	Q
04	Verify By Other Source	Q
1A	Family Sale	U
1B	Intra - Corporation	U
1C	Personal Property Goodwill	U
1D	Property Diff Between Sale and Assessment	U
1E	Government Sale	U
1F	Deed Correction {Name Change}	U
1G	Partial Sale	U
1H	Court Settlement	U
1I	Bankruptsy	U
1J	Partial Interest	U
1K	Non - Profit	U
1L	Foreclosure	U
1M	Zoning Change	U
1N	Other	U
1O	Physical Change	U
1P	Change In Use	U
1Q	Assumed Mortgage	U
1R	Resold	U
930	Verified by Deed or Assurance	U

MOBILE HOMES

National Brand 45-613 Eye Case 45-313 2-Pack

2008 REVALUATION

Prepared By | Approved By | Date

SALES ANALYSIS - MOBILES

SUBDIVISION MAP-BLOCK-LOT	Date of SALE	SALE PRICE	TIME ADJUSTED Sale PRICE	YR. MAN. MAKE	GRADE EFF. AREA	WIDTH	EXTRAS CONT.	CONTRIB. OF M. HOME	RCN	INDICATE RATIO	DEPR.	ADDITION TO GET TO RATIO	MA FACTOR
138-1-71	6-1-05	103900	103900	79-OXFORD	E+: 1313	14'-ADDS	4100	99800	81129	1.23	18/0/0	(-18+41)	+41
138-1-48	7-27-05	60300	60300	74-BEAUMONT	A+25: 947	14'	1100	59200	58927	1.00	30/0/0	(-30+30)	+30
138-1-75	9-7-05	55000	55000	79: VISTA	A+25: 942	14'	1600	53400	59240	0.90	40/0/0	(-40+30)	+30
138-1-61	10-18-05	102500	102500	86: REDMAN	E+10: 1310	24'	7400	95100	88050	1.08	22/0/0	(-22+30)	+30
MEDIAN MARKET ADJ. FACTOR: 30% USE MA+30													
SALES 7-1-07 AND AFTER HEMLOCK HAVEN TRAILER PARK (138-1) 83 SITES													
138-1-74	8-15-07	41900	41900	79-Oxford	A+20: 1106	14'-ADDS	0	41900	64144	0.65	60/0/0	(-60+5)	+5
138-1-20	8-20-07	51000	51000	78-Oxford	A+20: 1198	14'-ADDS	2800	48200	69005	0.70	45/0/0	(-45+15)	+15
138-1-80	9-21-07	55000	55000	79-Oxford	A+20: 1147	14'-ADDS	1600	53400	65186	0.82	45/0/0	(-45+27)	+27
MARKET ADJUSTMENT FOR 4-1-08 1.30 x .90 = 1.17 USE 1.20													
FOUR SEASONS TRAILER PARK (102-5) 22 SITES													
102-5-26	12-20-05	110000	110000	87-REDMAN	E+10: 1300	26'	1500	108500	87487	1.24	14/0/0	(-14+38)	+38
MOBILES AND PARK RENT SIMILAR TO HEMLOCK HAVEN - USE MA 30 (use 1.20)													
SALES 7-1-07 AND AFTER													
TIDEWATER CAMPGROUND - TRAVEL TRAILERS (202-1)													
202-1-47	8-28-04	17500	17500	96-Gold Eagle	A-: 436	8-ADDS	0	17500	23026	0.76	22/0/0	(-22+-2)	-2
202-1-K3	6-23-05	15000	15000	2000-Timber	A-: 385	8-ADDS	400	14600	21431	0.68	22/0/0	(-22+-10)	-10
202-1-87	8-1-05	12000	12000	2001-Sent.	A-: 347	8-ADDS	0	12000	19525	0.62	22/0/0	(-22+-16)	-16
GIVE TRAVEL TRAILERS EXTRA -10% FOR WIDTH													
SALES 7-1-07 AND AFTER													

National Brand 45-613 Eye Ease® 45-313 2-Pack

2008 REVALUATION

SALES ANALYSIS

Prepared By	Initials	Date
Approved By		

SUBDIVISION MAP-BLOCK-LOT	Date of SALE	SALE PRICE	TIME ADJUSTED Sale PRICE	YR. MANU. MAKE	GRADE EFF. AREA	WIDTH	EXTRA CONTR.	CONTR. OF Mo. Home	RCN	INDICATED RATIO	DEPR.	ADDITION TO GET TO Ratio	MA FACTOR
HAMPTON BEACH TRAILER PARK: 210-3						(12' WIDES)							
210-003-057	5-20-05	71500	71500	98-FRANKLIN	A+20: 799	12-ADDS	0	71500	48122	1.49	22/0/0	(-22+71)	+71
210-003-156	7-25-05	72500	72500	74-LIBERTY	A+20: 763	12-ADDS	-500	72000	46613	1.54	22/0/0	(-22+76)	+76
210-003-101	8-1-05	59500	59500	67-FLEETWOOD	A+20: 854	12-ADDS	-300	59200	49149	1.20	50/0/0	(-50+70)	+70
210-003-137	9-2-05	64000	64000	74-LIBERTY	A+20: 617	12-ADDS	-400	63600	40581	1.57	22/0/0	(-22+79)	+79
210-003-142	7-20-06	90000	90000	74-LIBERTY	A+20: 794	12-ADDS	-500	89500	48326	1.85	22/0/0	(-22+107)	+107
210-003-099	8-23-05	68000	68000	67-LIBERTY	A+20: 877	12-ADDS	-500	67500	51168	1.32	40/0/0	(-40+72)	+72
210-003-171	8-27-07	105000	105000	71-LIBERTY	A+20: 880	12-ADDS	-700	104300	52494	1.99	18/0/0	(-18+117)	+117
210-003-143	8-1-07	55000	55000	71-LIBERTY	A+20: 668	12-ADDS	-300	54700	42052	1.30	40/0/0	(-40+70)	+70
MEDIAN MULTIPLIER: 72													
USE (MA-70) PUT MAJORITY OF HOMES IN (A+20)								MA					
HAMPTON BEACH TRAILER PARK: 210-3						(10' WIDES)							
210-003-052	6-22-05	85000	85000	57-WESTWOOD	A+20: 714	10-ADDS	-600	84400	44674	1.89	18/0/0	(-18+107)	+107
210-003-003	5-31-06	94900	94900	60-CLEAR LKS	A+20: 754	10-ADDS	—	94900	47104	2.01	18/0/0	(-18+119)	+119
210-003-097	8-27-07	48000	48000	61-Marlette	A+20: 583	10-ADDS	—	48000	38303	1.25	45/0/0	(-45+70)	+70
USE (MA-70) PUT MAJORITY OF HOMES IN (A+20)													
HAMPTON BEACH TRAILER PARK: 210-3						(8' WIDES)							
210-003-076	5-16-05	55500	55500	04-CHEROKEE	E+10: 389	8-ADDS	-300	55200	34097	1.62	10/0/0	(-10+72)	72 ✓
210-003-034	6-20-05	49000	49000	01-SUNLINE	E+10: 330	8-ADDS	-300	48700	29831	1.63	10/0/0	(-10+73)	73 ✓
210-003-126	6-9-05	58500	58500	87-RIVIARA	E+10: 534	8-ADDS	-200	58300	40191	1.45	30/0/0	(-30+75)	75 ✓
210-003-019	6-28-05	29500	29500	80-SHASTA	E: 329	8-ADDS	—	29500	27651	1.07	50/0/0	(-50+57)	57 ✓
210-003-058	7-14-06	50200	50200	82-TERRY	E+10: 392	8-ADDS	-300	49900	33724	1.48	10/0/0	(-10+58)	58 ✓
210-003-061	8-30-06	48000	48000	90-PROWLER	E+10: 319	8-ADDS	-200	47800	28640	1.67	10/0/0	(-10+77)	77 ✓
210-003-011	10-6-06	55000	55000	74-Play-Mor	E+10: 396	8-ADDS	-800	54200	32915	1.65	10/0/0	(-10+75)	75 ✓
210-003-044	10-20-06	39000	39000	58-?	E+10: 266	8-ADDS	—	39000	25900	1.51	26/0/0	(-26+77)	77 ✓
210-003-009	6-7-07	42500	42500	75-TERRY	E+10: 282	8-ADDS	—	42500	26665	1.59	18/0/0	(-18+77)	77 ✓
210-003-033	6-13-07	55000	55000	99-STARCRAFT	E+10: 383	8-ADDS	-200	54800	31882	1.72	10/0/0	(-10+82)	82 ✓
210-003-070	9-11-07	60500	60500	85-FRANKLIN	E+10: 493	8-ADDS	-400	60100	38610	1.56	26/0/0	(-26+82)	82 ✓
210-003-073	10-12-07	40000	39200	72-CARRIVIEW	E: 394	8-ADDS	—	40000	30148	1.33	40/0/0	(-33+73)	73 ✓
MEDIAN MULTIPLIER: 75													
USE (MA 70) PUT MAJORITY OF HOMES IN (E+10) OR E													
HAMPTON BEACH TRAILER PARK: 210-3 NEW CANTERBURY MODEL													
210-003-175 (MA 70)	6-30-06	87000	87000	06: Canterbury	E+10: 667	12-ADDS	-1300	85700	50136	1.71	3/0/0	(-3+74)	74

10% 4/1/08 10% 4/1/09 (Reduce MA to 60) for 4-1-08 Assessments

ALL UNQUALIFIED SALES

Property Record Cards of Sales NOT Utilized in Analysis:

See attached list.

Sale Date	Val Code	Q	U	Price	AV PID
1/7/2005	1A		U	0	4708
1/11/2005	1N		U	0	8267
1/13/2005	1A		U	0	5905
1/13/2005	1A		U	40	6505
1/18/2005	1A		U	40	584
1/20/2005	1A		U	40	4188
1/24/2005	1A		U	40	3635
1/25/2005	1A		U	40	2309
1/25/2005		0	U	0	100882
1/25/2005	1A		U	0	6021
1/26/2005	1A		U	0	4968
1/26/2005	1A		U	0	5869
1/26/2005	1A		U	40	7020
2/1/2005	1A		U	40	5144
2/4/2005	1A		U	0	2792
2/4/2005	1A		U	0	5136
2/6/2005	1A		U	40	3974
2/7/2005	1A		U	0	5247
2/10/2005	1A		U	40	6144
2/11/2005	1A		U	40	4772
2/16/2005	1A		U	0	100598
2/17/2005	1A		U	0	1961
2/22/2005	1A		U	0	2607
2/22/2005	1A		U	0	4209
2/22/2005	1A		U	40	184405
2/23/2005	1A		U	40	4549
2/23/2005	1A		U	0	5893
2/24/2005	1A		U	0	8363
2/25/2005	1A		U	40	3869
2/25/2005	1A		U	0	4639
2/28/2005	1A		U	40	29
3/3/2005	1A		U	40	2243
3/4/2005	1A		U	40	7190
3/4/2005	1A		U	0	8438
3/7/2005	1A		U	40	2308
3/7/2005	1A		U	40	8220
3/8/2005		0	U	30000	2491
3/8/2005	1A		U	0	7892
3/9/2005	1A		U	0	2689
3/9/2005	1A		U	0	6283
3/9/2005	1A		U	40	6306
3/14/2005	1A		U	40	47
3/14/2005	1A		U	40	1428
3/14/2005	1A		U	40	2983
3/14/2005	1A		U	40	4414
3/16/2005	1A		U	225000	4086
3/16/2005	1A		U	225000	4087
3/18/2005	1A		U	40	6446
3/21/2005	1A		U	40	4694
3/22/2005	1A		U	40	3706
3/22/2005	1A		U	40	9244

3/22/2005	1A		U	40	5898
3/22/2005	1A		U	40	8595
3/25/2005	1A		U	0	184046
3/28/2005	1A		U	200000	1616
3/30/2005		0	U	3735000	184451
3/30/2005		0	U	3735000	184453
3/30/2005		0	U	3735000	184456
3/30/2005		0	U	3735000	184457
3/30/2005		0	U	3735000	184458
3/30/2005		0	U	3735000	184459
3/30/2005		0	U	3735000	184460
3/30/2005		0	U	3735000	184465
3/30/2005		0	U	3735000	184466
3/30/2005		0	U	3735000	8473
3/31/2005	1A		U	40	1526
3/31/2005	1A		U	0	4978
4/1/2005	1A		U	40	4790
4/1/2005	1A		U	0	5677
4/1/2005	1A		U	0	184344
4/4/2005	1A		U	0	6585
4/5/2005	1A		U	40	2003
4/5/2005	1A		U	0	2770
4/5/2005	1A		U	40	3121
4/5/2005	1A		U	40	3402
4/5/2005	1A		U	40	5311
4/5/2005	1A		U	40	6101
4/6/2005	1A		U	40	1544
4/8/2005	1N		U		7724
4/8/2005	1N		U		7732
4/11/2005	1A		U	40	100883
4/12/2005	1A		U	40	838
4/12/2005	1A		U	40	1517
4/12/2005	1A		U	40	3815
4/12/2005	1A		U	40	3816
4/13/2005	1A		U	40	543
4/13/2005	1A		U	0	6912
4/14/2005	1A		U	40	2742
4/15/2005	1A		U	0	3128
4/15/2005	1A		U	0	185852
4/15/2005	1A		U	0	185853
4/15/2005	1A		U	40	6705
4/18/2005	1A		U	40	183961
4/19/2005	1A		U	40	911
4/19/2005	1A		U	0	1128
4/20/2005	1A		U	0	4839
4/20/2005	1A		U	0	185107
4/21/2005	1A		U	0	7739
4/22/2005		0	U	0	6736
4/22/2005	1A		U	0	6962
4/25/2005	1A		U	40	7046
4/26/2005	1A		U	40	8300
4/26/2005	1A		U	40	8301

4/27/2005	1A		U	40	2277
4/28/2005	1A		U	40	4003
4/29/2005		0	U	0	2084
5/5/2005		2	U	5000	2520
5/9/2005	1A		U	0	3581
5/12/2005	1A		U	40	4777
5/12/2005	1A		U	385000	8235
5/13/2005	1A		U	0	253
5/13/2005	1A		U		4440
5/15/2005	1A		U	40	3163
5/18/2005	1A		U	40	3554
5/23/2005	1A		U	40	5382
5/25/2005	1L		U	331470	9374
5/26/2005	1A		U	40	978
5/31/2005	1A		U	40	3679
5/31/2005	1A		U	0	5626
6/1/2005	1A		U	0	6605
6/1/2005	1N		U	185000	6759
6/2/2005		0	U	370000	185548
6/7/2005	1A		U	0	2463
6/9/2005	1A		U	0	2413
6/13/2005		0	U	310000	7989
6/13/2005		0	U	310000	7990
6/14/2005		0	U	1000000	1144
6/14/2005		0	U	700000	1146
6/14/2005		0	U	700000	1147
6/14/2005		0	U	700000	1148
6/14/2005		0	U	700000	1149
6/14/2005		0	U	700000	1150
6/14/2005		0	U	700000	1152
6/14/2005	1A		U	40	5497
6/14/2005	1A		U	40	8769
6/15/2005	1A		U	40	5329
6/16/2005	1A		U	40	6977
6/21/2005	1A		U	40	648
6/28/2005	1A		U	40	7931
7/5/2005	1A		U	40	2933
7/5/2005	1A		U	0	4958
7/8/2005	1A		U	40	5646
7/11/2005	1A		U	40	394
7/11/2005	1A		U	0	7233
7/12/2005	1A		U	40	3763
7/13/2005	1A		U	0	3770
7/13/2005	1A		U	40	4995
7/13/2005	1A		U	0	6165
7/13/2005	1A		U	40	8807
7/18/2005	1A		U	40	5672
7/19/2005	1A		U	40	4265
7/20/2005	1A		U	40	8
7/22/2005	1A		U	40	101302
7/25/2005	1A		U	40	5536
7/25/2005	1A		U	40	5537

7/25/2005	1A		U	42	8492
7/28/2005	1A		U	40	4426
7/28/2005	1A		U	40	6308
7/28/2005		0	U	695000	7776
7/28/2005		0	U	695000	185068
7/28/2005		0	U	695000	185069
7/28/2005		0	U	695000	185070
7/28/2005		0	U	695000	185071
7/28/2005		0	U	695000	185072
7/28/2005		0	U	695000	185073
8/2/2005	1A		U	40	5605
8/5/2005	1A		U	40	2990
8/8/2005	1A		U	0	1367
8/8/2005	1A		U	40	100162
8/8/2005	1A		U	40	5656
8/8/2005	1A		U	40	5657
8/8/2005	1A		U	40	8539
8/12/2005	1A		U	0	101101
8/12/2005	1A		U	40	4470
8/12/2005	1A		U	40	5255
8/12/2005	1A		U	40	5271
8/15/2005	1A		U	40	2432
8/15/2005	1J		U	134000	7741
8/16/2005		0	U	0	8404
8/24/2005	1A		U	40	6652
8/26/2005	1A		U	40	2322
8/26/2005	1N		U	145000	7735
8/29/2005	1A		U	0	4791
8/30/2005	1A		U	40	1943
8/30/2005	1A		U	40	5895
8/30/2005	1A		U	209000	7706
8/31/2005	1A		U	0	446
9/1/2005	1A		U	40	3701
9/7/2005	1A		U	40	863
9/7/2005	1A		U	0	184733
9/7/2005	1A		U	40	8753
9/12/2005	1A		U	40	1049
9/12/2005	1A		U	40	185027
9/12/2005	1A		U	40	4408
9/13/2005	1A		U	40	8192
9/13/2005	1A		U	40	8526
9/19/2005	1A		U	40	1454
9/19/2005	1A		U	40	8676
9/20/2005	1A		U	40	6016
9/23/2005	1A		U	0	1178
9/26/2005	1A		U	40	106
9/28/2005	1A		U	0	579
9/28/2005	1A		U	0	1242
9/28/2005	1A		U	40	3686
9/28/2005	1A		U	40	4073
9/29/2005	1A		U	0	10
9/29/2005	1A		U	0	5891

9/30/2005	1A		U	40	8327
10/3/2005	1A		U	367000	2837
10/4/2005	1A		U	0	783
10/5/2005	1A		U	0	1704
10/5/2005	1A		U	40	8324
10/6/2005	1A		U	40	1224
10/6/2005		0	U	1366000	1614
10/6/2005	1A		U	184933	2375
10/6/2005	1A		U	40	3853
10/11/2005	1A		U	40	1745
10/12/2005	1A		U	40	2504
10/12/2005	1A		U	40	2508
10/14/2005	1A		U	285000	4722
10/18/2005	1A		U	40	4633
10/19/2005	1A		U	125000	8370
10/20/2005	1A		U	40	4127
10/25/2005	1A		U	40	3535
10/25/2005	1A		U	160000	7240
10/25/2005	1A		U	160000	7241
10/26/2005	1A		U	0	805
10/26/2005	1A		U	40	3405
10/27/2005	1A		U	40	4660
10/28/2005	1A		U	0	4659
10/28/2005	1A		U	0	6863
10/31/2005	1A		U	40	3063
10/31/2005	1A		U	0	6160
11/1/2005	1A		U	40	4028
11/2/2005	1A		U	0	8559
11/3/2005	1A		U	0	1062
11/3/2005	1A		U	40	5534
11/4/2005	1A		U	40	2066
11/7/2005	1N		U	0	2526
11/9/2005	1A		U	0	4102
11/9/2005		0	U	0	7185
11/9/2005		0	U	0	8833
11/14/2005	1N		U		3239
11/14/2005	1N		U		185508
11/14/2005	1N		U		185509
11/14/2005	1A		U	40	3484
11/15/2005	1N		U		185511
11/15/2005	1N		U		185513
11/15/2005	1N		U		185515
11/15/2005	1N		U		185516
11/16/2005	1A		U	0	4058
11/17/2005	1A		U	40	2129
11/18/2005	1A		U	40	1499
11/18/2005	1A		U	40	1509
11/22/2005	1A		U	40	1105
11/23/2005	1A		U	40	1119
11/23/2005	1A		U	125000	2193
11/23/2005	1A		U	116133	7896
11/30/2005	1A		U	40	6355

12/2/2005	1A	U	40	1963
12/2/2005	1A	U	40	9380
12/5/2005	1A	U	0	5270
12/8/2005	1A	U	0	5011
12/12/2005	1A	U	40	4011
12/12/2005	1A	U	40	6342
12/14/2005	1A	U	0	5622
12/16/2005	1A	U	0	7814
12/18/2005	1A	U	0	2252
12/20/2005	1A	U	40	1160
12/20/2005	1A	U	40	3915
12/21/2005	1A	U	100000	184986
12/21/2005	1A	U	40	6768
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5/17/2007	1A		U	40	6853
5/18/2007	1A		U	40	4429
5/18/2007	1A		U	40	5210

