RESIDENTIAL CLASSIFICATION STANDARDS

QUALITY GRADE OR CLASS

The quality grade of materials and workmanship is the one most significant variable to be considered in estimating the replacement cost of a structure. Two buildings may be built from the same general plan, each offering exactly the same facilities and with the same specific features, but with widely different cost due entirely to the quality of materials and workmanship used in their construction. For instance, the cost of a dwelling constructed of high-quality materials and with the best of workmanship throughout can be more than twice that of one built from the same floor plan but with inferior materials and workmanship prevailing.

The following schedule has been developed to distinguish between variations in cost. This schedule represents the full range of conventional dwelling construction. The basic specifications for each grade, as to type of facilities furnished is relatively constant; that is, each has a specific type of heating system, bathrooms, kitchen unit, and other typical living facilities, but with variable quality of materials and workmanship prevailing.

The basic grade represents cost of construction using average quality materials, with average workmanship. The majority of dwellings erected fall within one class above and one class below the base grade of C. The layman or professional appraiser can readily distinguish between these classes. The three classes of quality grade for this group of dwellings have been established as follows:

GRADE	QUALITY	FACTOR
C+10	ABOVE AVERAGE	1.13
C	AVERAGE	1.00
C-10	BELOW AVERAGE	.90

In order to justify variation in cost, maintain uniformity and retain complete control throughout the cost range, we have established these base grades. The pricing spread between each grade is based upon the use of better grade materials and higher quality workmanship from C Grade to B Grade. B Grade dwellings are found to have better individual features and interior finish, which reflects approximately 25% higher costs than C Grade. Likewise, the D Grade dwelling would be constructed of approximately 25% less quality than C Grade, due to the type of materials used and workmanship. Consequently, better quality of construction or construction of cheaper quality can be comparatively observed.

RESIDENTIAL GRADE SCHEDULE

GRADE	FACTOR
AA	2.50
A+95	2.45
A+90	2.40
A+85	2.35
A+80	2.30
A+75	2.25
A+70	2.20
A+65	2.15
A+60	2.10
A+55	2.05
A+50	2.00
A+45	1.95
A+40	1.90
A+35	1.85
A+30	1.80
A+25	1.75
A+20	1.70
A+15	1.65
A+10	1.60
A+5	1.55
A	1.50
A-5	1.45
A-10	1.40
B+10	1.35
B+5	1.30
B	1.25
B-5	1.21
B-10	1.17
C+10	1.13
C+5	1.07
C	1.00
C-5	.95
C-10	.90
D+10	.85
D+5	.80
D	.75
D-5	.70
D-10	.65
E+10	.60
E+5	.55
E	.50

RESIDENTIAL GRADE SCHEDULE

GRADE	FACTOR
E-5	.45
E-10	.40
E-15	.35
E-20	.30
E-25	.25
E-30	.20

The AA, A, and B Grade dwellings incorporate the best quality of materials and workmanship. Construction costs of some. The prestige-type and the mansion, or country estate-type homes, are usually in this classification. The Grade A dwellings having outstanding architectural style and design are generally custom-built homes and are 250% -better in overall construction than the Grade C dwellings. Grade B dwellings boast moderate architectural style and design, generally include the custom-built homes, and are 25% higher in overall construction costs than the Grade C dwellings. The Grade D dwellings are usually mass-produced and built of lower quality materials with expense-saving construction. The dwelling of the cheapest quality construction built of inferior grade materials and workmanship is the Grade E Quality.

USE OF INTERMEDIATE GRADES

As stated earlier, the grading method is based on grade C as the base standard of quality and design. A factor of the highest-grade level to the lowest grade level is established by means of grade factor multipliers. Since not all dwellings are constructed to fall into one of the precise grade levels with no adjustments, it becomes necessary to further refine our grading system. It is not unusual for conventional houses to be built incorporating qualities that fall above or below these estimated grades. If the house that is being appraised does not fall exactly on a specific grade, but should be classified within that group, the use of grade factor symbols parentheses plus or minus parentheses will accomplish this adjustment in the grade AA, A, B, C, D & E classes.