5/21/2007	1A		U	40	183901
5/21/2007	1A		U	0	5490
5/23/2007	1A		U	40	2498
5/25/2007	1N		U	215000	5833
5/29/2007	1A		U	40	1553
5/31/2007	1A		U	40	3042
5/31/2007	1A		U	40	6288
6/1/2007	1A		U	0	185865
6/4/2007	1A		U	40	1824
6/6/2007	1A		U	40	4159
6/8/2007	1B		U	8698000	100097
6/11/2007	1L		U	100533	5378
6/12/2007	1A		U	40	1995
6/14/2007	1A		U	0	570
6/15/2007	1A		U	40	2043
6/15/2007	1A		U	40	3731
6/18/2007	1R		U	316133	1422
6/18/2007	1A		U	0	6655
6/19/2007		0	U	275000	100698
6/21/2007	1A		U	40	3478
6/25/2007	1A		U	0	3433
6/25/2007	1A		U	40	9320
6/25/2007	1A		U	40	5647
6/26/2007	1A		U	40	5186
6/26/2007	1A		U	40	6486
6/27/2007	1A		U	0	8504
6/29/2007	1A		U	40	1445
6/29/2007	1A		U	40	3593
6/29/2007	1A		U	40	5231
7/2/2007	1A		U	0	100664
7/6/2007	1A		U	20000	6780
7/10/2007	1A		U	0	3634
7/10/2007	1A		U	0	8585
7/11/2007	1A		U	0	6329
7/11/2007	1A		U	0	6442
7/13/2007	1A		U	0	3027
7/13/2007	1A		U	40	3636
7/13/2007	1A		U	40	6932
7/13/2007	1A		U	40	7929
7/13/2007	1A		U	40	7949
7/16/2007	1A		U	0	3054
7/16/2007	1A		U	40	3135
7/16/2007	1A		U	40	3136
7/16/2007	1A		U	40	3777
7/16/2007	1A		U	248000	4330
7/16/2007	1A		U	295000	4931
7/17/2007	1A		U	40	6192
7/19/2007	1A		U	40	5514
7/20/2007	1A		U	40	2623
7/20/2007	1A		U	0	5080
7/20/2007	1A		U	0	5253
7/23/2007	1A		U	42	7335

7/24/2007	1A		U	0	6198
7/25/2007	1A		U	40	1864
7/26/2007	1A		U	0	6560
7/27/2007	1N		U	0	7026
8/2/2007	1L		U	235000	6583
8/3/2007	1A		U	40	6885
8/6/2007	1A		U	40	2899
8/6/2007	1A		U	40	3357
8/6/2007	1A		U	40	3521
8/7/2007	1A		U	40	2010
8/9/2007	1L		U	300000	297
8/9/2007	1L		U	300000	184886
8/10/2007	1A		U	40	4545
8/14/2007	1A		U	0	5976
8/14/2007	1A		U	40	8079
8/15/2007	1A		U	0	2573
8/17/2007	1A		U	0	5710
8/20/2007	1A		U	40	3673
8/20/2007	1A		U	40	6867
8/22/2007	1A		U	40	1600
8/22/2007	1A		U	0	2782
8/24/2007	1A		U	200000	1125
8/24/2007	1A		U	40	1456
8/27/2007	1A		U	40	6910
8/28/2007	1A		U	40	2783
8/31/2007	1A		U	40	5398
8/31/2007	1A		U	40	5874
8/31/2007	1A		U	0	8423
9/4/2007	1A		U	40	4417
9/5/2007	1R		U	268000	1924
9/7/2007	1N		U	0	8488
9/25/2007	1J		U	125000	7774
9/27/2007		0	U	0	156
9/27/2007		0	U	305000	3480
9/28/2007	1A		U	206666	8750
9/28/2007	1A		U	233333	8752
9/30/2007	1N		U	12000	100922
10/1/2007	1A		U	0	5892
10/3/2007	1A		U	40	185429
10/11/2007	1A		U	307533	184226
10/15/2007	1A		U	40	9381
10/16/2007	1A		U	40	8755
10/16/2007	1A		U	40	8757
10/17/2007	1A		U	0	4397
10/23/2007	1A		U	0	50
10/24/2007	1A		U	175000	6788
10/31/2007	1A		U	40	184877
10/31/2007	1A		U	40	3610
11/1/2007	1L		U	253400	8207
11/2/2007	1A		U	40	8406
11/6/2007	1A		U	40	8636
11/14/2007	1A		U	40	100442

11/14/2007	1A		U	40	100449
11/20/2007	1A		U	40	3625
11/28/2007	1A		U	0	76
11/30/2007	1A		U	40	6881
11/30/2007	1A		U	411200	7906
12/11/2007	1A		U	40	100181
12/18/2007		0	U	170000	8126
1/10/2008	1A		U	40	8271
1/14/2008	1A		U	40	7277
1/24/2008	1A		U	40	1079
1/25/2008	1A		U	0	1174
2/14/2008	1L		U	425000	183786
2/19/2008	1A		U	40	1376
2/20/2008	1A		U	72000	8007
2/25/2008	1A		U	0	4715
2/25/2008	1N		U	40	4843
2/25/2008	1N		U	40	8516
2/29/2008	1A		U	40	5225
3/4/2008	1A		U	40	780
3/4/2008	1A		U	0	6752
3/7/2008	1A		U	40	5510
3/11/2008	1A		U	0	6491
3/12/2008	1A		U	40	184747
3/13/2008	1A		U	348000	1945
3/13/2008	1A		U	40	5075
3/13/2008	1A		U	0	6358
3/14/2008	1A		U	70000	4568
3/20/2008	1A		U	40	4691
3/21/2008	1A		U	40	2791
3/21/2008	1L		U	3233333	7920
3/28/2008	1A		U	40	3193
3/28/2008	1A		U	40	185369
4/1/2008	1A		U	40	185475
4/7/2008	1A		U	0	184101
4/7/2008	1A		U	40	5761
4/10/2008	1A		U	40	100445
5/8/2008	1L		U	295200	184734
5/8/2008	1L		U	295000	184735
5/8/2008	1L		U	141000	184866
5/14/2008	1A		U	0	2382
5/21/2008	1A		U	40	5823
5/22/2008	1A		U	40	261
5/22/2008	1L		U	121000	184867
6/3/2008	1A		U	40	1736
6/5/2008	1A		U	0	3508
6/6/2008	1A		U	40	3006
6/6/2008	1A		U	0	3656
6/12/2008	1A		U	40	4298
6/13/2008	1A		U	40	8610
6/16/2008	1L		U	200000	8532
6/18/2008	1A		U	40	2385
6/20/2008	1A		U	139733	8710

6/25/2008	1A	U	40	101300
6/25/2008	1N	U	93000	3059
6/30/2008	1A	U	40	4616
7/10/2008	1L	U	238000	184831
7/17/2008	1L	U	152570	7333
7/24/2008	1L	U	127533	6307
7/25/2008	1A	U	0	3543
7/28/2008	1L	U	190921	4095

Types of Depreciation Considered and/or Utilized: Depreciation is the loss in value from any cause, and is typically associated with reasons that are "physical" (loss in value due to physical deterioration and/or ageing), "functional" (due to deficiencies in the structure's design) and/or "economic" (loss in value due to factors external to the appraised property).

In the appraisal of a single property (not Mass Appraisal), the three primary methods for estimating depreciation are: the "market extraction method", the "age-life" method, and the "breakdown" method. Typically, the market extraction and age-life calculation techniques are utilized to capture the total depreciation in a property from all sources. The "breakdown" method is a more rigorous exercise that attempts to isolate the specific components for each type of depreciation, physical, functional, and economic.

Typically, in mass appraisal, the identification of depreciation relies upon the application of computer modeling techniques. For instance, once such mass appraisal technique to identify "age-related" depreciation is to take the square root of the actual age of the improvement, and multiply the result by a "condition" factor. For example, the depreciation for a 75-year old house in average condition would be calculated as follows: The square root of 75 is equal to 8.7, x an "average" condition factor of 2.5 = 22% depreciation (rounded).

Importantly, regardless of the methodology utilized to identify depreciation, it is imperative that the final estimate of depreciation reflects the loss in value from all sources.

The calculation of both "functional" and "economic" depreciation, when applicable, was performed either by utilizing a "matched-pair" analysis wherein sales of conforming properties were compared and the functional and/or economic loss in value was isolated, or by capitalizing the economic loss attributable to each issue.

In the report that follows, all three types of depreciation were considered and utilized, where applicable, and an explanation for the derivation of the depreciation factors follows:

Physical Depreciation

The following schedules were used to estimate physical depreciation for residential, commercial and mobile home properties.

This was accomplished by observing the overall condition of the structures, and assigning the estimate effective year built age

EYB Depreciation Schedules

EYB	% Good Residential	% Good Commercial	% Good Mobile Home
2008	100	100	100
2007	99	98	97
2006	98	96	93
2005	97	94	90
2004	96	92	86
2003	95	90	82
2002	94	88	78
2001	93	86	74
2000	92	84	70
1999	91	82	65
1998	90	80	60
1997	89	78	55
1996	88	76	50
1995	87	74	45
1994	86	72	40
1993	85	70	35
1992	84	68	30
1991	83	66	25
1990	82	64	20
1989	81	62	15
1988	80	60	10
1987	79	58	5
1986	78	56	0
1985	77	54	
1984	76	52	
1983	75	50	

1982	74	48
1981	73	46
1980	72	44
1979	71	42
1978	70	40
1977	69	38
1976	68	36
1975	67	34
1974	66	32
1973	65	30
1972	64	28
1971	63	26
1970	62	24
1969	61	22
1968	60	20
1967	59	18
1966	58	16
1965	57	14
1964	56	12
1963	55	10
1962	54	8
1961	53	6
1960	52	4
1959	51	1
1958	50	0
1957	49	
1956	48	
1955	47	

Functional Depreciation

Generally by assigning the effective year built, many forms of curable functional obsolescence were indicated. A separate adjustment for incurable functional obsolescence was considered when it was estimated that it would impact the overall value of the property.
This was done by estimating the value lost and dividing by the replacement cost new. These causes lessened value due to a loss of utility in the structure.

Economic/External Depreciation

Generally the only economic obsolescence assigned was for location relative to I-95 for noise and traffic. Those percentages were determined by observing sales of properties affected, and assigning a percentage reflective of sales prices.
Map 26 Lot 4 as an example indicated 5% .
Very few properties in Hampton were assigned any economic depreciation.

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[Please note: Significant adjustment factors are identified on the following pages to illustrate the requirement. Add or modify as required.]

Effective Area Factors: Typically, construction costs vary between the different functional areas in an improvement. For instance, the "finished" interior area associated with the primary living area (living, dining, bedrooms, kitchen, bath, etc.) requires more expensive materials and labor than a "sub" area, such as a basement, etc. The "effective area" factors are identified in the following charts.

Story Height Adjustments: Overall, there are differences in the construction costs of multi-story buildings, relative to single-story buildings. During construction, it is generally less expensive to add "vertical" space, than it is to add space by expanding the footprint of the building; i.e., the greater the number of stories, the less expensive on a per square foot basis.

The following base rates for construction types takes into account story height influences in cost.

The base cost in the following schedules were derived by reviewing national cost information published in the Marshall & Swift manual and some building costs extracted from local cost data. The reasoning behind the development of the individual factors is reflected in the following calculations : see attached sheets

Letters were sent to seven local builders for costs of the average quality home with 2000 sq. ft. of living area, minimal usable information was received in response to these inquiries . (See enclosed) Home Depot was also consulted for some local outbuilding costs.

May 31, 2007

As the assessor in Hampton, I am currently attempting to obtain construction cost estimates for the average quality residence in Hampton for 2008.
The average residence will be made up as follows:

FOUNDATION: A continuous 8 inch concrete perimeter foundation with full basement area and metal bulkhead.

FRAME: Standard 2X4; 2X6; 2X8; 2X12 construction where appropriate for the average quality home.

FLOORS: An appropriate mix of vinyl, carpet, and hardwood floors on sub-floor.

ROOF: Rafters or prefabricated trusses with exterior-grade plywood or wood sheathing with medium-weight composition shingle. Roof slope is usually 5 in 12 or less.

INTERIOR FINISH: Interior walls are taped and painted drywall. Base boards and casings are stock quality. An adequate amount of closet space. Hollow core doors with standard grade hardware.

KITCHENS: An average amount of pre-finished plywood cabinets. Counter tops are laminated plastic or formica.

PLUMBING FIXTURES: Eight average quality white plumbing fixtures are to be included in the estimate. (2 baths & kitchen)

HEATING/COOLING: A forced hot air furnace with adequate out put and ductwork is included. Insulation in walls and ceilings.

I would appreciate an overall estimate based for **2000 square feet of living area** for a

(1) **1 STORY RANCH**

(2) **2 STORY COLONIAL**

(3) **THE ADDITIONAL COST FOR AN ARTESIAN WELL?**

(4) **THE ADDITIONAL COST FOR A 3 BEDROOM SEPTIC SYSTEM?**

(5) **AVERAGE COST TO LANDSCAPE A 20,000 SQ. FT. LOT?**

(6) **COST FOR THE AVERAGE 1 STORY 24x24 GARAGE.**

Thank you in advance for any information that you can give me regarding these estimated costs per square foot or a lump sum cost.

Sincerely,

Robert A. Estey

Robert A Estey, Assessor

SUBAREA CODES
HAMPTON, NH

Area Type	Description	Model	Living Area Factor	Eff Area %
AOF	Office, (Average)	01	1.00	100
AOF	Office, (Average)	02	1.00	0
AOF	Office, (Average)	03	1.00	100
AOF	Office, (Average)	04	1.00	100
AOF	Office, (Average)	05	1.00	100
AOF	Office, (Average)	06	1.00	165
AOF	Office, (Average)	94	1.00	100
AOF	Office, (Average)	95	1.00	105
AOF	Office, (Average)	96	1.00	165
APT	Apartment	01	1.00	100
APT	Apartment	02	1.00	0
APT	Apartment	03	1.00	100
APT	Apartment	04	1.00	100
APT	Apartment	05	1.00	100
APT	Apartment	06	1.00	100
APT	Apartment	94	1.00	100
APT	Apartment	95	1.00	100
APT	Apartment	96	1.00	100
BAS	First Floor	01	1.00	100
BAS	First Floor	02	1.00	100
BAS	First Floor	03	1.00	100
BAS	First Floor	04	1.00	100
BAS	First Floor	05	1.00	100
BAS	First Floor	06	1.00	100
BAS	First Floor	94	1.00	100
BAS	First Floor	95	1.00	100
BAS	First Floor	96	1.00	100
CAN	Canopy	01	0.00	20
CAN	Canopy	02	0.00	30
CAN	Canopy	03	0.00	20
CAN	Canopy	04	0.00	20
CAN	Canopy	05	0.00	20
CAN	Canopy	06	0.00	20
CAN	Canopy	94	0.00	20
CAN	Canopy	95	0.00	20
CAN	Canopy	96	0.00	20
CAT	Cathedral Ceiling	01	0.00	10
CAT	Cathedral Ceiling	02	0.00	10
CAT	Cathedral Ceiling	03	0.00	10
CAT	Cathedral Ceiling	04	0.00	10
CAT	Cathedral Ceiling	05	0.00	10
CAT	Cathedral Ceiling	06	0.00	10
CAT	Cathedral Ceiling	94	0.00	10
CAT	Cathedral Ceiling	95	0.00	10
CAT	Cathedral Ceiling	96	0.00	10
CDN	Canopy, detached	01	0.00	35
CDN	Canopy, detached	02	0.00	35
CDN	Canopy, detached	03	0.00	35
CDN	Canopy, detached	04	0.00	35

SUBAREA CODES
HAMPTON, NH

Area Type	Description	Model	Living Area Factor	Eff Area %
CDN	Canopy, detached	05	0.00	35
CDN	Canopy, detached	06	0.00	35
CDN	Canopy, detached	94	0.00	35
CDN	Canopy, detached	95	0.00	35
CDN	Canopy, detached	96	0.00	35
CLP	Loading Platform, Finished	01	0.00	0
CLP	Loading Platform, Finished	02	0.00	0
CLP	Loading Platform, Finished	03	0.00	0
CLP	Loading Platform, Finished	04	0.00	30
CLP	Loading Platform, Finished	05	0.00	0
CLP	Loading Platform, Finished	06	0.00	30
CLP	Loading Platform, Finished	94	0.00	30
CLP	Loading Platform, Finished	95	0.00	30
CLP	Loading Platform, Finished	96	0.00	30
CRL	Crawl Space	01	0.00	0
CRL	Crawl Space	02	0.00	0
CRL	Crawl Space	03	0.00	0
CRL	Crawl Space	04	0.00	0
CRL	Crawl Space	05	0.00	0
CRL	Crawl Space	06	0.00	0
CRL	Crawl Space	94	0.00	0
CRL	Crawl Space	95	0.00	0
CRL	Crawl Space	96	0.00	0
DCK	Deck	01	0.00	20
DCK	Deck	02	0.00	20
DCK	Deck	03	0.00	20
DCK	Deck	04	0.00	20
DCK	Deck	05	0.00	20
DCK	Deck	06	0.00	20
DCK	Deck	94	0.00	20
DCK	Deck	95	0.00	20
DCK	Deck	96	0.00	20
EAF	Attic, Expansion, Finished	01	0.35	35
EAF	Attic, Expansion, Finished	03	0.35	35
EAF	Attic, Expansion, Finished	04	0.35	35
EAF	Attic, Expansion, Finished	05	0.35	35
EAF	Attic, Expansion, Finished	06	0.35	35
EAF	Attic, Expansion, Finished	94	0.35	35
EAF	Attic, Expansion, Finished	95	0.35	35
EAF	Attic, Expansion, Finished	96	0.35	35
EAU	Attic, Expansion, Unfinished	01	0.00	20
EAU	Attic, Expansion, Unfinished	02	0.00	0
EAU	Attic, Expansion, Unfinished	03	0.00	20
EAU	Attic, Expansion, Unfinished	04	0.00	20
EAU	Attic, Expansion, Unfinished	05	0.00	20
EAU	Attic, Expansion, Unfinished	06	0.00	20
EAU	Attic, Expansion, Unfinished	94	0.00	20
EAU	Attic, Expansion, Unfinished	95	0.00	20
EAU	Attic, Expansion, Unfinished	96	0.00	20

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SUBAREA CODES
HAMPTON, NH

Area Type	Description	Model	Living Area Factor	Eff Area %
FAT	Attic, Finished	01	0.25	25
FAT	Attic, Finished	02	0.25	25
FAT	Attic, Finished	03	0.25	25
FAT	Attic, Finished	04	0.25	25
FAT	Attic, Finished	05	0.25	25
FAT	Attic, Finished	06	0.25	25
FAT	Attic, Finished	94	0.25	25
FAT	Attic, Finished	95	0.25	25
FAT	Attic, Finished	96	0.25	25
FBM	Basement, Finished	01	0.00	40
FBM	Basement, Finished	02	0.00	0
FBM	Basement, Finished	03	0.00	40
FBM	Basement, Finished	04	0.00	60
FBM	Basement, Finished	05	0.00	40
FBM	Basement, Finished	06	0.00	60
FBM	Basement, Finished	94	0.00	60
FBM	Basement, Finished	95	0.00	60
FBM	Basement, Finished	96	0.00	60
FCB	Cabana, Enclosed, Finished	01	0.00	0
FCB	Cabana, Enclosed, Finished	02	0.00	90
FCB	Cabana, Enclosed, Finished	03	0.00	0
FCB	Cabana, Enclosed, Finished	04	0.00	0
FCB	Cabana, Enclosed, Finished	05	0.00	0
FCB	Cabana, Enclosed, Finished	06	0.00	0
FCB	Cabana, Enclosed, Finished	94	0.00	0
FCB	Cabana, Enclosed, Finished	95	0.00	0
FCB	Cabana, Enclosed, Finished	96	0.00	0
FCP	Carport	01	0.00	20
FCP	Carport	02	0.00	20
FCP	Carport	03	0.00	20
FCP	Carport	04	0.00	25
FCP	Carport	05	0.00	20
FCP	Carport	06	0.00	25
FCP	Carport	94	0.00	25
FCP	Carport	95	0.00	25
FCP	Carport	96	0.00	25
FDC	Carport, finished, detached	01	0.00	20
FDC	Carport, finished, detached	02	0.00	20
FDC	Carport, finished, detached	03	0.00	20
FDC	Carport, finished, detached	04	0.00	40
FDC	Carport, finished, detached	05	0.00	20
FDC	Carport, finished, detached	06	0.00	50
FDC	Carport, finished, detached	94	0.00	40
FDC	Carport, finished, detached	95	0.00	40
FDC	Carport, finished, detached	96	0.00	50
FDG	Garage, finished, detached	01	0.00	40
FDG	Garage, finished, detached	02	0.00	40
FDG	Garage, finished, detached	03	0.00	40
FDG	Garage, finished, detached	04	0.00	60

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SUBAREA CODES
HAMPTON, NH

Area Type	Description	Model	Living Area Factor	Eff Area %
FDG	Garage, finished, detached	05	0.00	40
FDG	Garage, finished, detached	06	0.00	80
FDG	Garage, finished, detached	94	0.00	60
FDG	Garage, finished, detached	95	0.00	60
FDG	Garage, finished, detached	96	0.00	80
FDS	Porch, screen, finished, detac	01	0.00	30
FDS	Porch, screen, finished, detac	02	0.00	60
FDS	Porch, screen, finished, detac	03	0.00	60
FDS	Porch, screen, finished, detac	04	0.00	60
FDS	Porch, screen, finished, detac	05	0.00	30
FDS	Porch, screen, finished, detac	06	0.00	80
FDS	Porch, screen, finished, detac	94	0.00	60
FDS	Porch, screen, finished, detac	95	0.00	60
FDS	Porch, screen, finished, detac	96	0.00	80
FDU	Utility, finished, detached	01	0.00	40
FDU	Utility, finished, detached	02	0.00	15
FDU	Utility, finished, detached	03	0.00	40
FDU	Utility, finished, detached	04	0.00	60
FDU	Utility, finished, detached	05	0.00	40
FDU	Utility, finished, detached	06	0.00	80
FDU	Utility, finished, detached	94	0.00	60
FDU	Utility, finished, detached	95	0.00	60
FDU	Utility, finished, detached	96	0.00	80
FEP	Porch, Enclosed, Finished	01	0.00	90
FEP	Porch, Enclosed, Finished	02	0.00	90
FEP	Porch, Enclosed, Finished	03	0.00	90
FEP	Porch, Enclosed, Finished	04	0.00	90
FEP	Porch, Enclosed, Finished	05	0.00	90
FEP	Porch, Enclosed, Finished	06	0.00	90
FEP	Porch, Enclosed, Finished	94	0.00	90
FEP	Porch, Enclosed, Finished	95	0.00	90
FEP	Porch, Enclosed, Finished	96	0.00	90
FGR	Garage, Finished	01	0.00	35
FGR	Garage, Finished	02	0.00	40
FGR	Garage, Finished	03	0.00	35
FGR	Garage, Finished	04	0.00	35
FGR	Garage, Finished	05	0.00	35
FGR	Garage, Finished	06	0.00	40
FGR	Garage, Finished	94	0.00	35
FGR	Garage, Finished	95	0.00	35
FGR	Garage, Finished	96	0.00	40
FHS	Half Story, Finished	01	0.50	50
FHS	Half Story, Finished	03	0.50	50
FHS	Half Story, Finished	04	0.50	50
FHS	Half Story, Finished	05	0.50	50
FHS	Half Story, Finished	06	0.50	50
FHS	Half Story, Finished	94	0.50	50
FHS	Half Story, Finished	95	0.50	50
FHS	Half Story, Finished	96	0.50	50

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SUBAREA CODES
HAMPTON, NH

Area Type	Description	Model	Living Area Factor	Eff Area %
FOP	Porch, Open, Finished	01	0.00	30
FOP	Porch, Open, Finished	02	0.00	30
FOP	Porch, Open, Finished	03	0.00	30
FOP	Porch, Open, Finished	04	0.00	30
FOP	Porch, Open, Finished	05	0.00	30
FOP	Porch, Open, Finished	06	0.00	30
FOP	Porch, Open, Finished	94	0.00	30
FOP	Porch, Open, Finished	95	0.00	30
FOP	Porch, Open, Finished	96	0.00	25
FSP	Porch, Screen, Finished	01	0.00	40
FSP	Porch, Screen, Finished	02	0.00	40
FSP	Porch, Screen, Finished	03	0.00	40
FSP	Porch, Screen, Finished	04	0.00	40
FSP	Porch, Screen, Finished	05	0.00	40
FSP	Porch, Screen, Finished	06	0.00	40
FSP	Porch, Screen, Finished	94	0.00	40
FSP	Porch, Screen, Finished	95	0.00	40
FSP	Porch, Screen, Finished	96	0.00	40
FST	Utility, Finished	01	0.00	50
FST	Utility, Finished	02	0.00	50
FST	Utility, Finished	03	0.00	50
FST	Utility, Finished	04	0.00	50
FST	Utility, Finished	05	0.00	50
FST	Utility, Finished	06	1.00	50
FST	Utility, Finished	94	0.00	50
FST	Utility, Finished	95	1.00	50
FST	Utility, Finished	96	1.00	50
FUS	Upper Story, Finished	01	1.00	100
FUS	Upper Story, Finished	02	1.00	0
FUS	Upper Story, Finished	03	1.00	100
FUS	Upper Story, Finished	04	1.00	100
FUS	Upper Story, Finished	05	1.00	100
FUS	Upper Story, Finished	06	1.00	100
FUS	Upper Story, Finished	94	1.00	100
FUS	Upper Story, Finished	95	1.00	100
FUS	Upper Story, Finished	96	1.00	100
GLR	Room, Glass	01	0.00	95
GLR	Room, Glass	02	0.00	95
GLR	Room, Glass	03	0.00	95
GLR	Room, Glass	04	0.00	95
GLR	Room, Glass	05	0.00	95
GLR	Room, Glass	06	0.00	95
GLR	Room, Glass	94	0.00	95
GLR	Room, Glass	95	0.00	95
GLR	Room, Glass	96	0.00	95
H&A	Heating & A/C	01	0.00	100
H&A	Heating & A/C	02	0.00	100
H&A	Heating & A/C	03	0.00	100
H&A	Heating & A/C	04	0.00	100

SUBAREA CODES
HAMPTON, NH

Area Type	Description	Model	Living Area Factor	Eff Area %
H&A	Heating & A/C	05	0.00	100
H&A	Heating & A/C	06	0.00	100
H&A	Heating & A/C	94	0.00	100
H&A	Heating & A/C	95	0.00	100
H&A	Heating & A/C	96	0.00	100
HBM	4 Ft.Crawl/Floor	01	0.00	10
HBM	4 Ft.Crawl/Floor	02	0.00	0
HBM	4 Ft.Crawl/Floor	03	0.00	10
HBM	4 Ft.Crawl/Floor	04	0.00	20
HBM	4 Ft.Crawl/Floor	05	0.00	10
HBM	4 Ft.Crawl/Floor	06	0.00	20
HBM	4 Ft.Crawl/Floor	94	0.00	20
HBM	4 Ft.Crawl/Floor	95	0.00	20
ODK	Open deck	01	0.00	10
ODK	Open deck	02	0.00	10
ODK	Open deck	03	0.00	10
ODK	Open deck	04	0.00	10
ODK	Open deck	05	0.00	10
ODK	Open deck	06	0.00	10
ODK	Open deck	94	0.00	10
ODK	Open deck	95	0.00	10
ODK	Open deck	96	0.00	10
PLB	Plumbing	01	0.00	100
PLB	Plumbing	02	0.00	100
PLB	Plumbing	03	0.00	100
PLB	Plumbing	04	0.00	100
PLB	Plumbing	05	0.00	100
PLB	Plumbing	06	0.00	100
PLB	Plumbing	94	0.00	100
PLB	Plumbing	95	0.00	100
PLB	Plumbing	96	0.00	100
PRS	Piers	01	0.00	0
PRS	Piers	02	0.00	0
PRS	Piers	03	0.00	0
PRS	Piers	04	0.00	0
PRS	Piers	05	0.00	0
PRS	Piers	06	0.00	0
PRS	Piers	94	0.00	0
PRS	Piers	95	0.00	0
PRS	Piers	96	0.00	0
PTO	Patio	01	0.00	10
PTO	Patio	02	0.00	10
PTO	Patio	03	0.00	10
PTO	Patio	04	0.00	5
PTO	Patio	05	0.00	10
PTO	Patio	06	0.00	5
PTO	Patio	94	0.00	5
PTO	Patio	95	0.00	5
PTO	Patio	96	0.00	5

SUBAREA CODES
HAMPTON, NH

Area Type	Description	Model	Living Area Factor	Eff Area %
REC	Bsmt. Rec. Room	01	0.00	30
REC	Bsmt. Rec. Room	02	0.00	0
REC	Bsmt. Rec. Room	03	0.00	30
REC	Bsmt. Rec. Room	04	0.00	30
REC	Bsmt. Rec. Room	05	0.00	30
REC	Bsmt. Rec. Room	06	0.00	30
REC	Bsmt. Rec. Room	94	0.00	30
REC	Bsmt. Rec. Room	95	0.00	30
REC	Bsmt. Rec. Room	96	0.00	30
SDA	Store Display Area	01	1.00	0
SDA	Store Display Area	02	1.00	0
SDA	Store Display Area	03	1.00	0
SDA	Store Display Area	04	1.00	100
SDA	Store Display Area	05	1.00	0
SDA	Store Display Area	06	1.00	135
SDA	Store Display Area	94	1.00	100
SDA	Store Display Area	95	1.00	100
SDA	Store Display Area	96	1.00	135
SFB	Base, Semi-Finished	01	0.00	70
SFB	Base, Semi-Finished	02	0.00	70
SFB	Base, Semi-Finished	03	0.00	70
SFB	Base, Semi-Finished	04	1.00	80
SFB	Base, Semi-Finished	05	0.00	70
SFB	Base, Semi-Finished	06	1.00	80
SFB	Base, Semi-Finished	94	1.00	80
SFB	Base, Semi-Finished	95	1.00	80
SFB	Base, Semi-Finished	96	1.00	80
SLB	Con. Slab	01	0.00	0
SLB	Con. Slab	02	0.00	0
SLB	Con. Slab	03	0.00	0
SLB	Con. Slab	04	0.00	0
SLB	Con. Slab	05	0.00	0
SLB	Con. Slab	06	0.00	0
SLB	Con. Slab	94	0.00	0
SLB	Con. Slab	95	0.00	0
SLB	Con. Slab	96	0.00	0
SPA	Service Production Area	01	0.00	0
SPA	Service Production Area	02	0.00	0
SPA	Service Production Area	03	0.00	0
SPA	Service Production Area	04	1.00	85
SPA	Service Production Area	05	0.00	0
SPA	Service Production Area	06	1.00	100
SPA	Service Production Area	94	1.00	85
SPA	Service Production Area	95	1.00	85
SPA	Service Production Area	96	1.00	100
STP	Stoop	01	0.00	15
STP	Stoop	02	0.00	15
STP	Stoop	03	0.00	15
STP	Stoop	04	0.00	15

SUBAREA CODES
HAMPTON, NH

Area Type	Description	Model	Living Area Factor	Eff Area %
STP	Stoop	05	0.00	15
STP	Stoop	06	0.00	15
STP	Stoop	94	0.00	15
STP	Stoop	95	0.00	15
STP	Stoop	96	0.00	15
TQS	Three Quarter Story	01	0.75	75
TQS	Three Quarter Story	03	0.75	75
TQS	Three Quarter Story	04	0.75	75
TQS	Three Quarter Story	05	0.75	75
TQS	Three Quarter Story	06	0.75	75
TQS	Three Quarter Story	94	0.75	75
TQS	Three Quarter Story	95	0.75	75
TQS	Three Quarter Story	96	0.75	75
UAG	Garage, Unfinished	01	0.00	30
UAG	Garage, Unfinished	02	0.00	30
UAG	Garage, Unfinished	03	0.00	30
UAG	Garage, Unfinished	04	0.00	30
UAG	Garage, Unfinished	05	0.00	30
UAG	Garage, Unfinished	06	0.00	35
UAG	Garage, Unfinished	94	0.00	35
UAG	Garage, Unfinished	95	0.00	35
UAG	Garage, Unfinished	96	0.00	35
UAT	Attic, Unfinished	01	0.00	10
UAT	Attic, Unfinished	02	0.00	10
UAT	Attic, Unfinished	03	0.00	10
UAT	Attic, Unfinished	04	0.00	10
UAT	Attic, Unfinished	05	0.00	10
UAT	Attic, Unfinished	06	0.00	10
UAT	Attic, Unfinished	94	0.00	10
UAT	Attic, Unfinished	95	0.00	10
UAT	Attic, Unfinished	96	0.00	10
UBM	Basement, Unfinished	01	0.00	20
UBM	Basement, Unfinished	02	0.00	0
UBM	Basement, Unfinished	03	0.00	20
UBM	Basement, Unfinished	04	0.00	35
UBM	Basement, Unfinished	05	0.00	20
UBM	Basement, Unfinished	06	0.00	35
UBM	Basement, Unfinished	94	0.00	35
UBM	Basement, Unfinished	95	0.00	35
UBM	Basement, Unfinished	96	0.00	35
UCB	Cabana, Enclosed, Unfinished	01	0.00	0
UCB	Cabana, Enclosed, Unfinished	02	0.00	70
UCB	Cabana, Enclosed, Unfinished	03	0.00	0
UCB	Cabana, Enclosed, Unfinished	04	0.00	0
UCB	Cabana, Enclosed, Unfinished	05	0.00	0
UCB	Cabana, Enclosed, Unfinished	06	0.00	0
UCB	Cabana, Enclosed, Unfinished	94	0.00	0
UCB	Cabana, Enclosed, Unfinished	95	0.00	0
UCB	Cabana, Enclosed, Unfinished	96	0.00	0

SUBAREA CODES
HAMPTON, NH

Area Type	Description	Model	Living Area Factor Eff Area %
UCP	Carport, Unfinished	01	0.00 10
UCP	Carport, Unfinished	02	0.00 10
UCP	Carport, Unfinished	03	0.00 10
UCP	Carport, Unfinished	04	0.00 20
UCP	Carport, Unfinished	05	0.00 10
UCP	Carport, Unfinished	06	0.00 20
UCP	Carport, Unfinished	94	0.00 20
UCP	Carport, Unfinished	95	0.00 20
UCP	Carport, Unfinished	96	0.00 20
UDC	Carport, unfinished, detached	01	0.00 10
UDC	Carport, unfinished, detached	02	0.00 10
UDC	Carport, unfinished, detached	03	0.00 10
UDC	Carport, unfinished, detached	04	0.00 30
UDC	Carport, unfinished, detached	05	0.00 10
UDC	Carport, unfinished, detached	06	0.00 30
UDC	Carport, unfinished, detached	94	0.00 30
UDC	Carport, unfinished, detached	95	0.00 30
UDC	Carport, unfinished, detached	96	0.00 30
UDS	Porch, screen, unfinished, det	01	0.00 25
UDS	Porch, screen, unfinished, det	02	0.00 30
UDS	Porch, screen, unfinished, det	03	0.00 30
UDS	Porch, screen, unfinished, det	04	0.00 40
UDS	Porch, screen, unfinished, det	05	0.00 25
UDS	Porch, screen, unfinished, det	06	0.00 40
UDS	Porch, screen, unfinished, det	94	0.00 40
UDS	Porch, screen, unfinished, det	95	0.00 40
UDS	Porch, screen, unfinished, det	96	0.00 40
UDU	Utility, unfinished, detached	01	0.00 30
UDU	Utility, unfinished, detached	02	0.00 15
UDU	Utility, unfinished, detached	03	0.00 30
UDU	Utility, unfinished, detached	04	0.00 30
UDU	Utility, unfinished, detached	05	0.00 30
UDU	Utility, unfinished, detached	06	0.00 60
UDU	Utility, unfinished, detached	94	0.00 30
UDU	Utility, unfinished, detached	95	0.00 30
UDU	Utility, unfinished, detached	96	0.00 60
UEP	Porch, Enclosed, Unfinished	01	0.00 65
UEP	Porch, Enclosed, Unfinished	02	0.00 65
UEP	Porch, Enclosed, Unfinished	03	0.00 65
UEP	Porch, Enclosed, Unfinished	04	0.00 60
UEP	Porch, Enclosed, Unfinished	05	0.00 65
UEP	Porch, Enclosed, Unfinished	06	0.00 60
UEP	Porch, Enclosed, Unfinished	94	0.00 60
UEP	Porch, Enclosed, Unfinished	95	0.00 60
UEP	Porch, Enclosed, Unfinished	96	0.00 60
UGF	Garage, Under-Finished	01	0.00 30
UGF	Garage, Under-Finished	02	0.00 30
UGF	Garage, Under-Finished	03	0.00 30
UGF	Garage, Under-Finished	04	0.00 45

SUBAREA CODES
HAMPTON, NH

Area Type	Description	Model	Living Area Factor	Eff Area %
UGF	Garage, Under-Finished	05	0.00	45
UGF	Garage, Under-Finished	06	0.00	45
UGF	Garage, Under-Finished	94	0.00	45
UGF	Garage, Under-Finished	95	0.00	45
UGF	Garage, Under-Finished	96	0.00	45
UGR	Garage, Under	01	0.00	25
UGR	Garage, Under	02	0.00	30
UGR	Garage, Under	03	0.00	25
UGR	Garage, Under	04	0.00	40
UGR	Garage, Under	05	0.00	25
UGR	Garage, Under	06	0.00	40
UGR	Garage, Under	94	0.00	40
UGR	Garage, Under	95	0.00	40
UGR	Garage, Under	96	0.00	40
UHS	Half Story, Unfinished	01	0.00	30
UHS	Half Story, Unfinished	02	0.00	30
UHS	Half Story, Unfinished	03	0.00	30
UHS	Half Story, Unfinished	04	0.00	30
UHS	Half Story, Unfinished	05	0.00	30
UHS	Half Story, Unfinished	06	0.00	30
UHS	Half Story, Unfinished	94	0.00	30
UHS	Half Story, Unfinished	95	0.00	30
UHS	Half Story, Unfinished	96	0.00	30
ULP	Loading Platform, Unfinished	01	0.00	0
ULP	Loading Platform, Unfinished	02	0.00	0
ULP	Loading Platform, Unfinished	03	0.00	0
ULP	Loading Platform, Unfinished	04	0.00	20
ULP	Loading Platform, Unfinished	05	0.00	0
ULP	Loading Platform, Unfinished	06	0.00	20
ULP	Loading Platform, Unfinished	94	0.00	20
ULP	Loading Platform, Unfinished	95	0.00	20
ULP	Loading Platform, Unfinished	96	0.00	20
UOP	Porch, Open, Unfinished	01	0.00	20
UOP	Porch, Open, Unfinished	02	0.00	25
UOP	Porch, Open, Unfinished	03	0.00	20
UOP	Porch, Open, Unfinished	04	0.00	20
UOP	Porch, Open, Unfinished	05	0.00	20
UOP	Porch, Open, Unfinished	06	0.00	20
UOP	Porch, Open, Unfinished	94	0.00	20
UOP	Porch, Open, Unfinished	95	0.00	20
UOP	Porch, Open, Unfinished	96	0.00	20
UQS	Three-quarter St,Unfinished	01	0.40	40
UQS	Three-quarter St,Unfinished	03	0.40	40
UQS	Three-quarter St,Unfinished	04	0.40	40
UQS	Three-quarter St,Unfinished	05	0.40	40
UQS	Three-quarter St,Unfinished	06	0.40	40
UQS	Three-quarter St,Unfinished	94	0.40	40
UQS	Three-quarter St,Unfinished	95	0.40	40
UQS	Three-quarter St,Unfinished	96	0.40	40

SUBAREA CODES
HAMPTON, NH

Area Type	Description	Model	Living Area Factor	Eff Area %
URB	Basement, Unfinished, Raised	01	0.00	30
URB	Basement, Unfinished, Raised	02	0.00	0
URB	Basement, Unfinished, Raised	03	0.00	0
URB	Basement, Unfinished, Raised	04	0.00	35
URB	Basement, Unfinished, Raised	05	0.00	30
URB	Basement, Unfinished, Raised	06	0.00	35
URB	Basement, Unfinished, Raised	94	0.00	35
URB	Basement, Unfinished, Raised	95	0.00	35
URB	Basement, Unfinished, Raised	96	0.00	35
USP	Porch, Screen, Unfinished	01	0.00	30
USP	Porch, Screen, Unfinished	02	0.00	35
USP	Porch, Screen, Unfinished	03	0.00	30
USP	Porch, Screen, Unfinished	04	0.00	30
USP	Porch, Screen, Unfinished	05	0.00	30
USP	Porch, Screen, Unfinished	06	0.00	30
USP	Porch, Screen, Unfinished	94	0.00	30
USP	Porch, Screen, Unfinished	95	0.00	30
USP	Porch, Screen, Unfinished	96	0.00	30
UST	Utility, Storage, Unfinished	01	0.00	35
UST	Utility, Storage, Unfinished	02	0.00	35
UST	Utility, Storage, Unfinished	03	0.00	35
UST	Utility, Storage, Unfinished	04	0.00	35
UST	Utility, Storage, Unfinished	05	0.00	35
UST	Utility, Storage, Unfinished	06	0.00	40
UST	Utility, Storage, Unfinished	94	0.00	35
UST	Utility, Storage, Unfinished	95	0.00	35
UST	Utility, Storage, Unfinished	96	0.00	40
UUS	Upper Story, Unfinished	01	0.00	50
UUS	Upper Story, Unfinished	02	0.00	0
UUS	Upper Story, Unfinished	03	0.00	50
UUS	Upper Story, Unfinished	04	0.00	50
UUS	Upper Story, Unfinished	05	0.00	50
UUS	Upper Story, Unfinished	06	0.00	50
UUS	Upper Story, Unfinished	94	0.00	50
UUS	Upper Story, Unfinished	95	0.00	50
UUS	Upper Story, Unfinished	96	0.00	50
WDK	Deck, Wood	01	0.00	15
WDK	Deck, Wood	02	0.00	15
WDK	Deck, Wood	03	0.00	15
WDK	Deck, Wood	04	0.00	15
WDK	Deck, Wood	05	0.00	15
WDK	Deck, Wood	06	0.00	30
WDK	Deck, Wood	94	0.00	15
WDK	Deck, Wood	95	0.00	15
WDK	Deck, Wood	96	0.00	15
WKB	Walk-out, Bsmt.	01	0.00	25
WKB	Walk-out, Bsmt.	02	0.00	0
WKB	Walk-out, Bsmt.	03	0.00	25
WKB	Walk-out, Bsmt.	04	0.00	35

SUBAREA CODES
HAMPTON, NH

Area Type	Description	Model	Living Area Factor	Eff Area %
WKB	Walk-out, Bsmt.	05	0.00	25
WKB	Walk-out, Bsmt.	06	0.00	35
WKB	Walk-out, Bsmt.	94	0.00	35
WKB	Walk-out, Bsmt.	95	0.00	35
WKB	Walk-out, Bsmt.	96	0.00	35

Base Rates
HAMPTON, NH

Group	Style	Style Description	Base Rate	Depreciation Table
SIN	06	Conventional	78.00	4
SIN	07	Modern/Contemp	79.00	4
SIN	08	Raised Ranch	80.00	4
SIN	09	Family Flat	82.00	4
SIN	10	Family Duplex	82.00	4
SIN	11	Family Conver.	85.00	4
SIN	20	Mobile Home	60.00	8
SIN	36	Camp	60.00	4
SIN	51		136.00	4
SIN	55	Condominium	75.00	4
SIN	56	Condo Office	80.00	4
SIN	63	Antique	85.00	4
SIN	77	Clubs/Lodges	85.00	4
SIN	90	Retail Condo	50.00	4
SIN	92	Lodging House	74.00	4
SIN	94	Accessory Bldg	25.00	4
SIN	98	Indust Condo	45.00	4
SIN	99	Vacant Land	20.00	4

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National Brand 45-613 Eye-Ease® 45-313 2-Pack