For a grading increase in the grade category, a plus factor can be used, which will result in each factor being higher than the last.

For Example: Grade AA dwelling with outstanding architectural style and design, constructed with the finest quality materials and workmanship throughout, and featuring superior quality interior finish with extensive built-in features, a deluxe heating system and high-grade lighting and plumbing fixtures may be graded AA. The AA grade places this house in the superior quality range. The '+' part of the AA grade places this house a level above the standard Grade A category. Grade AA homes have a factor of 250%. Thus, once you have priced this house to the base level of 'C', a multiplier of 250% would be applied to adjust the Grade C base level up to the AA grade level you desired.

The same approach would apply should you have a house constructed with a very cheap grade of materials, usually culls and seconds, and very poor-quality workmanship resulting from unskilled, inexperienced, "do-it-yourself" type labor. Minimal code, low-grade mechanical features and fixtures may be graded 'E'. The 'E' grade places this house in the inferior quality range. Grade 'E' has a factor of 50%. Thus, once you have priced this house to the base level of 'C,' a multiplier of 50% would be applied to adjust the 'C' grade base level down to the grade 'E' level you intended.

NOTE: The quality factor ultimately selected is to represent a composite judgment of the overall Quality Grade. Generally, the quality of materials and workmanship is fairly consistent throughout the construction of a specific building; however, since this is not always the case, it is frequently necessary to weigh the quality of each major component in order to arrive at the proper overall Quality Grade. Equal consideration must also be given to any additions which are constructed of materials and workmanship inconsistent with the quality of the main building.

The appraiser must use extreme caution not to confuse Quality and Condition when establishing grades for older houses in which a deteriorated condition may have a noticeable effect on their appearance. Grades should be established on the original quality of construction; as if a new dwelling, and not be influenced by physical condition. Proper grading must reflect replacement cost of new buildings. Usually, a house should always retain its initial grade of construction, regardless of its present deteriorated condition.

Grade AA Quality Dwellings

These homes are unique, architecturally designed and custom built by contractors who specialize in superior quality construction. Extensive detail is given to ornamentation with the use of superior grade materials and skilled craftsmanship. Homes of this type are located in areas that are specifically developed for this level of quality. They are not typically found in a conventional subdivision.

BASE SPECIFICATIONS

FOUNDATION: Brick or reinforced concrete foundation walls on concrete footings with interior piers.

EXTERIOR WALLS: Stone, brick veneer, stucco, log, or frame siding. All exterior walls will be of high quality and constructed with much detail and workmanship. Ample insulation and numerous openings for windows and doors are typical.

ROOF: Slate, tile, cedar shake, or architectural asphalt shingles on quality sheathing with well braced rafters having various slopes and ridges.

INTERIOR FINISH: The interior of these homes is of the highest custom design and construction with much attention given to fine detail and master craftsmanship.

FLOORS: Heavy construction utilizing wood or steel joists and sub floor with the best quality combination of hardwoods, ceramic tile, terrazzo, marble or granite tile, vinyl, or luxurious carpeting.

PLUMBING: A combination of high-quality fixtures, good quality materials, and skilled workmanship. All of which are considered typical and adequate for the type of construction; generally, the number of fixtures considered typical and adequate exceeds a total of twelve.

CLIMATE CONTROL: A heating system equal to forced air with ample capacity and insulated ductwork throughout. Air conditioning is included as a part of the specifications; however, this item is considered an add-on item and is excluded from base pricing.

ELECTRICAL: Good quality wiring, maximum electrical outlets and expensive light fixtures.

Grade AA Dwelling
Superior Quality Samples

Grade A Quality Dwellings

These homes are architecturally designed and custom built by contractors who specialize in good quality construction. Extensive detail is given to ornamentation with the use of good grade materials and skilled craftsmanship. Homes of this quality are located in affluent areas that will enhance and benefit the home the most.

BASE SPECIFICATIONS

FOUNDATION: Brick or reinforced concrete foundation walls on concrete footings with interior piers.