Prepared By	Initials	Date
Approved By		

RESIDENTIAL BASE RATES	RES. MANUAL	COMM. MANUAL	VISION COST	
04 RANCH (2000)	149944	150231	150030	NEED BASE RATE = $79.00 (56-10)
03 COLONIAL (2000)	150877	148873	150510	NEED BASE RATE = $78.00
01 RANCH (2000)	162188	159099	162488	NEED BASE RATE = $83.00
36 CAMP (2000)	USE VALUE FOR A-RANCH + A-COLONIAL FOR 2000 (139492) (129194) = 134343 = A420 CAMP = BASE RATE = $60.00			
02 SPLIT-LEVEL	USE 66% OF DIFFERENCE BETWEEN 83-77 PER Marshall Residential Manual (6x.66=5) 83-5 BASE RATE = $78.00			
08 RAISED RANCH	USE USE THE AVERAGE OF Ranch + Colonial = 77+83 ÷ 2 = 80 BASE RATE = $80.00			
05 BUNGALOW	USE 33% OF DIFFERENCE Between 83-77 83-2 = 81 BASE RATE USE $81.00			
06 CONVENTIONAL	USE COLONIAL/CAPE = $78.00			
07 MODERN	USE COLONIAL/CAPE = $79.00 Some Features			
09 FAMILY FLAT	USE 2STORY Colonial (150,000) + 10,000 (extra kitchen) = 160,000 Use BASE RATE = $82.00			
10 FAMILY DUPLEX	USE 2STORY Colonial (150,000) + 10,000 (extra kitchen + ROUGH) = 160,000 USE BASE RATE = $82.00			
11 FAMILY CONVERSION	USE 2STORY Colonial (150,000) + 16,000 (2 Kitchens) + BATH = 166,000 USE BASE RATE = $85.00			
20 MOBILE HOME				
63 ANTIQUE	FIGURE SPECIAL FEATURES + WORKMANSHIP AT 10% GREATER THAN COLONIAL (77 X 1.10) = Use Base Rate = $85.00			
60 FEDERALIST				$85.00
CND55 CONDO - Residential	USE COLONIAL PRICE 78.00 adjusted for one Common side (x.96) = $75			

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Base Rates
HAMPTON, NH

Group	Style	Style Description	Base Rate	Depreciation Table
CND	55	Condominium	75.00	4
CND	56	Condo Office	80.00	5
CND	90	Retail Condo	50.00	5
CND	98	Indust Condo	45.00	5
COM	12	Commercial	65.00	5
COM	14	Apartments	77.00	5
COM	16	Shop Center LO	70.00	5
COM	17	Store	73.00	5
COM	18	Office Bldg	94.00	5
COM	19	Profess. Bldg	94.00	5
COM	21	Fast Food Rest	98.00	5
COM	22	Supermarkets	67.00	5
COM	25	Service Shops	48.00	5
COM	26	Serv Sta 2-bay	69.00	5
COM	27	Auto Sales Rpr	70.00	5
COM	28	Funeral Home	92.00	5
COM	29	Nursing Home	87.00	5
COM	30	Restaurant	91.00	5
COM	31	Branch Bank	138.00	5
COM	32	Theaters Encl.	76.00	5
COM	33		72.00	5
COM	39	Motels	78.00	5
COM	40	Light Indust	45.00	5
COM	42	Heavy Indust	93.00	5
COM	48	Warehousing	38.00	5
COM	49	Serv Sta 3-Bay	73.00	5
COM	53	Pre-Eng Warehs	36.00	5
COM	56	Condo Office	80.00	5
COM	57	Library	115.00	5
COM	58	City/Town Hall	101.00	5
COM	59	Fire Station	104.00	5
COM	61	Dry Cln/Laundr	67.00	5
COM	64	Tennis Club	50.00	5
COM	66	Hotel	86.00	5
COM	67	Coin-op CarWsh	46.00	5
COM	70	Dormitory	92.00	5
COM	71	Churches	96.00	5
COM	74	Homes for Aged	99.00	5
COM	77	Clubs/Lodges	85.00	5
COM	78	Airport Hangar	39.00	5
COM	79	Telephone Bldg	127.00	5
COM	80	Stores/Apt Com	71.00	5

4-5-3

Base Rates
HAMPTON, NH

Group	Style	Style Description	Base Rate	Depreciation Table
COM	83	Schools-Public	120.00	5
COM	87	Other State	116.00	5
COM	88	Other Federal	116.00	5
COM	89	Other Municip	116.00	5
COM	90	Retail Condo	50.00	5
COM	96	Office/Warehs	46.00	5
COM	98	Indust Condo	45.00	5
IND	12	Commercial	65.00	5
IND	17	Store	73.00	5
IND	22	Supermarkets	67.00	5
IND	25	Service Shops	48.00	5
IND	26	Serv Sta 2-bay	69.00	5
IND	27	Auto Sales Rpr	70.00	5
IND	32	Theaters Encl.	76.00	5
IND	39	Motels	78.00	5
IND	40	Light Indust	45.00	5
IND	42	Heavy Indust	93.00	5
IND	48	Warehousing	38.00	5
IND	49	Serv Sta 3-Bay	73.00	5
IND	53	Pre-Eng Warehs	36.00	5
IND	56	Condo Office	80.00	5
IND	59	Fire Station	104.00	5
IND	61	Dry Cln/Laundr	67.00	5
IND	64	Tennis Club	50.00	5
IND	67	Coin-op CarWsh	46.00	5
IND	71	Churches	96.00	5
IND	78	Airport Hangar	39.00	5
IND	79	Telephone Bldg	127.00	5
IND	80	Stores/Apt Com	80.00	5
IND	83	Schools-Public	120.00	5
IND	87	Other State	116.00	5
IND	88	Other Federal	116.00	5
IND	89	Other Municip	116.00	5
IND	90	Retail Condo	50.00	5
IND	96	Office/Warehs	46.00	5
IND	98	Indust Condo	45.00	5
SIN	01	Ranch	83.00	4
SIN	02	Split-Level	79.00	4
SIN	03	Colonial	78.00	4
SIN	04	Cape Cod	79.00	4
SIN	05	Bungalow	81.00	4

45-4

CALCULATOR COST FORM

For subscribers using the **MARSHALL VALUATION SERVICE** *Calculator Cost Method*

SQUARE FOOT COSTS

1. Subscriber making survey ROBERT A. ESTEY Date of survey 4-1-7
2. Name of building VARIOUS COMMERCIAL Owner
3. Located at AND INDUSTRIAL BUILDINGS HAMPTON, NH

	SECTION I	SECTION II	SECTION III	SECTION IV
4. Occupancy	GROUP CARE HOME	ROOMING HOUSE	CLUBHOUSES	MOTEL
5. Building class and quality	Cls. D Qual. AVG	Cls. D Qual. AVG	Cls. D Qual. AVG	Cls. D Qual. AVG
6. Exterior wall	CLAPBOARD	CLAPBOARD	CLAPBOARD	CLAPBOARD
7. No. of stories & height per story	No. 1 Ht. 10'	No. 1 Ht. 10'	No. 1 Ht. 10'	No. 1 Ht. 9'
8. Average floor area	4000	4000	4000	4000
9. Average perimeter	260	260	260	12
10. Age and condition	Age Cond.	Age Cond.	Age Cond.	Age Cond.

11. Region: Western ____ Central ____ Eastern X
12. Climate: Mild ____ Moderate ____ Extreme X

	(29) SECTION I	(42) SECTION II	(77) SECTION III	(39) SECTION IV
13. **Base Square Foot Cost**	81.74	66.76	76.96	68.38

SQUARE FOOT REFINEMENTS

14. Heating, cooling, ventilation BASE = FHA	-7.65 +8.55	+3.65	+3.65	-2.85 +4.60
15. Elevator deduction	—	—	—	—
16. Miscellaneous	—	—	—	—
17. Total lines 13 through 16	82.64	70.41	80.61	70.13

HEIGHT AND SIZE REFINEMENTS

18. Number of stories-multiplier	1.000	1.000	1.000	1.000
19. Height per story-multiplier (see Line 7)	1.000	1.000	1.000	1.000
20. Floor area-perimeter multiplier (see Lines 8 and 9)	1.000	1.000	1.000	1.010
21. Combined height and size multiplier (Lines 18 x 19 x 20)	1.000	1.000	1.000	1.010

FINAL CALCULATIONS

	S-11 P-23 SECTION I	S-11 PG 22 SECTION II	S-11 PG 24 SECTION III	S-12 PG 9 SECTION IV
22. Refined square foot cost (Line 17 x 21)	82.64	70.41	80.61	70.83
23. Current cost multiplier (Sect. 99 p. 3)	x1.01	x1.01	x1.01	x1.06
24. Local multiplier (Sect. 99 p. 5 thru 8)	x1.04	x1.04	x1.04	x1.04
25. Final sq. ft. cost (Line 22 x Line 23 x Line 24)	86.81	73.96	84.67	78.08
26. Area (Back of this form)	USE	USE	USE	USE
27. Line 25 x Line 26	(87.00)	(74.00)	(85.00)	(78.00)
28. Lump sums (Line 34)				
29. **Replacement Cost** (Line 27 + Line 28)				
30. Depreciation % (Sect. 97)				
31. Depreciation amount (Line 29 x Line 30)				
32. **Depreciated Cost** (Line 29 - Line 31)				

TOTAL OF ALL SECTIONS

33. Replacement cost ____ Depreciated cost ____ Insurable value ____

See back of form for drawings and area and insurable value calculations.

45-5

CALCULATOR COST FORM

For subscribers using the **MARSHALL VALUATION SERVICE** *Calculator Cost Method*

SQUARE FOOT COSTS

1. Subscriber making survey ROBERT A. ESTEY Date of survey 4-1-7
2. Name of building VARIOUS COMMERCIAL Owner
3. Located at AND INDUSTRIAL BUILDINGS HAMPTON, NH

	SECTION I	SECTION II	SECTION III	SECTION IV
4. Occupancy	HOMES FOR AGED	DORMITORY	APARTMENTS	LUXURY APTS
5. Building class and quality	Cls. D Qual. AVG.	Cls. D Qual. AVG.	Cls. D Qual. AVG	Cls. D Qual. AVG
6. Exterior wall	CLAPBOARD	CLAPBOARD	CLAPBOARD	CLAPBOARD
7. No. of stories & height per story.	No. 1 Ht. 10'	No. 1 Ht. 10'	No. 1 Ht. 10'	No. 1 Ht. 10'
8. Average floor area	4000	4000	4000	4000
9. Average perimeter	260	260	260	260
10. Age and condition	Age Cond.	Age Cond.	Age Cond.	Age Cond.

11. Region: Western ____ Central ____ Eastern X
12. Climate: Mild ____ Moderate ____ Extreme X

	SECTION I	SECTION II	SECTION III	SECTION IV
	74	70	14	97
13. **Base Square Foot Cost**	94.74	86.50	72.21	122.63

SQUARE FOOT REFINEMENTS

14. Heating, cooling, ventilation BASE = FHA	-7.25 + 8.55	-7.25 + 8.55	+3.65	-10.60 + 8.55
15. Elevator deduction	-2.05	—	-2.10	-3.50
16. Miscellaneous	—	—	—	—
17. Total lines 13 through 16	93.99	87.80	73.76	117.08

HEIGHT AND SIZE REFINEMENTS

18. Number of stories-multiplier	1.000	1.000	1.000	1.000
19. Height per story-multiplier (see Line 7) 10'	1.000	1.000	1.000	1.000
20. Floor area-perimeter multiplier (see Lines 8 and 9)	1.000	1.000	1.000	1.000
21. Combined height and size multiplier (Lines 18 x 19 x 20)	1.000	1.000	1.000	1.000

FINAL CALCULATIONS

	S11-PG13 SECTION I	S-11 PG14 SECTION II	S-11 PG16 SECTION III	S-11 PG15 SECTION IV
22. Refined square foot cost (Line 17 x 21)	93.99	87.80	73.76	117.08
23. Current cost multiplier (Sect. 99 p. 3)	x 1.01	x 1.01	x 1.01	x 1.01
24. Local multiplier (Sect. 99 p. 5 thru 8)	x 1.04	x 1.04	x 1.04	x 1.04
25. Final sq. ft. cost (Line 22 x Line 23 x Line 24)	98.72	92.23	77.48	122.98
26. Area (Back of this form)	USE	USE	USE	USE
27. Line 25 x Line 26	99.00	92.00	77.00	123.00
28. Lump sums (Line 34)				
29. **Replacement Cost** (Line 27 + Line 28)				
30. Depreciation % (Sect. 97)				
31. Depreciation amount (Line 29 x Line 30)				
32. **Depreciated Cost** (Line 29 - Line 31)				

TOTAL OF ALL SECTIONS

33. Replacement cost ____ Depreciated cost ____ Insurable value ____

See back of form for drawings and area and insurable value calculations.

45-6

CALCULATOR COST FORM

For subscribers using the **MARSHALL VALUATION SERVICE** *Calculator Cost Method*

SQUARE FOOT COSTS

1. Subscriber making survey ROBERT A. ESTEY Date of survey 4-1-7
2. Name of building VARIOUS COMMERCIAL Owner
3. Located at AND INDUSTRIAL BUILDINGS HAMPTON, NH

	SECTION I	SECTION II	SECTION III	SECTION IV
4. Occupancy	HOTEL	COUNTRY CLUB	HEALTH CLUB	MORTUARIES
5. Building class and quality	Cls. D Qual. AVG	Cls. D Qual. AVG	Cls. D Qual. AVG	Cls. D Qual. AVG
6. Exterior wall	CLAPBOARD	CLAPBOARD	CLAPBOARD	CLAPBOARD
7. No. of stories & height per story	No. 1 Ht. 10'	No. 1 Ht. 10'	No. 1 Ht. 10'	No. 1 Ht. 10'
8. Average floor area	4000	4000	4000	4000
9. Average perimeter	260	260	260	260
10. Age and condition	Age ___ Cond. ___	Age ___ Cond. ___	Age ___ Cond. ___	Age ___ Cond. 28
11. Region: Western ___ Central ___ Eastern X	66	38	54	76
12. Climate: Mild ___ Moderate ___ Extreme X				
13. **Base Square Foot Cost**	78.14	107.63	93.37	86.13

SQUARE FOOT REFINEMENTS

14. Heating, cooling, ventilation BASE = FHA	-3.75 +8.55	-7.65 +8.55	-8.60 +8.55	-7.65 +8.55
15. Elevator deduction	-1.45	—	—	—
16. Miscellaneous	—	—	—	—
17. Total lines 13 through 16	81.49	108.53	93.32	87.03

HEIGHT AND SIZE REFINEMENTS

18. Number of stories-multiplier	1.000	1.000	1.000	1.000
19. Height per story-multiplier (see Line 7)	1.000	1.000	1.000	1.000
20. Floor area-perimeter multiplier (see Lines 8 and 9)	1.000	1.000	1.000	1.000
21. Combined height and size multiplier (Lines 18 x 19 x 20)	1.000	1.000	1.000	1.000

FINAL CALCULATIONS

	S-11 PG 20	S-11 PG 25	S-11 PG 25	S-11 PG 26
	SECTION I	SECTION II	SECTION III	SECTION IV
22. Refined square foot cost (Line 17 x 21)	81.49	108.53	93.32	87.03
23. Current cost multiplier (Sect. 99 p. 3)	x1.01	x1.01	x1.01	x1.01
24. Local multiplier (Sect. 99 p. 5 thru 8)	x1.04	x1.04	x1.04	x1.04
25. Final sq. ft. cost (Line 22 x Line 23 x Line 24)	85.60	113.99	98.02	91.41
26. Area (Back of this form)	use	USE	USE	USE
27. Line 25 x Line 26	86.00	114.00	98.00	92.00
28. Lump sums (Line 34)				
29. **Replacement Cost** (Line 27 + Line 28)				
30. Depreciation % (Sect. 97)				
31. Depreciation amount (Line 29 x Line 30)				
32. **Depreciated Cost** (Line 29 - Line 31)				

TOTAL OF ALL SECTIONS

33. Replacement cost ___ Depreciated cost ___ Insurable value ___

See back of form for drawings and area and insurable value calculations.

45-7

CALCULATOR COST FORM

For subscribers using the **MARSHALL VALUATION SERVICE** *Calculator Cost Method*

SQUARE FOOT COSTS

1. Subscriber making survey ROBERT A. ESTEY Date of survey 4-1-7
2. Name of building VARIOUS COMMERCIAL Owner
3. Located at AND INDUSTRIAL BUILDINGS HAMPTON, NH

	SECTION I	SECTION II	SECTION III	SECTION IV
4. Occupancy	BARS/TAVERNS	RESTAURANTS	FAST FOOD REST.	SUPERMARKET
5. Building class and quality	Cls. D Qual. AVG	Cls. D Qual. AVG	Cls. D Qual. AVG	Cls. D Qual. AVG
6. Exterior wall	CLAPBOARD	CLAPBOARD	CLAPBOARD	CLAPBOARD
7. No. of stories & height per story	No. 1 Ht. 12'	No. 1 Ht. 12'	No. 1 Ht. 12'	No. 1 Ht. 12'
8. Average floor area	4000	4000	4000	4000
9. Average perimeter	240	240	240	240
10. Age and condition	Age Cond.	Age Cond.	Age Cond.	Age Cond.

11. Region: Western ____ Central ____ Eastern X
12. Climate: Mild ____ Moderate ____ Extreme X

	SECTION I	SECTION II	SECTION III	SECTION IV
	(33)	(30)	(21) (91)	(23)
13. **Base Square Foot Cost**	74.38	91.48	97.65	62.55

SQUARE FOOT REFINEMENTS

14. Heating, cooling, ventilation BASE = FHA	-14.50 +6.20	-14.50 +6.20	-14.50 +6.20	-6.30 +4.85
15. Elevator deduction	—	—	—	—
16. Miscellaneous	—	—	—	—
17. Total lines 13 through 16	66.08	83.18	89.35	61.10

HEIGHT AND SIZE REFINEMENTS

18. Number of stories-multiplier	1.000	1.000	1.000	1.000
19. Height per story-multiplier (see Line 7)	1.000	1.000	1.000	1.000
20. Floor area-perimeter multiplier (see Lines 8 and 9)	1.000	1.000	1.000	1.000
21. Combined height and size multiplier (Lines 18 x 19 x 20)	1.000	1.000	1.000	1.000

FINAL CALCULATIONS

	S-13 P-13	S-13 P-14	S-13 P-17	S-13 P-20
	SECTION I	SECTION II	SECTION III	SECTION IV
22. Refined square foot cost (Line 17 x 21)	66.08	83.18	89.35	61.10
23. Current cost multiplier (Sect. 99 p. 3)	x1.05	x1.05	x1.05	x1.05
24. Local multiplier (Sect. 99 p. 5 thru 8)	x1.04	x1.04	x1.04	x1.04
25. Final sq. ft. cost (Line 22 x Line 23 x Line 24)	72.16	90.83	97.57	66.72
26. Area (Back of this form)	USE	USE	USE	USE
27. Line 25 x Line 26	(72.00)	(91.00)	(98.00)	(67.00)
28. Lump sums (Line 34)				
29. **Replacement Cost** (Line 27 + Line 28)				
30. Depreciation % (Sect. 97)				
31. Depreciation amount (Line 29 x Line 30)				
32. **Depreciated Cost** (Line 29 - Line 31)				

TOTAL OF ALL SECTIONS

33. Replacement cost ____ Depreciated cost ____ Insurable value ____

See back of form for drawings and area and insurable value calculations.

45-8

CALCULATOR COST FORM

For subscribers using the **MARSHALL VALUATION SERVICE** *Calculator Cost Method*

SQUARE FOOT COSTS

1. Subscriber making survey ROBERT A. ESTEY Date of survey 4-1-7
2. Name of building VARIOUS COMMERCIAL Owner
3. Located at AND INDUSTRIAL BUILDINGS HAMPTON, NH

	SECTION I	SECTION II	SECTION III	SECTION IV
4. Occupancy	CONVENIENCE STORES	DRY CLEAN/LAUND.	RETAIL STORES	DISCOUNT STORE
5. Building class and quality	Cls. D Qual. AVG	Cls. D Qual. AVG	Cls. D Qual. AVG	Cls. D Qual. AVG
6. Exterior wall	CLAPBOARD	CLAPBOARD	CLAPBOARD	CLAPBOARD
7. No. of stories & height per story	No. 1 Ht. 12'	No. 1 Ht. 12'	No. 1 Ht. 12'	No. 1 Ht. 12'
8. Average floor area	4000	4000	4000	4000
9. Average perimeter	240	240	240	240
10. Age and condition	Age Cond.	Age Cond.	Age Cond.	Age Cond.

11. Region: Western ____ Central ____ Eastern X
12. Climate: Mild ____ Moderate ____ Extreme X

	SECTION I	SECTION II	SECTION III	SECTION IV
	(17)	(61)	(12)	(13)
13. **Base Square Foot Cost**	65.30	58.94	60.92	48.07

SQUARE FOOT REFINEMENTS

14. Heating, cooling, ventilation BASE = FHA	+1.45	-2.65 +4.85	-6.30 +4.85	-6.30 +4.85
15. Elevator deduction	—	—	—	—
16. Miscellaneous	—	—	—	—
17. Total lines 13 through 16	66.75	61.14	59.47	46.62

HEIGHT AND SIZE REFINEMENTS

18. Number of stories-multiplier	1.000	1.000	1.000	1.000
19. Height per story-multiplier (see Line 7)	1.000	1.000	1.000	1.000
20. Floor area-perimeter multiplier (see Lines 8 and 9)	1.000	1.000	1.000	1.000
21. Combined height and size multiplier (Lines 18 x 19 x 20)	1.000	1.000	1.000	1.000

FINAL CALCULATIONS

	S-13 P-22	S-13 P-25	S-13 P-26	S-13 P-28
	SECTION I	SECTION II	SECTION III	SECTION IV
22. Refined square foot cost (Line 17 x 21)	66.75	61.14	59.47	46.62
23. Current cost multiplier (Sect. 99 p. 3)	x 1.05	x 1.05	x 1.05	x 1.05
24. Local multiplier (Sect. 99 p. 5 thru 8)	x 1.04	x 1.04	x 1.04	x 1.04
25. Final sq. ft. cost (Line 22 x Line 23 x Line 24)	72.89	66.76	64.94	50.91
26. Area (Back of this form)	USE	USE	USE	USE
27. Line 25 x Line 26	(73.00)	(67.00)	(65.00)	(51.00)
28. Lump sums (Line 34)				
29. **Replacement Cost** (Line 27 + Line 28)				
30. Depreciation % (Sect. 97)				
31. Depreciation amount (Line 29 x Line 30)				
32. **Depreciated Cost** (Line 29 - Line 31)				

TOTAL OF ALL SECTIONS

33. Replacement cost ____ Depreciated cost ____ Insurable value ____

See back of form for drawings and area and insurable value calculations.

45-9

CALCULATOR COST FORM

For subscribers using the **MARSHALL VALUATION SERVICE** *Calculator Cost Method*

SQUARE FOOT COSTS

1. Subscriber making survey ROBERT A. ESTEY Date of survey 4-1-7
2. Name of building VARIOUS COMMERCIAL Owner
3. Located at AND INDUSTRIAL BUILDINGS HAMPTON, NH

	SECTION I	SECTION II	SECTION III	SECTION IV
4. Occupancy	REG. SHOP. CENTER	LOC. SHOP. CENTER	LIGHT INDUSTRIAL	HEAVY INDUSTRIAL
5. Building class and quality	Cls. D Qual. AVG	Cls. D Qual. AVG	Cls. D Qual. AVG	Cls. D Qual. AVG.
6. Exterior wall	CLAPBOARD	CLAPBOARD	CLAPBOARD	CLAPBOARD
7. No. of stories & height per story	No. 1 Ht. 12'	No. 1 Ht. 12'	No. 1 Ht. 14'	No. 1 Ht. 14'
8. Average floor area	4000	4000	8000	8000
9. Average perimeter	240	240	340	340
10. Age and condition	Age Cond.	Age Cond.	Age Cond.	Age Cond.

11. Region: Western ____ Central ____ Eastern X
12. Climate: Mild ____ Moderate ____ Extreme X

	(15) SECTION I	(16) SECTION II	(40) SECTION III	(42) SECTION IV
13. **Base Square Foot Cost**	78.87	65.74	35.82	78.89

SQUARE FOOT REFINEMENTS

14. Heating, cooling, ventilation BASE = FHA	-6.30 +4.85	-6.30 +4.85	-1.90 +5.40	-1.90 +5.40
15. Elevator deduction	—	—	—	—
16. Miscellaneous	—	—	—	—
17. Total lines 13 through 16	77.42	64.29	39.32	82.39

HEIGHT AND SIZE REFINEMENTS

18. Number of stories-multiplier	1.000	1.000	1.000	1.000
19. Height per story-multiplier (see Line 7)	1.000	1.000	1.000	1.000
20. Floor area-perimeter multiplier (see Lines 8 and 9)	1.000	1.000	1.000	1.000
21. Combined height and size multiplier (Lines 18 x 19 x 20)	1.000	1.000	1.000	1.000

FINAL CALCULATIONS

	S-13 P-35 SECTION I	S-13 P-33 SECTION II	S-14 P-14 SECTION III	S-14 P-15 SECTION IV
22. Refined square foot cost (Line 17 x 21)	77.42	64.29	39.32	82.39
23. Current cost multiplier (Sect. 99 p. 3)	x1.05	x1.05	x1.09	x1.09
24. Local multiplier (Sect. 99 p. 5 thru 8)	x1.04	x1.04	x1.04	x1.04
25. Final sq. ft. cost (Line 22 x Line 23 x Line 24)	84.54	70.20	44.57	93.39
26. Area (Back of this form)	USE	USE	USE	USE
27. Line 25 x Line 26	85.00	70.00	45.00	93.00
28. Lump sums (Line 34)				
29. **Replacement Cost** (Line 27 + Line 28)				
30. Depreciation % (Sect. 97)				
31. Depreciation amount (Line 29 x Line 30)				
32. **Depreciated Cost** (Line 29 - Line 31)				

TOTAL OF ALL SECTIONS

33. Replacement cost ____ Depreciated cost ____ Insurable value ____

See back of form for drawings and area and insurable value calculations.

45-10

CALCULATOR COST FORM

For subscribers using the **MARSHALL VALUATION SERVICE** *Calculator Cost Method*

SQUARE FOOT COSTS

1. Subscriber making survey ROBERT A. ESTEY Date of survey 4-1-7
2. Name of building VARIOUS COMMERCIAL Owner
3. Located at AND INDUSTRIAL BUILDINGS HAMPTON, NH

	SECTION I	SECTION II	SECTION III	SECTION IV
4. Occupancy	RESEARCH / DEV.	DIST. WAREHOUSE	COLD WAREHOUSE	STORAGE warehouse
5. Building class and quality	Cls. D Qual. AVG	Cls. D Qual. AVG	Cls. D Qual. AVG	Cls. D Qual. AVG
6. Exterior wall	CLAPBOARD	CLAPBOARD	CLAPBOARD	CLAPBOARD
7. No. of stories & height per story	No. 1 Ht. 14'	No. 1 Ht. 14'	No. 1 Ht. 14'	No. 1 Ht. 14'
8. Average floor area	8000	8000	8000	8000
9. Average perimeter	340	340	340	340
10. Age and condition	Age Cond.	Age Cond.	Age Cond.	Age Cond.

11. Region: Western ____ Central ____ Eastern X
12. Climate: Mild ____ Moderate ____ Extreme X

	(41) SECTION I	(46) SECTION II	(47) SECTION III	(48) SECTION IV
13. **Base Square Foot Cost**	51.05	34.54	47.78	29.84

SQUARE FOOT REFINEMENTS

14. Heating, cooling, ventilation BASE = FHA	-6.95 +5.40	-1.90 +5.40	-4.30 +5.40	-1.90 +5.40
15. Elevator deduction	—	—	—	—
16. Miscellaneous	—	—	—	—
17. Total lines 13 through 16	49.50	38.04	43.88	33.34

HEIGHT AND SIZE REFINEMENTS

18. Number of stories-multiplier	1.000	1.000	1.000	1.000
19. Height per story-multiplier (see Line 7)	1.000	1.000	1.000	1.000
20. Floor area-perimeter multiplier (see Lines 8 and 9)	1.000	1.000	1.000	1.000
21. Combined height and size multiplier (Lines 18 x 19 x 20)	1.000	1.000	1.000	1.000

FINAL CALCULATIONS

	S-14 P-16 SECTION I	S-14-P23 SECTION II	S-14 P-24 SECTION III	S-14 P-26 SECTION IV
22. Refined square foot cost (Line 17 x 21)	49.50	38.04	43.88	33.34
23. Current cost multiplier (Sect. 99 p. 3)	x1.09	x1.09	x1.09	x1.09
24. Local multiplier (Sect. 99 p. 5 thru 8)	x1.04	x1.04	x1.04	x1.04
25. Final sq. ft. cost (Line 22 x Line 23 x Line 24)	56.11	43.12	49.74	37.79
26. Area (Back of this form)	USE	use	use	use
27. Line 25 x Line 26	56.00	43.00	50.00	38.00
28. Lump sums (Line 34)				
29. **Replacement Cost** (Line 27 + Line 28)				
30. Depreciation % (Sect. 97)				
31. Depreciation amount (Line 29 x Line 30)				
32. **Depreciated Cost** (Line 29 - Line 31)				

TOTAL OF ALL SECTIONS

33. Replacement cost ____ Depreciated cost ____ Insurable value ____

See back of form for drawings and area and insurable value calculations.

45-11

CALCULATOR COST FORM

For subscribers using the **MARSHALL VALUATION SERVICE** *Calculator Cost Method*

SQUARE FOOT COSTS

1. Subscriber making survey ROBERT A. ESTEY Date of survey 4-1-7
2. Name of building VARIOUS COMMERCIAL Owner
3. Located at AND INDUSTRIAL BUILDINGS HAMPTON, NH

	SECTION I	SECTION II	SECTION III	SECTION IV
4. Occupancy	MINI-WAREHOUSE	IND. LOFTS	AIRPORT HANGER	SERVICE Garage
5. Building class and quality	Cls. D Qual. AVG	Cls. D Qual. AVG	Cls. D Qual. AVG	Cls. D Qual. AVG
6. Exterior wall	CLAPBOARD	CLAPBOARD	CLAPBOARD	CLAPBOARD
7. No. of stories & height per story	No. 1 Ht. 14'	No. 1 Ht. 14'	No. 1 Ht. 14'	No. 1 Ht. 14'
8. Average floor area	8000	8000	8000	8000
9. Average perimeter	340	340	340	340
10. Age and condition	Age Cond.	Age Cond.	Age Cond.	Age Cond.

11. Region: Western ____ Central ____ Eastern X
12. Climate: Mild ____ Moderate ____ Extreme X

	(45) SECTION I	(44) SECTION II	(78) SECTION III	(25) SECTION IV
13. **Base Square Foot Cost**	26.11	51.28	29.34	38.48
SQUARE FOOT REFINEMENTS				
14. Heating, cooling, ventilation BASE = FHA	+5.40	-6.95 +5.40	+5.40	-1.90 +5.40
15. Elevator deduction	—	—	—	—
16. Miscellaneous	—	—	—	—
17. Total lines 13 through 16	26.11	49.73	34.74	41.98
HEIGHT AND SIZE REFINEMENTS				
18. Number of stories-multiplier	1.000	1.000	1.000	1.000
19. Height per story-multiplier (see Line 7)	1.000	1.000	1.000	1.000
20. Floor area-perimeter multiplier (see Lines 8 and 9)	1.000	1.000	1.000	1.000
21. Combined height and size multiplier (Lines 18 x 19 x 20)	1.000	1.000	1.000	1.000

FINAL CALCULATIONS

	S-14 P628 SECTION I	S-14 P-13 SECTION II	S-14 P-29 SECTION III	S14 P32 SECTION IV
22. Refined square foot cost (Line 17 x 21)	26.11	49.73	34.74	41.98
23. Current cost multiplier (Sect. 99 p. 3)	x1.09	x1.09	x1.09	x1.09
24. Local multiplier (Sect. 99 p. 5 thru 8)	x1.04	x1.04	x1.04	x1.04
25. Final sq. ft. cost (Line 22 x Line 23 x Line 24)	29.60	56.37	39.38	47.59
26. Area (Back of this form)	USE	use	use	use
27. Line 25 x Line 26	(30.00)	(56.00)	(39.00)	(48.00)
28. Lump sums (Line 34)				
29. **Replacement Cost** (Line 27 + Line 28)				
30. Depreciation % (Sect. 97)				
31. Depreciation amount (Line 29 x Line 30)				
32. **Depreciated Cost** (Line 29 - Line 31)				

TOTAL OF ALL SECTIONS

33. Replacement cost ____ Depreciated cost ____ Insurable value ____

See back of form for drawings and area and insurable value calculations.

45-12

CALCULATOR COST FORM

For subscribers using the **MARSHALL VALUATION SERVICE** *Calculator Cost Method*

SQUARE FOOT COSTS

1. Subscriber making survey ROBERT A. ESTEY Date of survey 4-1-7
2. Name of building VARIOUS COMMERCIAL Owner
3. Located at AND INDUSTRIAL BUILDINGS HAMPTON, NH

	SECTION I	SECTION II	SECTION III	SECTION IV
4. Occupancy	Auto Sales RPR	SERVICE STA.	AUTO CAR WASHES	DRIVE-THU CAR
5. Building class and quality	Cls. D Qual. AVG	Cls. D Qual. AVG	Cls. D Qual. AVG	Cls. D Qual. AVG
6. Exterior wall	CLAPBOARD	CLAPBOARD	CLAPBOARD	CLAPBOARD
7. No. of stories & height per story.	No. 1 Ht. 14'	No. 1 Ht. 12'	No. 1 Ht. 12'	No. 1 Ht. 12'
8. Average floor area	8000	4000	4000	4000
9. Average perimeter	340	—	—	—
10. Age and condition	Age ___ Cond. ___	Age ___ Cond. ___	Age ___ Cond. ___	Age ___ Cond. ___

11. Region: Western ___ Central ___ Eastern X
12. Climate: Mild ___ Moderate ___ Extreme X

	SECTION I	SECTION II	SECTION III	SECTION IV
	(27)	(26-49-50)	(43)	(69)
13. **Base Square Foot Cost**	63.72	79.38	87.11	69.42

SQUARE FOOT REFINEMENTS

14. Heating, cooling, ventilation BASE = FHA	-6.95 +5.40	-1.90 +5.10	+1.65	+5.10
15. Elevator deduction	—	—	—	—
16. Miscellaneous	—	—	—	—
17. Total lines 13 through 16	62.17	82.58	88.76	74.52

HEIGHT AND SIZE REFINEMENTS

18. Number of stories-multiplier	1.000	1.000	1.000	1.000
19. Height per story-multiplier (see Line 7)	1.000	1.000	1.000	1.000
20. Floor area-perimeter multiplier (see Lines 8 and 9)	1.000	0.702	0.702	0.702
21. Combined height and size multiplier (Lines 18 x 19 x 20)	1.000	0.702	0.702	0.702

FINAL CALCULATIONS

	SECTION I	SECTION II	SECTION III	SECTION IV
	S-14 P30	S-64 P-1	S-64-P-4	S-64 P-5
22. Refined square foot cost (Line 17 x 21)	62.17	57.97	62.31	52.31
23. Current cost multiplier (Sect. 99 p. 3)	x1.09	x1.08	x1.08	x1.08
24. Local multiplier (Sect. 99 p. 5 thru 8)	x1.04	x1.04	x1.04	x1.04
25. Final sq. ft. cost (Line 22 x Line 23 x Line 24)	70.48	65.11	69.98	58.75
26. Area (Back of this form)	use	use	use	use
27. Line 25 x Line 26	(70.00)	(65.00) 1-BAY	(70.00)	(59.00)
28. Lump sums (Line 34)		add $8000 for		
29. **Replacement Cost** (Line 27 + Line 28)		each bay for		
30. Depreciation % (Sect. 97)		lifts 4.000		
31. Depreciation amount (Line 29 x Line 30)		2 Bay = (69.00)		
32. **Depreciated Cost** (Line 29 - Line 31)		3 Bay (73.00)		

TOTAL OF ALL SECTIONS

33. Replacement cost ___ Depreciated cost ___ Insurable value ___

See back of form for drawings and area and insurable value calculations.

45-13

CALCULATOR COST FORM

For subscribers using the **MARSHALL VALUATION SERVICE** *Calculator Cost Method*

SQUARE FOOT COSTS

1. Subscriber making survey ROBERT A. ESTEY Date of survey 4-1-7
2. Name of building VARIOUS COMMERCIAL Owner
3. Located at AND INDUSTRIAL BUILDINGS HAMPTON, NH

	SECTION I	SECTION II	SECTION III	SECTION IV
4. Occupancy	SELFSERV. C.WASH	QUONSET	OFFICE	BRANCH BANK
5. Building class and quality	Cls. D Qual. AVG	Cls. — Qual. —	Cls. D Qual. AVG	Cls. D Qual. AVG
6. Exterior wall	CLAPBOARD	METAL	CLAPBOARD	CLAPBOARD
7. No. of stories & height per story	No. 1 Ht. 12'	No. 1 Ht. 20'	No. 1' Ht. 12'	No. 1 Ht. 12'
8. Average floor area	4000	4000	4000	4000
9. Average perimeter	—	40x100	250	250
10. Age and condition	Age Cond.	Age Cond.	Age Cond.	Age Cond.

11. Region: Western ____ Central ____ Eastern X
12. Climate: Mild ____ Moderate ____ Extreme X

	SECTION I (67)	SECTION II (37)	SECTION III (18) (19)	SECTION IV (31)
13. **Base Square Foot Cost**	52.76	12.50	79.20	118.81

SQUARE FOOT REFINEMENTS

14. Heating, cooling, ventilation BASE = FHA	+5.10	+5.10	+4.20	-8.15 +9.95
15. Elevator deduction	—	—	-1.60	—
16. Miscellaneous	—	—	—	—
17. Total lines 13 through 16	57.86	17.60	81.80	120.61

HEIGHT AND SIZE REFINEMENTS

18. Number of stories-multiplier	1.000	1.000	1.000	1.000
19. Height per story-multiplier (see Line 7)	1.000	1.000	1.000	1.000
20. Floor area-perimeter multiplier (see Lines 8 and 9)	0.702	1.000	1.000	1.000
21. Combined height and size multiplier (Lines 18 x 19 x 20)	0.702	1.000	1.000	1.000

FINAL CALCULATIONS

	S64 P5 SECTION I	S64 P7 SECTION II	S-15 P-17 SECTION III	S-15 P21 SECTION IV
22. Refined square foot cost (Line 17 x 21)	40.62	17.60	81.80	120.61
23. Current cost multiplier (Sect. 99 p. 3)	x1.08	x1.07	x1.10	x1.10
24. Local multiplier (Sect. 99 p. 5 thru 8)	x1.04	x1.04	x1.04	x1.04
25. Final sq. ft. cost (Line 22 x Line 23 x Line 24)	45.62	19.59	93.58	137.98
26. Area (Back of this form)	use	use	use	use
27. Line 25 x Line 26	46.00	20.00	94.00	138.00
28. Lump sums (Line 34)				
29. **Replacement Cost** (Line 27 + Line 28)				
30. Depreciation % (Sect. 97)				
31. Depreciation amount (Line 29 x Line 30)				
32. **Depreciated Cost** (Line 29 - Line 31)				

TOTAL OF ALL SECTIONS

33. Replacement cost ____ Depreciated cost ____ Insurable value ____

See back of form for drawings and area and insurable value calculations.

45-14

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CALCULATOR COST FORM

For subscribers using the **MARSHALL VALUATION SERVICE** *Calculator Cost Method*

SQUARE FOOT COSTS

1. Subscriber making survey ROBERT A. ESTEY Date of survey 4-1-7
2. Name of building VARIOUS COMMERCIAL Owner
3. Located at AND INDUSTRIAL BUILDINGS HAMPTON, NH

	SECTION I	SECTION II	SECTION III	SECTION IV
4. Occupancy	MEDICAL OFFICE	DENTAL CLINIC	KENNELS	FIRE STATION
5. Building class and quality	Cls. D Qual. AVG	Cls. D Qual. AVG	Cls. D Qual. AVG	Cls. D Qual. AVG
6. Exterior wall	CLAPBOARD	CLAPBOARD	CLAPBOARD	CLAPBOARD
7. No. of stories & height per story	No. 1 Ht. 12'	No. 1 Ht. 12'	No. 1 Ht. 12'	No. 1 Ht. 12'
8. Average floor area	4000	4000	4000	4000
9. Average perimeter	250	250	250	250
10. Age and condition	Age Cond.	Age Cond.	Age Cond.	Age Cond.

11. Region: Western ____ Central ____ Eastern X
12. Climate: Mild ____ Moderate ____ Extreme X

	(24) SECTION I	(23) SECTION II	(51) SECTION III	(59) SECTION IV
13. **Base Square Foot Cost**	100.62	103.50	66.49	86.82

SQUARE FOOT REFINEMENTS

14. Heating, cooling, ventilation BASE = FHA	-8.15 +9.95	-8.15 +9.95	+4.20	+4.20
15. Elevator deduction	-1.60	—	—	—
16. Miscellaneous	—	—	—	—
17. Total lines 13 through 16	100.82	105.30	70.69	91.02

HEIGHT AND SIZE REFINEMENTS

18. Number of stories-multiplier	1.000	1.000	1.000	1.000
19. Height per story-multiplier (see Line 7)	1.000	1.000	1.000	1.000
20. Floor area-perimeter multiplier (see Lines 8 and 9)	1.000	1.000	1.000	1.000
21. Combined height and size multiplier (Lines 18 x 19 x 20)	1.000	1.000	1.000	1.000

FINAL CALCULATIONS

	S-15-P-22 SECTION I	S-15P23 SECTION II	S-15P-27 SECTION III	S-15P-29 SECTION IV
22. Refined square foot cost (Line 17 x 21)	100.82	105.30	70.69	91.02
23. Current cost multiplier (Sect. 99 p. 3)	x 1.10	x 1.10	x 1.10	x 1.10
24. Local multiplier (Sect. 99 p. 5 thru 8)	x 1.04	x 1.04	x 1.04	x 1.04
25. Final sq. ft. cost (Line 22 x Line 23 x Line 24)	115.34	120.46	80.87	104.13
26. Area (Back of this form)	USE	USE	USE	USE
27. Line 25 x Line 26	115.00	120	81.00	104
28. Lump sums (Line 34)				
29. **Replacement Cost** (Line 27 + Line 28)				
30. Depreciation % (Sect. 97)				
31. Depreciation amount (Line 29 x Line 30)				
32. **Depreciated Cost** (Line 29 - Line 31)				

CHANGE DESCRIP.

TOTAL OF ALL SECTIONS

33. Replacement cost ____ Depreciated cost ____ Insurable value ____

See back of form for drawings and area and insurable value calculations.