EXTERIOR WALLS: Stone, brick veneer, stucco, log, or frame siding. All exterior walls will be of high quality and constructed with much detail and workmanship. Ample insulation and numerous openings for windows and doors are typical.

ROOF: Slate, tile, cedar shake, or architectural asphalt shingles on quality sheathing with well braced rafters having various slopes and ridges.

INTERIOR FINISH: The interior of these homes is of the highest custom design and construction with much attention given to fine detail and master craftsmanship.

FLOORS: Heavy construction utilizing wood or steel joists and sub floor with the best quality combination of hardwoods, ceramic tile, terrazzo, marble or granite tile, vinyl, or luxurious carpeting.

PLUMBING: A combination of high-quality fixtures, good quality materials, and skilled workmanship. All of which are considered typical and adequate for the type of construction; generally, the number of fixtures considered typical and adequate exceeds a total of twelve.

CLIMATE CONTROL: A heating system equal to forced air with ample capacity and insulated ductwork throughout. Air conditioning is included as a part of the specifications; however, this item is considered an add-on item and is excluded from base pricing.

ELECTRICAL: Good quality wiring, maximum electrical outlets, and expensive light fixtures.

Grade A Dwelling
Very Good Quality Samples

Grade B Quality Grade Dwellings

These homes are architecturally designed and built by contractors who specialize in good quality construction. Much detail is given to ornamentation with the use of good grade materials and skilled workmanship.

BASE SPECIFICATIONS

FOUNDATION: Brick or reinforced concrete foundation walls on concrete footings with interior piers.

EXTERIOR WALLS: Stone, brick veneer, stucco, log, or frame siding. All exterior walls will be of good quality and constructed with good detail and workmanship. Ample insulation and adequate openings for windows and doors is typical.

ROOF: Slate, tile, cedar shake, or architectural asphalt shingles on quality sheathing with well braced rafters having various slopes and ridges.

INTERIOR FINISH: The interior of these homes is of good design and good construction and good quality workmanship.

FLOORS: Moderate construction utilizing wood or steel joists and sub floor with a good combination of hardwoods, ceramic tile, vinyl, or good quality carpeting.

PLUMBING: A combination of good-quality fixtures, good-quality materials, and skilled workmanship. All of which are considered typical and adequate for the type of construction; generally, the number of fixtures considered typical and adequate is at least ten fixtures.

CLIMATE CONTROL: A heating system equal to forced air with ample capacity and insulated ductwork throughout. Air conditioning is included as a part of the specifications; however, this item is considered an add-on item and is excluded from base pricing.

ELECTRICAL: Good quality wiring, maximum electrical outlets, and good light fixtures.

Grade B Dwelling
Good Quality Samples

C Quality Grade Dwellings

These homes are designed and built by contractors who specialize in average quality construction. Adequate detail is given to ornamentation with the use of average grade materials and typical workmanship. Homes of this type are located in areas that are specifically developed for this level of quality. These homes represent the prevalent quality.

BASE SPECIFICATIONS

FOUNDATION: Brick or reinforced concrete foundation walls on concrete footings with interior piers.

EXTERIOR WALLS: Stone, brick veneer, stucco, log, or frame siding. All exterior walls will be average quality and constructed with average detail and workmanship. Ample insulation and adequate openings for windows and doors is typical.

ROOF: Tile, cedar shake, or asphalt shingles on average quality sheathing w/ frame trusses and having typical slopes.

INTERIOR FINISH: The interior of these homes is of average design and average construction with attention given to detail and average quality workmanship.

FLOORS: Moderate construction utilizing wood or steel joists and sub floor with an average combination of hardwoods, ceramic tile, vinyl, or average quality carpeting.

PLUMBING: A combination of average-quality fixtures, average quality materials, and workmanship. All of which are considered typical and adequate for the type of construction; generally, the number of fixtures considered typical and adequate does not exceed ten fixtures.

CLIMATE CONTROL: A heating system equal to forced air with ample capacity and insulated ductwork throughout. Air conditioning is included as a part of the specifications; however, this item is considered an add-on item and is excluded.