45-15

CALCULATOR COST FORM

For subscribers using the **MARSHALL VALUATION SERVICE** *Calculator Cost Method*

SQUARE FOOT COSTS

1. Subscriber making survey ROBERT A. ESTEY Date of survey 4-1-7
2. Name of building VARIOUS COMMERCIAL Owner
3. Located at AND INDUSTRIAL BUILDINGS HAMPTON, NH

	SECTION I	SECTION II	SECTION III	SECTION IV
4. Occupancy	GOVERNMT. BLDGS	HOSPITALS	CONVAL. HOSPITAL	LIBRARY
5. Building class and quality	Cls. D Qual. AVG	Cls. D Qual. AVG.	Cls. D Qual. AVG	Cls. D Qual. AVG
6. Exterior wall	CLAPBOARD	CLAPBOARD	CLAPBOARD	CLAPBOARD
7. No. of stories & height per story.	No. 1 Ht. 12'	No. 1 Ht. 12'	No. 1 Ht. 12'	No. 1 Ht. 12'
8. Average floor area	4000	4000	4000	4000
9. Average perimeter	250	250	250	250
10. Age and condition	Age Cond.	Age Cond.	Age Cond.	Age Cond.

11. Region: Western ____ Central ____ Eastern X
12. Climate: Mild ____ Moderate ____ Extreme X

	SECTION I (58)	SECTION II (85)	SECTION III (73)	SECTION IV (57)
13. **Base Square Foot Cost**	86.25	153.67	102.41	99.11

SQUARE FOOT REFINEMENTS

14. Heating, cooling, ventilation BASE = FHA	-8.15 +9.95	20.55 +9.95	-8.15 +9.95	-8.15 +9.95
15. Elevator deduction	—	—	—	—
16. Miscellaneous	—	—	—	—
17. Total lines 13 through 16	88.05	143.07	104.21	100.91

HEIGHT AND SIZE REFINEMENTS

18. Number of stories-multiplier	1.000	1.000	1.000	1.000
19. Height per story-multiplier (see Line 7)	1.000	1.000	1.000	1.000
20. Floor area-perimeter multiplier (see Lines 8 and 9)	1.000	1.000	1.000	1.000
21. Combined height and size multiplier (Lines 18 x 19 x 20)	1.000	1.000	1.000	1.000

FINAL CALCULATIONS

S-15 P-31 S-15 P-24 S-15 P-26

	SECTION I	SECTION II	SECTION III	SECTION IV
22. Refined square foot cost (Line 17 x 21)	88.05	143.07	104.21	100.91
23. Current cost multiplier (Sect. 99 p. 3)	x 1.10	x 1.10	x 1.10	x 1.10
24. Local multiplier (Sect. 99 p. 5 thru 8)	x 1.04	x 1.04	x 1.04	x 1.04
25. Final sq. ft. cost (Line 22 x Line 23 x Line 24)	100.73	163.67	119.21	115.44
26. Area (Back of this form)	USE	USE	USE	USE
27. Line 25 x Line 26	101.00	164.00	120.00	115.00
28. Lump sums (Line 34)				
29. **Replacement Cost** (Line 27 + Line 28)				
30. Depreciation % (Sect. 97)				
31. Depreciation amount (Line 29 x Line 30)				
32. **Depreciated Cost** (Line 29 - Line 31)				

CHANGE DESCRIP

TOTAL OF ALL SECTIONS

33. Replacement cost ____ Depreciated cost ____ Insurable value ____

See back of form for drawings and area and insurable value calculations.

45-16

CALCULATOR COST FORM

For subscribers using the **MARSHALL VALUATION SERVICE** *Calculator Cost Method*

SQUARE FOOT COSTS

1. Subscriber making survey ROBERT A. ESTEY Date of survey 4-1-7
2. Name of building VARIOUS COMMERCIAL Owner
3. Located at AND INDUSTRIAL BUILDINGS HAMPTON, NH

	SECTION I	SECTION II	SECTION III	SECTION IV
4. Occupancy	POLICE STATIONS	GOVMT. BLDGS	CHURCHES	THEATERS
5. Building class and quality	Cls. D Qual. AVG	Cls. D Qual. AVG	Cls. D Qual. AVG.	Cls. D Qual. AVG
6. Exterior wall	CLAPBOARD	CLAPBOARD	CLAPBOARD	CLAPBOARD
7. No. of stories & height per story.	No. 1 Ht. 12'	No. 1 Ht. 12'	No. 1 Ht. 16'	No. 1 Ht. [illegible]
8. Average floor area	4000	4000	8000	8000
9. Average perimeter	250	250	300	300
10. Age and condition	Age Cond.	Age Cond.	Age Cond.	Age Cond.

11. Region: Western ____ Central ____ Eastern X
12. Climate: Mild ____ Moderate ____ Extreme X

	(81)	(86-87-88-89)	(71)	(32)
	SECTION I	SECTION II	SECTION III	SECTION IV
13. **Base Square Foot Cost**	99.32	99.71	93.81	74.43

SQUARE FOOT REFINEMENTS

14. Heating, cooling, ventilation BASE = FHA	-8.15 +9.95	-8.15 +9.95	-9.15 +9.55	-9.15 +9.55
15. Elevator deduction	—	—	—	—
16. Miscellaneous	—	—	—	—
17. Total lines 13 through 16	101.12	101.51	94.21	74.83

HEIGHT AND SIZE REFINEMENTS

18. Number of stories-multiplier	1.000	1.000	1.000	1.000
19. Height per story-multiplier (see Line 7) Sec 16 - BASE 16' to 12'	1.000	1.000	0.889	0.889
20. Floor area-perimeter multiplier (see Lines 8 and 9)	1.000	1.000	1.000	1.000
21. Combined height and size multiplier (Lines 18 x 19 x 20)	1.000	1.000	0.889	0.889

FINAL CALCULATIONS

	S-15 P-33	S-15 P-30	S-16 P-8	
	SECTION I	SECTION II	SECTION III	SECTION IV
22. Refined square foot cost (Line 17 x 21)	101.12	101.51	83.75	66.52
23. Current cost multiplier (Sect. 99 p. 3)	x 1.10	x 1.10	x 1.10	x 1.10
24. Local multiplier (Sect. 99 p. 5 thru 8)	x 1.04	x 1.04	x 1.04	x 1.04
25. Final sq. ft. cost (Line 22 x Line 23 x Line 24)	115.68	116.13	95.81	76.10
26. Area (Back of this form)	USE	USE	USE	USE
27. Line 25 x Line 26	116.00	116.00	96.00	76.00
28. Lump sums (Line 34)	CHANGE DESCRIPTION			
29. **Replacement Cost** (Line 27 + Line 28)				
30. Depreciation % (Sect. 97)				
31. Depreciation amount (Line 29 x Line 30)				
32. **Depreciated Cost** (Line 29 - Line 31)				

TOTAL OF ALL SECTIONS

33. Replacement cost ____ Depreciated cost ____ Insurable value ____

See back of form for drawings and area and insurable value calculations.

45-17

CALCULATOR COST FORM

For subscribers using the **MARSHALL VALUATION SERVICE** *Calculator Cost Method*

SQUARE FOOT COSTS

1. Subscriber making survey ROBERT A. ESTEY Date of survey 4-1-7
2. Name of building VARIOUS COMMERCIAL Owner
3. Located at AND INDUSTRIAL BUILDINGS HAMPTON, NH

	SECTION I	SECTION II	SECTION III	SECTION IV
4. Occupancy	AUDITORIUM	ARCADES	SKATING ARENA	TENNIS CLUB
5. Building class and quality	Cls. D Qual. AVG	Cls. D Qual. AVG	Cls. D Qual. AVG	Cls. D Qual. AVG
6. Exterior wall	CLAPBOARD	CLAPBOARD	CLAPBOARD	CLAPBOARD
7. No. of stories & height per story	No. 1 Ht. 16'	No. 1 Ht. 16'	No. 1 Ht. 16'	No. 1 Ht. 16'
8. Average floor area	8000	8000	8000	8000
9. Average perimeter	300	300	300	300
10. Age and condition	Age Cond.	Age Cond.	Age Cond.	Age Cond.

11. Region: Western ____ Central ____ Eastern X
12. Climate: Mild ____ Moderate ____ Extreme X

	(82) SECTION I	(75) SECTION II	(65) SECTION III	(64) SECTION IV
13. **Base Square Foot Cost**	88.94	58.12	67.74	45.32

SQUARE FOOT REFINEMENTS

14. Heating, cooling, ventilation BASE = FHA	-9.15+9.95	-9.15+9.95	-9.15+9.95	+4.05
15. Elevator deduction	—	—	—	—
16. Miscellaneous	—	—	—	—
17. Total lines 13 through 16	89.74	58.92	68.54	49.37

HEIGHT AND SIZE REFINEMENTS

18. Number of stories-multiplier	1.000	1.000	1.000	1.000
19. Height per story-multiplier (see Line 7)	0.889	0.889	0.889	0.889
20. Floor area-perimeter multiplier (see Lines 8 and 9)	1.000	1.000	1.000	1.000
21. Combined height and size multiplier (Lines 18 x 19 x 20)	0.889	0.889	0.889	0.889

FINAL CALCULATIONS

	S-16 P-14 SECTION I	S-16 P-18 SECTION II	S-16 P-20 SECTION III	S-16 P-22 SECTION IV
22. Refined square foot cost (Line 17 x 21)	79.78	52.38	60.93	43.89
23. Current cost multiplier (Sect. 99 p. 3)	x 1.10	x1.10	x1.10	x1.10
24. Local multiplier (Sect. 99 p. 5 thru 8)	x1.04	x1.04	x1.04	x1.04
25. Final sq. ft. cost (Line 22 x Line 23 x Line 24)	91.26	59.92	69.70	50.21
26. Area (Back of this form)	use	USE	USE	use
27. Line 25 x Line 26	(91.00)	(60.00)	(70.00)	(50.00)
28. Lump sums (Line 34)		CHANGE DESCRIP		
29. **Replacement Cost** (Line 27 + Line 28)				
30. Depreciation % (Sect. 97)				
31. Depreciation amount (Line 29 x Line 30)				
32. **Depreciated Cost** (Line 29 - Line 31)				

TOTAL OF ALL SECTIONS

33. Replacement cost ____ Depreciated cost ____ Insurable value ____

See back of form for drawings and area and insurable value calculations.

45-18

CALCULATOR COST FORM

For subscribers using the **MARSHALL VALUATION SERVICE** *Calculator Cost Method*

SQUARE FOOT COSTS

1. Subscriber making survey ROBERT A. ESTEY Date of survey 4-1-7
2. Name of building VARIOUS COMMERCIAL Owner
3. Located at AND INDUSTRIAL BUILDINGS HAMPTON, NH

	SECTION I	SECTION II	SECTION III	SECTION IV
4. Occupancy	FITNESS CENTER	BOWLING ARENA	INDOOR ARENA	SCHOOLS
5. Building class and quality	Cls. D Qual. AVG	Cls. D Qual. AVG	Cls. D Qual. AVG	Cls. D Qual. AVG
6. Exterior wall	CLAPBOARD	CLAPBOARD	CLAPBOARD	CLAPBOARD
7. No. of stories & height per story	No. 1 Ht. 16'	No. 1 Ht. 16'	No. 1 Ht. 16'	No. 1 Ht. 10'
8. Average floor area	8000	8000	8000	8000
9. Average perimeter	300	300	300	550
10. Age and condition	Age Cond.	Age Cond.	Age Cond.	Age Cond.

11. Region: Western ____ Central ____ Eastern X
12. Climate: Mild ____ Moderate ____ Extreme X

	SECTION I	SECTION II	SECTION III	SECTION IV
	(72)	(34)	(68)	(83-184)
13. **Base Square Foot Cost**	72.52	55.31	45.32	107.75

SQUARE FOOT REFINEMENTS

14. Heating, cooling, ventilation	-9.15/+9.95	-9.15/+9.95	+4.05	-11.95/+11.15
15. Elevator deduction	—	—	—	—
16. Miscellaneous	—	—	—	—
17. Total lines 13 through 16	73.32	56.11	49.37	106.95

HEIGHT AND SIZE REFINEMENTS

18. Number of stories-multiplier	1.000	1.000	1.000	1.000
19. Height per story-multiplier (see Line 7) 12' to 16'	0.889	0.889	0.889	1.037
20. Floor area-perimeter multiplier (see Lines 8 and 9)	1.000	1.000	1.000	1.000
21. Combined height and size multiplier (Lines 18 x 19 x 20)	0.889	0.889	0.889	

FINAL CALCULATIONS

	SECTION I	SECTION II	SECTION III	SECTION IV
	S-16 P 21	S-16 P-22	S-16 P-22	S-18 P-9+27
22. Refined square foot cost (Line 17 x 21)	65.18	49.88	43.89	110.91
23. Current cost multiplier (Sect. 99 p. 3)	x 1.10	x 1.10	x 1.10	x 1.03
24. Local multiplier (Sect. 99 p. 5 thru 8)	x 1.04	x 1.04	x 1.04	x 1.04
25. Final sq. ft. cost (Line 22 x Line 23 x Line 24)	74.56	57.06	50.21	118.80
26. Area (Back of this form)	USE	USE	USE	USE
27. Line 25 x Line 26	(75.00)	(57.00)	(50.00)	(120.00)
28. Lump sums (Line 34)	CHANGE DESCRIP			
29. **Replacement Cost** (Line 27 + Line 28)				
30. Depreciation % (Sect. 97)				
31. Depreciation amount (Line 29 x Line 30)				
32. **Depreciated Cost** (Line 29 - Line 31)				

TOTAL OF ALL SECTIONS

33. Replacement cost ____ Depreciated cost ____ Insurable value ____

See back of form for drawings and area and insurable value calculations.

45-19

CALCULATOR COST FORM

For subscribers using the **MARSHALL VALUATION SERVICE** *Calculator Cost Method*

SQUARE FOOT COSTS

1. Subscriber making survey ROBERT A. ESTEY Date of survey 4-1-7
2. Name of building VARIOUS COMMERCIAL Owner
3. Located at AND INDUSTRIAL BUILDINGS HAMPTON, NH

	SECTION I	SECTION II	SECTION III	SECTION IV
4. Occupancy	TELEPHONE BLDG	PRE-ENG. MAN.	PRE-ENG. WARE	BAKERY
5. Building class and quality	Cls. D Qual. AVG	Cls. S Qual. AVG	Cls. S Qual. AVG	Cls. D Qual. AVG
6. Exterior wall	CLAPBOARD	STEEL	STEEL	CLAPBOARD
7. No. of stories & height per story	No. 1 Ht. 14'	No. 1 Ht. 14'	No. 1 Ht. 14'	No. 1 Ht. 14'
8. Average floor area	8000	8000	8000	8000
9. Average perimeter	350	350	350	350
10. Age and condition	Age Cond.	Age Cond.	Age Cond.	Age Cond.

11. Region: Western Central Eastern
12. Climate: Mild Moderate Extreme

	SECTION I	SECTION II	SECTION III	SECTION IV
	79	52	53	35
13. **Base Square Foot Cost**	117.00	34.63	28.34	63.75

SQUARE FOOT REFINEMENTS

14. Heating, cooling, ventilation BASE = FHA	—	-1.65/+5.40	-1.65/+5.40	—
15. Elevator deduction	—	—	—	—
16. Miscellaneous	—	—	—	—
17. Total lines 13 through 16	117.00	38.54	32.89	63.75

HEIGHT AND SIZE REFINEMENTS

18. Number of stories-multiplier	1.000	1.000	1.000	1.000
19. Height per story-multiplier (see Line 7) 14'-12'	0.96	0.96	0.96	0.960
20. Floor area-perimeter multiplier (see Lines 8 and 9)	1.000	1.000	1.000	1.000
21. Combined height and size multiplier (Lines 18 x 19 x 20)	0.96	0.96	0.96	0.960

FINAL CALCULATIONS

	S14-P39 SECTION I	S-14 P SECTION II	S-14 P- SECTION III	S14-P39 SECTION IV
22. Refined square foot cost (Line 17 x 21)	112.32	38.90	31.57	61.20
23. Current cost multiplier (Sect. 99 p. 3)	x1.09	x1.09	x1.09	x1.09
24. Local multiplier (Sect. 99 p. 5 thru 8)	x1.04	x1.04	x1.04	x1.04
25. Final sq. ft. cost (Line 22 x Line 23 x Line 24)	127.32	41.83	35.79	69.38
26. Area (Back of this form)	LASE	use	USE	use
27. Line 25 x Line 26	127.-	42.00	36.00	70.00
28. Lump sums (Line 34)				
29. **Replacement Cost** (Line 27 + Line 28)				
30. Depreciation % (Sect. 97)				
31. Depreciation amount (Line 29 x Line 30)				
32. **Depreciated Cost** (Line 29 - Line 31)				

TOTAL OF ALL SECTIONS

33. Replacement cost Depreciated cost Insurable value

See back of form for drawings and area and insurable value calculations.

45-20

CALCULATOR COST FORM

For subscribers using the **MARSHALL VALUATION SERVICE** *Calculator Cost Method*

SQUARE FOOT COSTS

1. Subscriber making survey ROBERT A. ESTEY Date of survey 4-1-7
2. Name of building VARIOUS COMMERCIAL Owner
3. Located at AND INDUSTRIAL BUILDINGS HAMPTON, NH

	SECTION I	SECTION II	SECTION III	SECTION IV
4. Occupancy	FURNITURE SHOW	STORE/APT		
5. Building class and quality	Cls. D Qual. AVG	Cls. D Qual. AVG	Cls. Qual.	Cls. Qual.
6. Exterior wall	CLAPBOARD	CLAPBOARD		
7. No. of stories & height per story	No. 1 Ht. 14'	No. 1 Ht. 12'	No. Ht.	No. Ht.
8. Average floor area	8000	4000		
9. Average perimeter	340	—		
10. Age and condition	Age Cond.	Age Cond.	Age Cond.	Age Cond.

11. Region: Western Central Eastern
12. Climate: Mild Moderate Extreme

	SECTION I	SECTION II (62)	SECTION III (80)	SECTION IV
13. **Base Square Foot Cost**		55.00		
SQUARE FOOT REFINEMENTS				
14. Heating, cooling, ventilation		—		
15. Elevator deduction		—		
16. Miscellaneous		—		
17. Total lines 13 through 16		55.00		
HEIGHT AND SIZE REFINEMENTS				
18. Number of stories-multiplier		—		
19. Height per story-multiplier (see Line 7)		—		
20. Floor area-perimeter multiplier (see Lines 8 and 9)		—		
21. Combined height and size multiplier (Lines 18 x 19 x 20)		1.000		

FINAL CALCULATIONS

	SECTION I	SECTION II	SECTION III	SECTION IV
22. Refined square foot cost (Line 17 x 21)	OTHERS	55.00		
23. Current cost multiplier (Sect. 99 p. 3)	INCreased	—		
24. Local multiplier (Sect. 99 p. 5 thru 8)	30%	x1.30		
25. Final sq. ft. cost (Line 22 x Line 23 x Line 24)	INDUST 45/34 =	1.31 (71.50)		
26. Area (Back of this form)	SUPERMARKET 62/5	= 1.31		
27. Line 25 x Line 26	Cost Index			
28. Lump sums (Line 34)	4-1-03 IS	1.30 USE 71.00		
29. **Replacement Cost** (Line 27 + Line 28)	56.00	STORES = 65		
30. Depreciation % (Sect. 97)	x1.30	APTMTS = 77		
31. Depreciation amount (Line 29 x Line 30)	72.80	21.42		
32. **Depreciated Cost** (Line 29 - Line 31)	(73.00)	(71)		

TOTAL OF ALL SECTIONS

33. Replacement cost Depreciated cost Insurable value

See back of form for drawings and area and insurable value calculations.

45-21

EXTRA FEATURE CODES
HAMPTON, NH

Code	Description	Sub Code	Description	Unit Type	Unit Price	Measure 1 Price	Measure 2 Price
ATM1	ATM-STAND ALON			UNITS	42,000.00	0.00	0.00
ATM2	ATM-LOBBY			UNITS	26,000.00	0.00	0.00
CLR1	COOLER			S.F.	135.00	0.00	0.00
CLR2	FREEZER TEMPS			S.F.	150.00	0.00	0.00
CNP1	CANOPY-AVG			S.F.	23.00	0.00	0.00
CNP2	GOOD QUALITY			S.F.	33.00	0.00	0.00
DMBW	DUMBWAITER			UNITS	15,000.00	0.00	0.00
DUW1	DRIVE-UP WINDW			UNITS	13,000.00	0.00	0.00
DUW2	WIDE BAY			UNITS	16,000.00	0.00	0.00
DUW3	W/PNEU TUBE			UNITS	42,000.00	0.00	0.00
DUW4	W/REM SCR&TUBE			UNITS	100,000.00	0.00	0.00
ELV1	P.ELEVATOR-2ST			UNITS	58,000.00	0.00	0.00
ELV2	P.ELEVATOR-3ST			UNITS	62,000.00	0.00	0.00
ELV3	ELEV-2 STOPS			UNITS	85,000.00	0.00	0.00
ELV4	ELEV-3 STOPS			UNITS	92,000.00	0.00	0.00
ELV5	FREIGHT-2 TON			UNITS	35,000.00	0.00	0.00
ELV6	FREIGHT- 5 TON			UNITS	75,000.00	0.00	0.00
ELV7	RESIDENTIAL			UNITS	28,000.00	0.00	0.00
FES	FIRE ESCAPE			UNITS	4,500.00	0.00	0.00
FIN1	LC.FINISH			S.F.	18.00	0.00	0.00
FIN2	BA.FINISH			S.F.	21.00	0.00	0.00
FIN3	AVG.FINISH			S.F.	25.00	0.00	0.00
FIN4	GD.FINISH			S.F.	29.00	0.00	0.00
FLU1	FLUE-STOVE			UNITS	1,500.00	0.00	0.00
FLU2	FLUE&HEARTH			UNITS	2,000.00	0.00	0.00
FPL	METAL PRE-FAB			UNITS	2,500.00	0.00	0.00
FPL1	FIREPLACE 1 ST			UNITS	4,000.00	0.00	0.00
FPL2	1.5 STORY CHIM			UNITS	4,500.00	0.00	0.00
FPL3	2 STORY CHIM			UNITS	5,000.00	0.00	0.00
FPL4	1 ST-CUSTOM			UNITS	8,000.00	0.00	0.00
FPL5	2 ST-CUSTOM			UNITS	10,000.00	0.00	0.00
FPO	EXTRA FPL OPEN			UNITS	1,000.00	0.00	0.00
HTR1	MONITOR HEATER			UNITS	2,000.00	0.00	0.00
HTR2	WALL HEATER			UNITS	1,000.00	0.00	0.00
KIT1	EXTRA-KITCHEN			UNITS	10,000.00	0.00	0.00
KIT2	EXTRA-KITCHEN			UNITS	15,000.00	0.00	0.00
KIT3	EXTRA-KITCHEN			UNITS	20,000.00	0.00	0.00
LFT1	LIFT-LIGHT			UNITS	8,000.00	0.00	0.00
LFT2	LIFT-HEAVY			UNITS	11,000.00	0.00	0.00
MEZ1	MEZZANINE-UNF			S.F.	19.00	0.00	0.00
MEZ2	MEZZ: FINISHED			S.F.	28.00	0.00	0.00
MEZ3	MEZZ: OFFICE			S.F.	42.00	0.00	0.00
NDP	NITE DEPOSIT			UNITS	16,000.00	0.00	0.00
PIT	EQUIP.PIT			SF	180.00	0.00	0.00
PLM1	1/2 BATH			UNITS	3,000.00	0.00	0.00
PLM2	FULL BATH-AVG			UNITS	4,500.00	0.00	0.00
PLM3	FULL BATH-GD			UNITS	5,000.00	0.00	0.00
SAU	SAUNA			S.F.	180.00	0.00	0.00
SPA1	RESIDENTIAL			SF	120.00	0.00	0.00
SPA2	COMMERCIAL			SF	180.00	0.00	0.00
SPR1	SPRINKLERS-WET			S.F.	3.00	0.00	0.00
SPR2	WET/CONCEALED			S.F.	3.50	0.00	0.00
SPR3	DRY			S.F.	4.00	0.00	0.00
VLT1	VAULT-AVG			S.F.	175.00	0.00	0.00
VLT2	VAULT-GOOD			S.F.	210.00	0.00	0.00
VLT3	VAULT-EXCELLNT			S.F.	240.00	0.00	0.00
VLT4	VAULT-POOR			S.F.	145.00	0.00	0.00
WAC	WALL A/C UNIT			UNITS	1,000.00	0.00	0.00
WHL	WHIRLPOOL			UNITS	5,000.00	0.00	0.00

45-22

OUTBUILDING CODES
HAMPTON, NH

Code	Description	Sub Code	Description	Unit Type	Unit Price	Measure 1 Price	Measure 2 Price
BHS3	CMM BTH HSE PR			S.F.	80.00	0.00	0.00
BRN1	BARN - 1 STORY			S.F.	21.00	0.00	0.00
BRN2	1 STORY W/BSMT			S.F.	28.00	0.00	0.00
BRN3	1 STORY W/LOFT			S.F.	28.00	0.00	0.00
BRN4	1 STY LFT&BSMT			S.F.	35.00	0.00	0.00
BRN5	2 STORY			S.F.	35.00	0.00	0.00
BRN6	2 STY W/BSMT			S.F.	41.00	0.00	0.00
BRN7	BARN-POOR			S.F.	15.00	0.00	0.00
BRN8	POLE BARN			S.F.	12.00	0.00	0.00
BTH1	BATH HOUSE/CAB			S.F.	30.00	0.00	0.00
BTH2	W/PLUMBING			S.F.	55.00	0.00	0.00
CAB1	COTTAGE-UNFIN.			S.F.	40.00	0.00	0.00
CAB2	CABIN- AVG			S.F.	56.00	0.00	0.00
CAB3	CABIN +20			SF	68.00	0.00	0.00
CAB4	CAB +10			SF	62.00	0.00	0.00
CAB5	CABIN +15			SF	65.00	0.00	0.00
CAP	CONDO AMM PKG			UNITS	1.00	0.00	0.00
DAM1	POND DAM			UNITS	50,000.00	0.00	0.00
DCK1	DOCKS-RES TYPE			S.F.	45.00	0.00	0.00
DCK2	COM TYPE			S.F.	90.00	0.00	0.00
DECK	FREE STAND.			S.F.	18.00	0.00	0.00
DIST	DSTRBTN LINES			UNITS	1.00	0.00	0.00
FCP	CARPORT			S.F.	12.00	0.00	0.00
FDN1	4'FOUNDATION			SF	7.00	0.00	0.00
FDN2	8'FOUNDATION			SF	19.00	0.00	0.00
FGR1	GARAGE-AVE			S.F.	26.00	0.00	0.00
FGR2	GARAGE-GOOD			S.F.	35.00	0.00	0.00
FGR3	GARAGE-POOR			S.F.	20.00	0.00	0.00
FGR4	W/LOFT-AVG			S.F	35.00	0.00	0.00
FGR5	W/LOFT GOOD			S.F.	47.00	0.00	0.00
FGR6	W/LOFT-POOR			S.F.	26.00	0.00	0.00
FN1	FENCE-4' CHAIN			L.F.	10.00	0.00	0.00
FN2	FENCE-5' CHAIN			L.F.	12.00	0.00	0.00
FN3	FENCE-6' CHAIN			L.F.	14.00	0.00	0.00
FN4	FENCE-8' CHAIN			L.F.	19.00	0.00	0.00
FN5	FENCE-10'CHAIN			L.F.	23.00	0.00	0.00
FN6	FENCE- VINYL			L.F.	32.00	0.00	0.00
FN7	FENCE- WOOD			L.F.	22.00	0.00	0.00
FOP	SCREEN HOUSE			S.F.	40.00	0.00	0.00
GAZ	GAZEBO			S.F.	40.00	0.00	0.00
GRN1	GREEN HOUSE-RS			S.F.	60.00	0.00	0.00
GRN2	COMM GLASS			S.F	22.00	0.00	0.00
GRN3	COMM PLASTIC			S.F.	4.00	0.00	0.00
HNG1	HANGER-CHEAP			S.F.	14.00	0.00	0.00
HNG2	HANGER-AVER.			S.F.	20.00	0.00	0.00
KSK1	KIOSK-SERV STA			S.F.	100.00	0.00	0.00
KSK2	PHOTO BOOTH			S.F.	175.00	0.00	0.00
LNT	LEAN-TO			S.F.	5.00	0.00	0.00
MH1	MOBILE HOME			S.F.	45.00	0.00	0.00
MHS1	T.T. SITES			UNITS	1,800.00	0.00	0.00
MHS2	T.T. SITES			UNITS	2,400.00	0.00	0.00
MHS3	T.T. SITES			UNITS	3,000.00	0.00	0.00
MHS4	M.H. SITES			UNITS	3,800.00	0.00	0.00
MHS5	M.H.SITES			UNITS	4,500.00	0.00	0.00
MHS6	M.H. SITES			UNITS	5,500.00	0.00	0.00
MHS7	M.H. SITES			UNITS	5,900.00	0.00	0.00
MHS8	M.H. SITES			UNITS	7,800.00	0.00	0.00
MHS9	M.H. SITES			UNITS	9,000.00	0.00	0.00
MLK	MILK HOUSE			S.F.	35.00	0.00	0.00
MODU	MODULAR			SF	60.00	0.00	0.00

45-23

OUTBUILDING CODES
HAMPTON, NH

Code	Description	Sub Code	Description	Unit Type	Unit Price	Measure 1 Price	Measure 2 Price
MOTL	MOTEL-A			SF	65.00	0.00	0.00
MW1	MINI-WARE-LC			S.F.	21.00	0.00	0.00
MW2	MINI-WARE-AV.			S,F.	28.00	0.00	0.00
MW3	MINI-WARE-GD			S.F.	37.00	0.00	0.00
PAT1	PATIO-AVG			S.F.	7.00	0.00	0.00
PAT2	PATIO-GOOD			S.F.	15.00	0.00	0.00
PAV1	PAVING-ASPHALT			S.F.	2.00	0.00	0.00
PAV2	PAVING-CONC			S.F.	3.00	0.00	0.00
PAV3	PAVING-SM			UNITS	500.00	0.00	0.00
PAV4	PAVING-MED			UNITS	1,000.00	0.00	0.00
PAV5	PAVING-LG			UNITS	2,000.00	0.00	0.00
PAV6	PAVING-XLG			UNITS	3,000.00	0.00	0.00
PCT	PADDLEBALL CRT			S.F.	28.00	0.00	0.00
PHTR	POOL HEAT			UNITS	1,000.00	0.00	0.00
PVLN	PAVILON			S.F.	42.00	0.00	0.00
RAR	RIDING ARENA			S.F.	16.00	0.00	0.00
RCRM	REC.ROOM			SF	15.00	0.00	0.00
RQT	RACQUETBALL			UNITS	50,000.00	0.00	0.00
SCL1	SCALES-PLATFORM			TONS	3,500.00	0.00	0.00
SCL2	SCALES-TRUCK			TONS	1,200.00	0.00	0.00
SHD1	SHED FRAME			S.F.	22.00	0.00	0.00
SHD2	W/LIGHTS ETC			S.F.	25.00	0.00	0.00
SHD3	METAL			S.F.	10.00	0.00	0.00
SHP1	WORK SHOP AVE			S.F.	18.00	0.00	0.00
SHP2	WORK SHOP GOOD			S.F	26.00	0.00	0.00
SHP3	WORK SHOP POOR			S.F.	12.00	0.00	0.00
SHP4	W/IMPROV AVE			S.F.	21.00	0.00	0.00
SHP5	W/IMPROV GOOD			S.F.	29.00	0.00	0.00
SHP6	W/IMPROV POOR			S.F.	15.00	0.00	0.00
SIT1	T.T.SITES			EACH	1,800.00	0.00	0.00
SIT2	T.T.SITES			EACH	2,400.00	0.00	0.00
SIT3	T.T.SITES			EACH	3,000.00	0.00	0.00
SIT4	T.T.SITES			EACH	3,800.00	0.00	0.00
SLO2	PORCELAN			S.F.	35.00	0.00	0.00
SLP1	BOAT SLIPS-L.C.			UNITS	5,000.00	0.00	0.00
SLP2	BOAT SLIPS-AVG			UNITS	7,500.00	0.00	0.00
SLP3	BOAT SLIPS-GD			UNITS	10,000.00	0.00	0.00
SPL1	POOL-INGROUND			S.F.	60.00	0.00	0.00
SPL2	VINYL/PLASTIC			S.F.	35.00	0.00	0.00
SPL3	GUNITE			S.F.	50.00	0.00	0.00
SPL4	COMCL:CONCRETE			S.F.	75.00	0.00	0.00
SPL5	COMCL:GUNITE			S.F.	60.00	0.00	0.00
SPL6	COMCL:STEEL			S.F.	150.00	0.00	0.00
SPL7	ABV.GROUND			S.F.	12.00	0.00	0.00
STB1	STABLE			S.F.	24.00	0.00	0.00
STB2	W/IMPROVEMENTS			S.F.	36.00	0.00	0.00
TEN	TENNIS COURT			S.F.	5.00	0.00	0.00
TNK1	TANK-UNDERGRND			UNITS	1.00	0.00	0.00
TNK2	TANK-ABV.GRND.			UNITS	1.00	0.00	0.00
TUNN	TUNNELS			UNITS	1.00	0.00	0.00
TWR1	150-TOWER			UNITS	125,000.00	0.00	0.00
TWR2	100-TOWER			UNITS	60,000.00	0.00	0.00
TWR3	50-TOWER			UNITS	20,000.00	0.00	0.00
TWR4	200-TOWER			UNITS	200,000.00	0.00	0.00
WTRS	WATERSLIDE			UNITS	1.00	0.00	0.00

45-24

National Brand 45-613 Eye-Ease® 45-313 2-Part

OUTBUILDINGS AND EXTRA FEATURES

Prepared By | Initials | Date
Approved By

	ITEM	MANUAL	Section PAGE	CLASS QUALITY	TYPICAL SIZE	PRICE	ADJ	ADJ	ADJ PRICE	Current Cost	Local MULT	TOTAL ADJ. Price	notes
A/C	CENT AIR COND.	C	S-53 P-4	PACKAGE UNIT	2 TON	3525	—	—	3525	x1.12	x1.04	4105	USE 4000
ATM1	STAND ALONE	C	S-52 P-5	DRIVE UP	(43000)	40000	ATM Structure S-64-9		40000	x1.02	x1.04	42432	USE 42000
ATM2	ATM - LOBBY	C	S-52 P5	LOBBY RETAIL	(38000-47000)	25000			25000	x1.02	x1.04	26520	USE 26000
CLR1	COOLER	C	S 58 P1	WALKIN	150 ft	117.50	(17625 ÷ 150) 35-80		117.50	x 1.11	x1.04	135.60	USE 135.00
CLR2	FREEZER TEMPS	C	S 58 P1	BOX	150 ft	131.20	(19685 ÷ 150) - 15705		131.20	x 1.11	x1.04	151.50	USE 150.00
CNP1	CANOPY - AVG	C	S64 P4	D-FAIR	—	20.65	—	—	20.65	x1.08	x1.04	23.19	USE 23.00
CNP2	GOOD QUALITY	C	S64 P4	D-AVG	—	31.08	—	—	31.08	x1.08	x1.04	33.56	USE 33.00
DMBW	DUMBWAITER	C	S-58 P-4	RANGE	(12000-30000)	15000	—(2 STOPS)—		15000	—	—	15000	USE 15000
DUW1	DRIVE UP-WINDOW	C	S-52 P-5	RANGE	(8775-15750)	12500			12500	x1.02	x1.04	13260	USE 13000
DUW2	WIDE BAY	C	S-52 P-5	—	—	15000			15000	x1.02	x1.04	15912	USE 16000
DUW3	W/PNEU TUBE	C	S52 P-5	RANGE	(18250-32250)	40000	(15000+25000)		40000	x1.02	x1.04	42432	USE 42000
DUW4	W/REM SCR+TUBE	C	S52 P-5	TV MONITOR	(54000-64000)	94000	(40000+54000)		94000	x1.02	x1.04	99715	USE 100000
NDP	NITE DEPOSIT	C	S52-P5	RANGE	(10400-19500)	15000	—	—	15000	x1.02	x1.04	15912	USE 16000
ELV1	P. ELEVATOR - 2ST	C	58 P-3	HYDROLIC	100-2500lb	45000	—	—	45000	x 1.11	x1.04	51948	USE 58000
ELV2	P. ELEVATOR - 3ST	C	58 P-3			55000	—	—	55000	x 1.11	x1.04	63835	USE 62,000
ELV3	ELEV. - 2 STOPS	C	58 P-3	ELECTRIC	100-2500lb	75000	—	—	75000	x 1.11	x1.04	86580	USE 85000
ELV4	ELEV - 3 STOPS	C	58 P-3			80000	—	—	80000	x 1.11	x1.04	92350	USE 92,000
ELV5	FREIGHT - 2 TON	C	58 P-5	HYDROLIC	100-4000lb	30000	—	—	30000	x 1.11	x1.04	34632	USE 35000
ELV6	FREIGHT - 5 TON	C	58 P-5		100-19,000lb	65000	—	—	65000	x 1.11	x1.04	75036	USE 75,000
ELV7	RESIDENTIAL	C	S-58 P-4	R	(13750-27800)	25000	(3 STOPS)	—	25000	x1.11	x1.04	28860	USE 28000 R-C32 (21750-32875)
FES	FIRE ESCAPE	R	C-32	2ST with ladder	(4100-5200)	4500	—	—	4500	—	—	4500	USE 4500
FIN1	LC FINISH	C	42-P3	1	—	15.87	—	—	15.87	x 1.06	x1.04	17.50	USE 18.00
FIN2	BA FINISH	C	42-P3	2	—	18.72	—	—	18.72	x 1.06	x1.04	20.63	USE 21.00
FIN3	AVG FINISH	C	42-P3	3	—	22.09	—	—	22.09	x 1.06	x1.04	24.35	USE 25.00
FIN4	GD FINISH	C	42-P3	4	—	26.06	—	—	26.06	x 1.06	x1.04	28.73	USE 29.00
HTR1	MONITOR HEATER	C	53-1	FHA-6500	BTU (1375-1975)	1675	—	—	1675	x1.12	x1.04	1951	USE 2000
HTR2	WALL HEATER	C	53-1	SINGLE	(680-925)	802	—	—	802	x1.12	x1.04	934	USE 1000
HTR3	HEAT PUMPS	C	53-4	2 TON	(4175-4550)	4362	—	—	4362	x1.12	x1.04	5080	USE 5000
WAC	WALL A/C UNIT	C	53 P-4	3/4 TON	(840-1140)	840	—	—	840	x1.12	x1.04	978	USE 1000
PLM1	1/2 BATH	M	C-33	TOILET - SINK - Cabinet		3000	—	—	3000	—	—	3000	USE 3000
PLM2	FULL BATH - AVG	M	C-33	TOILET - SINK - Cabinet		4500	(Shower/Tub combo)		4500	—	—	4500	USE 4500
PLM3	FULL BATH - GOOD	M	C-33	TOILET - SINK - cabinet		5000	(good quality)	—	5000	—	—	5000	USE 5000
SAU	SAUNA	C	67 P7	SAUNA = 25 ft		$180	per square foot		$180	—	—	180 ft	
WHL	WHIRLPOOL	C	53 P9	BATHTUB - WHIRLPOOL		$5000	(3700-5450)		$5000	—	—	5000	USE $5000 each

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OUTBUILDING AND EXTRA FEATURES

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	ITEM		Section PAGE	CLASS QUALITY	TYPICAL SIZE	PRICE	ADJ	ADJ	ADJ. PRICE	Current Cost	Local Mult.	TOTAL ADJ. PRICE	notes
FLU1	FLUE-STOVE					1500	—	—	1500	—	—	1500	—
FLU2	FLUE-HEARTH					2000	—	—	2000	—	—	2000	—
FPL	METAL PREFAB	R	G-23	Direct Vent GAS		2500	—	—	2500	—	—	2500	—
FPL1	FIREPLACE 1ST	R	G-23	Low end of Good		4000	—	—	4000	—	—	4000	—
FPL2	1.5 STORY CHIM	R	G 23	Low end of Good		4500	—	—	4500	—	—	4500	—
FPL3	2 ST. CHIMNEY	R	G 23	Low end of Good		5000	—	—	5000	—	—	5000	—
FPL4	1ST. Custom					8000	—	—	8000	—	—	8000	—
FPL5	2ST. Custom					10000	—	—	10000	—	—	10000	—
FPO	EXTRA FPL OPEN	R	G-23	DIFF. Between 1-2 flues		1000	—	—	1000	—	—	1000	—
LFT1	LIFT-LIGHT	C	S64P-3	auto - 7000lb-8000lb		8000	—	—	8000	—	—	8000	—
LFT2	LIFT-HEAVY	C	S64P-3	truck - 12000 lb		11000	—	—	11000	—	—	11000	—
PIT	EQUIPMENT PIT	C	can't find	use ORIG		150	—	—	150	x1.25	—	180 per ft	—
SPA1	Residential	C										use 1 units	
SPA2	Commercials	C										use 1 units	
MEZ1	MEZZ:- UNFIN.	C	S-14 PG27	D-AVG STORAGE		16.44	—	—	16.44	x1.09	x1.04	18.63	19.00
MEZ2	MEZZ: FINISHED	C	S-14 PG-27	D-FINISHED	—	24.22	—	—	24.22	x1.09	x1.04	27.45	28.00
MEZ3	MEZZ: OFFICE	C	S-14 PG-27	D-OFFICE	—	37.02	—	—	37.02	x1.09	x1.04	41.96 =	42.00
SPR1	SPRINKLERS-WET	C	Sec 14	(2.83) (104) S-11 (3.22) (101)		AVG. 3.15	S-12 (2.84) (106)	S-13 (2.98) (105)	Sec-15 (3.15) (110)		x1.00	3.00	AVERAGE
SPR2	WET/CONCEALED	C	Sec 14	TOP END FOR 10,000 ft							—	3.50	Average
SPR3	DRY	C	Sec 14	(3.66) (104) Sec 11 (4.03) (101)		4.01	Sec 12 (3.55) (106)	S-13 (3.70) (105)	Sec 15 (3.95) (110)		x1.00	4.00	AVERAGE
VLT1	VAULT-AVG	C	S-52P-5	—	—	167	—	—	167	x1.02	x1.04	177	use 175
VLT2	VAULT-GOOD	C	S-52P-5	—	—	196	—	—	196	x1.02	x1.04	208	use 210
VLT3	VAULT-EXCELLENT	C	S-52P-5	—	—	226	—	—	226	x1.02	x1.04	240	use 240
VLT4	VAULT-POOR	C	S-52-P5	—	—	138	—	—	138	x1.02	x1.04	146.39	use 145

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OUTBUILDINGS AND EXTRA FEATURES