ELECTRICAL: Average quality wiring, adequate electrical outlets, and average light fixtures from base pricing.

Grade C Dwelling
Average Quality Samples

D Quality Grade Dwellings

These homes are usually mass-produced and built of lower quality materials with expense-saving construction. Limited detail is given to ornamentation with the use of below-average materials and workmanship. Economy built homes would normally fall into this classification.

BASE SPECIFICATIONS

FOUNDATION: Brick or concrete block walls on concrete footings.

EXTERIOR WALLS: Stone, brick veneer, stucco, log, or frame siding. All exterior walls are average quality or less and constructed with minimal detail and workmanship. Insulation is minimal and openings for windows and doors are typical.

ROOF: Light weight asphalt shingles on adequate sheathing and frame trusses with minimal slope.

INTERIOR FINISH: The interior of these homes is below average design and construction with limited attention given to detail and quality workmanship.

FLOORS: Low cost construction utilizing wood or steel joists and sub floor with some hardwoods, vinyl, and/or low-quality carpeting.

PLUMBING: A combination of fair-quality fixtures, typical quality materials, and workmanship. All of which are considered typical and adequate for the type of construction; generally, the number of fixtures considered typical and adequate is eight fixtures or less.

CLIMATE CONTROL: A heating system equal to forced air with minimal capacity and ductwork throughout. Air conditioning is not a part of the specifications. This item is excluded from base pricing and should be added if applicable.

ELECTRICAL: Adequate quality wiring, minimal electrical outlets, and low-cost light fixtures.

Grade D Dwelling
Fair Quality Samples

E Quality Dwellings
These homes are constructed of low-quality materials and usually designed not to exceed minimal building code. Little detail is given to interior or exterior finish. They are usually built for functional use only.

BASE SPECIFICATIONS

FOUNDATION: Brick or concrete block foundation walls on concrete footings, piers, or concrete slab.

EXTERIOR WALLS: Stone, brick veneer, stucco, log, frame siding, or concrete block. All walls are cheaply constructed with minimal detail and workmanship. Little or no insulation and minimal windows and doors are typical.

ROOF: Light weight asphalt shingles, roll roofing, or metal on plywood sheathing and frame trusses with minimal slope.

INTERIOR FINISH: The interior of these homes is of fair design and construction with low cost materials. Little attention is given to detail and quality workmanship.

FLOORS: Low cost construction utilizing wood or steel joists and sub floor with some hardwoods, vinyl, and/or low-quality carpeting.

PLUMBING: A combination of low-quality fixtures, typical quality materials, and workmanship. All of which are considered typical and adequate for the type of construction; generally, the number of fixtures considered typical and adequate is not more than five fixtures.

CLIMATE CONTROL: A heating system equal to forced air with minimal capacity and ductwork throughout. Air conditioning is not a part of the specifications. This item is excluded from base pricing and should be added if applicable.

ELECTRICAL: Minimal quality wiring, limited electrical outlets, and inexpensive lighting.

Grade E Dwelling
Inferior Quality Samples

STORY HEIGHTS

One Story

The one-story dwelling has all regular living space on one level. These structures may have basement and/or attic areas depending on location and preference of prospective owners.

Some advantages of the one-story dwellings include: the ability to add patios, porches, and decks to virtually any room; the absence of stairs where no basement or attic exists; the easy maintenance of usually low-pitched roofs and short exterior walls. Most one-story dwellings have a low and long appearance, which is pleasing to a large number of potential owners.

One-and-One-Half Story

The one-and-one-half story dwelling is essentially one-story with a steeper roof allowing for expansion of the attic. Dormers are usually added to provide additional interior wall height, light, and ventilation. This has two distinct advantages: economy in cost per unit of habitable living space and built-in expandability.

Two-Story

The two-story dwelling is the most economically built of the basic residential structure styles. The structure may be built with or without basement and/or attic areas. It requires smaller site space and has a smaller roof and foundation. Heating and cooling the two-story dwelling is simple and comparatively economical.

The desirability of the two-story dwelling increases as cost and availability of land becomes more of a concern.

Split-Level /Bi-Level