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	ITEM	MANUAL	Section PAGE	CLASS QUALITY	TYPICAL SIZE	PRICE	ADJ	ADJ	ADJ. PRICE	Current cost	Local MULT	TOTAL ADJ PRICE	notes
SPL1	POOL- INGROUND	COMM	S-66 P-6	HIGHEND	18x36	45.00	x 1.20	(15-30% HIGHER)	54.00	x1.09	x1.04	61.21	USE 60.00
SPL2	VINYL POOL	COMM	S-66 P-6	OF	18x36	31.00	x1.00	—	31.00	x1.09	x1.04	35.14	USE 35.00
SPL3	GUNITE POOL	COMM	S-66 P-6	AVERAGES	18x36	45.00	x1.00	—	45.00	x1.09	x1.04	51.01	USE 50.00
SPL4	COM CL: Concrete	COMM	S-66 P-6	DUE TO	1000-2000	65.00	x1.00	—	65.00	x1.09	x1.04	73.68	USE 75.00
SPL5	COMCL: GUNITE	COMM	S-66 P-6	FROST AREA	1000-2000	65.00	÷ 1.20	—	54.00	x1.09	x1.04	61.21	USE 60.00
SPL6	COM CL: STEEL	COMM	S-66 P-6	—	1000-2000	135.00	x1.00	—	135.00	x1.09	x1.04	153.03	USE 150.00
SPL7	ABV. GROUND	COM	S-66-P6		21' DIAM	$3600	πr^2 = 346 ft		10.40	x1.09	x1.04	11.79	USE $12.00
FN1	FENCE 4' CHAIN	COM	S-66 P-4	#9	4'	8.75	—	—	8.75	x1.09	x1.04	9.92	USE 10.00
FN2	FENCE 5' CHAIN	COM	S-66 P-4	wire	5'	10.75	—	—	10.75	x1.09	x1.04	12.18	USE 12.00
FN3	FENCE 6' CHAIN	COM	S-66 P-4	on	6'	12.75	—	—	12.75	x1.09	x1.04	14.45	USE 14.00
FN4	FENCE 8' CHAIN	COM	S-66 P-4	2" Round	8'	16.80	—	—	16.80	x1.09	x1.04	19.04	USE 19.00
FN5	FENCE 10' CHAIN	COM	S-66-P4	set in	10'	20.75	—	—	20.75	x1.09	x1.04	23.52	USE 23.00
FN6	FENCE - VINYL	COM	S-66 P4	SOLID	6'	28.00	—	—	28.00	x1.09	x1.04	31.74	USE 32.00
FN7	FENCE - WOOD	COM	S-66 P4	SOLID	6'	19.00	—	—	19.00	x1.09	x1.04	21.50	USE 22.00
MW1	MINI-WARE-LC	COM	S-14 P-28	S-~~LARGE~~	AVG 97	18.77	no heat	130#	18.77	X1.07	x1.04	20.89	USE 21.00
MW2	MINI-WARE-AV	COM	S-14 P-28	S-~~LARGE~~	AREA	25.12	no heat	Per space	25.12	X1.07	x1.04	27.95	USE 28.00
MW-3	MINI-WARE-GD	COM	S-14 P-28	S-GOOD	130-170	33.62	no heat	100-170	33.62	x1.07	x1.04	37.41	USE 37.00
MW-4	MIN-WAREHOUSE	COM	S-14 P-28	S-CHEAP	100-190	13.92	no heat	on Average	13.92	x1.07	x1.04	15.49	USE 15.00
MOTL	MOTEL- ~~FAIR~~	COM	S-12 P-9	D-FAIR	5 —	59.58	IND. THRU	wall units	59.58	x 1.06	x 1.04	65.68	USE 65.00
MODU	MODULAR	USE	CURRENT	PRICE		50.00	—	—	50.00	x 1.20	—	60.00	USE $60.00
MLK	MILKHOUSE	COM	S-17 P-38	D-AVG	4000 - 10'	29.76	no heat -		29.76	x1.12	x1.04	34.66	USE 35.00
MH1	MOBILE HOME	COM	S-63 P-8	AVERAGE	12x56	42.29	FHA Heat-		42.29	x1.07	x1.04	44.42	USE 45.00
FOP	SCREEN HOUSE				8' = 2650 TO 20' = 14025								USE 40.00
GAZ	GAZEBO				40% OF HOUSE PRICE								USE 40.00
LNT	LEAN-TO	COM	S-17 P27	D-L.Cost	DIRT FLOOR	4.61	—	—	4.61	x1.12	x1.04	5.37	USE 5.00
DCK1	DOCKS-RES TYPE	COM	S-67 P-6	3" DECK- LIGHT PILING		40.00	—	—	40.00	x1.10	x1.04	45.76	USE 45.00
DCK2	DOCKS-COM TYPE	COM	S-67 P-6	4" DECK- HEAVY PILING		80.00	—	—	80.00	x1.10	x1.04	91.52	USE 90.00
DECK	FREE STANDING	Res.	B-24	PINE	100#	14.41	RAILS 2.64	—	17.05	x1.04	x1.04	18.44	USE 18.00
FCP	CARPORT	RES	B-25	METAL/RANGE		11.00	—	—	11.00	x1.04	x1.04	11.89	USE 12.00

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National Brand 45-613 Eye-Ease® 45-313 2-Pack

OUTBUILDINGS AND EXTRA FEATURES.

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	ITEM	MANUAL	SECTION PAGE	CLASS QUALITY	TYPICAL ~~PRICE~~	PRICE	ADJ.	ADJ	ADJ. PRICE	current cost	Local Mult	TOTAL ADJ. PRICE	notes
1	FGR1 GARAGE - AVG	Comm.	S-12 P-30	D-AVG	576	23.47	—	—	23.47	x 1.06	x1.04	25.87	USE 26.00 * (26.00)
2	FGR2 GARAGE - GOOD	Comm.	S-12 P-30	D-GOOD	576	31.85	—	—	31.85	x 1.06	x1.04	35.11	USE 35.00
3	FGR3 GARAGE - POOR	Comm.	S-12 P-30	D-L.Cost	576	17.47	—	—	17.47	x 1.06	x1.04	19.26	USE 20.00 * Since like 28.8 to D cost
4	FGR4 W/LOFT - AVG	Comm.	S-12 P-30	D-AVG	576	23.47	See Resid	x1.35	31.68	x1.06	x1.04	34.92	USE 35.00
5	FGR5 W/LOFT - GOOD	Comm.	S-12 P-30	D-GOOD	576	31.85	See Resid	x1.35	42.99	x1.06	x1.04	47.39	USE 47.00
6	FGR6 W/LOFT - POOR	Comm.	S-12 P-30	D-L.Cost	576	17.47	See Resid	x1.35	23.58	x1.06	x1.04	25.99	USE 26.00
7	FGR7 2ST - AVG	Comm.	S-12 P-30	D-AVG	576	23.47	See Resid	x1.65	38.73	x1.06	x1.04	42.70	USE 43.00
8	FGR8 2ST - GOOD	Comm.	S-12 P-30	D-GOOD	576	31.85	See Resid	x1.65	52.55	x1.06	x1.04	57.93	USE 58.00
9	FGR9 2ST - POOR	Comm.	S-12 P-30	D-L.Cost	576	17.47	See Resid	x1.65	28.83	x1.06	x1.04	31.78	USE 32.00
10													
11	BRN1 BARN - 1STORY	Comm.	S-17 PG30	D-AVG	—	18.04	—	—	18.04	x1.12	x1.04	21.01	21.00
12	BRN2 1ST W/BSMT	Comm.	S-17 PG-30	D-AVG	—	18.04	5.97 (105*S-17 PG49)		24.01	x1.12	x1.04	27.97	28.00
13	BRN3 1ST W/LOFT	Comm	S17 PG-30	D-AVG	—	18.04	6.33 (LOFT)	—	24.37	x1.12	x1.04	28.39	28.00
14	BRN4 1ST W/LOFT + BSMT	Comm	S17 PG-30	D-AVG	—	18.04	6.33	5.97	30.34	x1.12	x1.04	35.34	35.00
15	BRN5 2STORY	Comm	S17 PG-30	D-AVG	—	18.04	x1.65 (includes floor)		29.77	x1.12	x1.04	34.67	35.00
16	BRN6 2STORY W/BSMT	Comm	See above	D-AVG	—	29.77	+ 5.97 BSMT		35.74	x1.12	x1.04	41.62	41.00
17	BRN7 BARN - POOR	Comm	S-17 PG30	D-LC	—	13.05	—	—	13.05	x1.12	x1.04	15.20	15.00
18	BRN8 POLE BARN	Comm	S-17 PG-30	D-Pole-LC	—	10.77	—	—	10.77	x1.12	x1.04	12.54	12.00
19													
20	SHP1 WORK SHOP - AVG	Comm.	S-17 PG13	D-AVG	—	14.84	—	—	14.84	x1.12	x1.04	17.29	USE 18.00
21	SHP2 WORK SHOP - GOOD	Comm.	S-17 PG13	D-GOOD	—	22.18	—	—	22.18	x1.12	x1.04	25.84	USE 26.00
22	SHP3 WORK SHOP - POOR	Comm.	S-17 PG13	D-L.Cost	—	10.51	—	—	10.51	x1.12	x1.04	12.24	USE 12.00
23	SHP4 W/INTER - AVE	Comm.	S-17 PG13	D-AVG	—	17.79	—	—	17.79	x1.12	x1.04	20.72	USE 21.00
24	SHP5 W/INTER - GOOD	Comm.	S-17 PG13	D-GOOD	—	25.21	—	—	25.21	x1.12	x1.04	29.36	USE 29.00
25	SHP6 W/INTER - POOR	Comm.	S-17 PG13	D-L Cost	—	12.10	—	—	12.10	x1.12	x1.04	14.09	USE 15.00
26													
27	SHD1 SHED - AVG	1329 + 1459 + 1699 + 1789 + 2479 + 2589 + 3839 + 3239 = 18422.8 (2304) 48 + 80 + 120 + 160 = 408.4 (102) = 22.58 USE 22.00											
28	SHD2 SHED - GOOD	1639 + 1769 + 2009 + 2099 + 2969 + 3389 + 2979 + 3399 = 20252.8 (2531) 48 + 80 + 120 + 160 = 408.4 (102) = 24.82 USE 25.00											
29	SHD3 SHED - METAL	SEARS METAL ARROW = $800 FOR 8 x 10 = 80 ft = $10.00 (WEDSITE 6/4/07) → USE $10.00											
30													
31	BTH3 Commercial Bath House	Comm	S-12 P-24	D-AVG	FHA Heat	74.47	—	—	74.47	x 1.06	x1.04	82.10	USE $80.00
32	BTH1 CABANA	Comm	S-12 P-24	D-CHEAP	No Heat	27.25	—	—	27.25	x 1.06	x1.04	30.04	USE $30.00
33	BTH2 CABANA WITH PLUMING	Comm	S-12 P-24	D-L.Cost	Wall Furn	51.73	—	—	51.73	x 1.06	x1.04	57.03	USE $55.00
34													
35	CAB1 ~~CABIN - UNFINISHED~~	Comm	S-12 P-31	LC. Cabins	800	31.56	(26500 + 1150) x 1.00		34.56	x1.06	x1.04	38.10	USE 38.00 40.
36	CAB2 CABIN A ~~AVERAGE SHEAP~~	COMM	S-12 P-13	D-CHEAP	800	44.86	FHA (1.460)	x.947	48.73	x1.06	x1.04	53.72	~~USE 54.00~~ 56 56 Avgs
37	CAB3 CABIN ~~A~~ ~~AVERAGE~~ A+20	COMM	S-12 P-13	D-AVG	800	77.10	FHA (1.55)	x.947	75.98	x1.06	x1.04	83.77	~~USE 84.00~~ 68 +20
38	CAB4 CABIN ~~A~~ LOWCOST A+10	COMM	S-12 P-13	D-L.Cost	800	53.04	FHA (1.460 - 0.20)	x.947	58.01	x1.06	x1.04	63.95	~~USE 64.00~~ 62 +10
39	CAB5 CABIN ~~A~~ FAIR A+5	COMM	S-12 P-13	D-FAIR	800	68.12	FHA (2.65 - 0.40)	x.947	66.36	x1.06	x1.04	73.15	~~USE 74.00~~ 65 +5
40													

USE 1/3 OF AVG - RANCH/CAPE adjusted to Cabin - Average + 20

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National Brand 45-613 Eye-Ease® 45-313 2 Pack

OUTBUILDING AND EXTRA FEATURES.

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	ITEM	MANUAL	Section PAGE	CLASS QUALITY	TYPICAL SIZE	PRICE	ADJ.	ADJ.	ADJ PRICE	Current cost	Local Mult	TOTAL ADJ. PRICE	notes
GRN1	GREEN House - RS	COMM.	S64 P6	EVEN SPAN	150-250	55.00	—	—	55.00	x1.08	x1.04	61.78	USE 60.00
GRN2	COMM. GLASS	COMM	S17 P22	S-GOOD	10'-4000	16.15	x1.20 (FA/PERM)		19.38	x1.13	x1.04	22.78	USE 22.00
GRN3	COMM. PLASTIC	Comm	S17 P22	S-CHEAP	10'-4000	2.51	x1.20 (FA/PERM)		3.01	x1.13	x1.04	3.53	USE 4.00
KSK1	KIOSK - ~~Service~~ FRAME GL.	COM	S-64 P2	L.C. - SIDING - GLASS		91.50	(100%)	—	91.50	x1.08	x1.04	102.77	USE 100.00
KSK2	PHOTO BOOTH ~~Steel~~ - GL	COM	S-64 P2	AVG - steel - GLASS		158.50	(100%)	—	158.50	x1.08	x1.04	178.02	use 175.00
FDN1	4' FOUNDATION	RES	B-6	EXTREME Concrete		6.80	—	—	6.80	x1.04	x1.04	7.46	USE 7.00
FDN2	8' FOUNDATION	RES	B-10 P21	8" Poured concrete ~~AVG~~		17.03	~~4.79~~	—	17.13	x1.06	x1.04	18.88	use 19.00
PAT1	PATIO - AVG	Com	S-66 P-2	BLOCKS ON SAND		6.00	—	—	6.00	x1.09	x1.04	6.80	use 7.00
PAT2	PATIO - GOOD	Com	S-66 P-2	FLAGSTONE on concrete		14.00	—	—	14.00	x1.09	x1.04	15.87	use 15.00
PAV1	PAVING - ASPHALT	COM	S-66 P2	3" ASPHALT BASE		2.70	—	—	2.70	x1.09	x1.04	3.06	use 3.00
PAV2	PAVING - CONCRETE	Com	S-66 P2	3" concrete BASE		4.70	—	—	4.70	x1.09	x1.04	5.32	use 5.00
PCT	PADDLEBALL CRT	Res	C-8	30x60=1800=50000		27.77	—	—	—	—	—	27.77	use ~~28~~ 28.00
PLT1	PLTY HSE 1ST	REMOVE FROM SURVEY											
PLT2	PLTY HSE 2ST												
PLT3	PLTY HSE 3ST												
PVLN	PAVILON	COM	S-16 P23	D-L.Cost	—	37.41	—	—	37.41	x1.10	x1.04	42.79	use $42.00
RAR	RIDING ARENA	COM	S-17 P-35	D-AVG	—	13.90	—	—	13.90	x1.12	x1.04	16.19	use 16.00
RCL	ROOT CELLAR	Remove											
RCRM	REC. ROOM	RES	AVG-28	500 ft Rec Room		14.02	—	—	14.02	x1.04	x1.04	15.16	use 15.00
RQT	RACQUETBALL	Res	C-8	20x40=800 $50,000		50000	—	—	—	x1.00	x1.00	50,000	use 50,000
SCL1	SCALES - ~~[illegible]~~ PLATFORM	COM	S-17-P-55	PLATFORM	PER TON	3000	—	—	3000	x1.13	x1.04	3525	use 3500
SCL2	SCALES - ~~[illegible]~~ TRUCK	COM	S-17 P-55	TRUCK	PER TON	1000	—	—	1000	x1.13	x1.04	1175	USE 1200
STB1	STABLE	COM	S-17 P36	D-AVG	—	20.44	—	—	20.44	x1.12	x1.04	23.80	use $24.00
STB2	W/ IMPROV.	COM	S-17 P-36	D-GOOD	—	31.64	—	—	31.64	x1.12	x1.04	36.85	use $36.00
TEN	TENNIS COURT	RES	C-8	60x120=7200=35000		4.86	—	—	4.86	x1.04	x1.04	5.25	use 5.00

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National Brand 45-613 Eye-Ease® 45-313 2-Pack

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	ITEM	MANUAL	SECTION PAGE	CLASS QUALITY	TYPICAL SIZE	PRICE	ADJ.	ADJ.	ADJ. PRICE	Current Cost	Local MULT	TOTAL ADJ PRICE	NOTES
		1	2	3	4	5	6	7	8	9	10	11	12
MHS1	T.T. SITES	COMM	S-63 P-2	Low Cost	2400-80units	1735	ENG: GRD:	ELECT.	1735	x1.02	x1.04	1840	USE 1800
MHS2	T.T. SITES	COMM	S-63 P-2	Low Cost	2400-80units	2275	ENG: GRD:	ELECT: water	2275	x1.02	x1.04	2413	USE 2400
MHS3	T.T SITES	COMM	S-63 P-2	Low Cost	2400-80units	2875	ENG: GRD:	ELECT: W+S	2875	x1.02	x1.04	3049	USE 3000
MHS4	M.H SITES	COMM	S-63 P-3	AVERAGE	3200: 100units	3555	ENG-GRD-	PAV-ELECT	3555	x1.02	x1.04	3771	USE 3800
MHS5	M. H. SITES	COMM	S-63 P-3	AVERAGE	3200: 100units	4280	ENG-GRD-	PAV-ELEC-water	4280	x1.02	x1.04	4540	USE 4500
MHS6	M.H. SITES	COMM	S-63 P-3	AVERAGE	3200: 100units	5155	ENG-GRD-	PAV-ELECT W+S	5155	x1.02	x1.04	5468	USE 5500
MHS7	M.H. SITES	COMM	S-63 P-3	AVERAGE	3200: 100 units	5540	ENG-GRD-	PAV-E-W+S-GAS	5540	x1.02	x1.04	5876	USE 5900
MHS8	M.H. SITES	COMM	S-63 P-3	GOOD	4400: 175units	7365	E-G-	PAV-S-W-E	7365	x1.02	x1.04	7812	USE 7800
MHS9	M.H. SITES	COMM	S-63 P-3	GOOD	4400: 175units	8545	E-G-P-	S-W-E-P/lo-	8545	x1.02	x1.04	9064	USE 9000
SLP1	BOAT SLIP - L. Cost	RES	C-7	TYPICAL	RANGE	5000	—	—	5000	—	—	5000	use 5000
SLP2	BOAT SLIP - AVG	RES	C-7	4800-8950		7500	—	—	7500	—	—	7500	use 7500
SLP3	BOAT SLIP - GOOD	RES	C-7	—	—	10000	—	—	10000	—	—	10000	use 10000
TWR1	150-TOWER	COM	S-67-P6	SELF	83000-117000	110,000	←	75% of DIFF	110,000	x1.10	x1.04	125840	USE 125,000
TWR2	100-TOWER	COM	S-67 P6	SELF	41000-60250	55500	←	75% of DIFF	55,500	x1.10	x1.04	63500	USE 60,000
TWR3	50-TOWER	COM	S-67 P6	SELF	12250-19500	17700	←	75% of DIFF	17,700	x1.10	x1.04	20248	USE 20,000
TWR4	200-TOWER	COM	S-67 P6	SELF	136750-187000	174500	←	75% of DIFF	174,500	x1.10	x1.04	199,628	USE 200,000

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Quality Factors: It is inevitable that improved properties will exhibit varying degrees of construction quality, positive or negative, relative to market expectations. Applying these factors is consistent with market behavior, as "quality" of construction is almost always factored into buyer/seller decisions. A base factor of 100, assumes "average" quality construction is average for the market. The construction "quality" factors are identified below:

Code	*Description*	*Quality Adjustment Factor*
01	*Minimum*	*80%*
02	*Below average*	*90%*
03	*Average*	*100%*
11	*Average+5*	*105%*
04	*Average +10*	*110%*
09	*Average +15*	*115%*
05	*Average +20*	*120%*
10	*Average +25*	*125%*
06	*Excellent*	*130%*
12	*Excellent +5*	*135%*
07	*Excellent+10*	*140%*
13	*Excellent+15*	*145%*
08	*Excellent+20*	*150%*
16	*Excellent+30*	*160%*
14	*Excellent+45*	*175%*
15	*Luxurious*	*200%*

Building Cost Tables: Construction costs will vary by "use", such as residential, commercial, industrial, etc. The base (average quality) construction rates for various uses are identified in the following charts and tables. See Attached

The "Building Cost" base rates identified in the preceding table were derived *by reviewing building costs extracted from local sale data, and from the Marshall & Swift Cost Guide.*

Income Approach – Income and Expense Data: As previously described, the "Income Approach" is based upon the principle of "anticipation" which recognizes that value is created by the owner's expectation of future benefits. Typically, these benefits are anticipated in the form of income, and/or in the anticipated increase in the property's value over time. Therefore, a primary consideration is the relative level of anticipated income and expenses a property is likely to achieve, and "base" rates for both income and expenses must be established. Consequently, research was undertaken in order to identify the appropriate "base" levels of income and expenses for each commercial property "use" type, such as apartments, office, retail, industrial, etc.

An explanation for the derivation of the base rates for various property uses follows: Since income information was not collected, this is not available.

Income Approach – Vacancy and Capitalization Rates: As illustrated in Section 3, after the gross income and expenses for a particular property "use" have been identified, the next step in the development of the "Income Approach" is to subtract the anticipated (market-derived) vacancy rate from the potential gross revenue, to generate the "effective" gross income. The expenses are then subtracted from the effective gross income, in order to generate the net operating income, or "NOI". The NOI is then divided by a "capitalization" rate, or the market-derived rate investors would expect on alternative investments that share the same degree of risk as the appraised property.

An explanation for the derivation of the base rates for various property uses follows:

Since income information was not collected, this is not available.

Property Record Cards of Sales Utilized in Analysis: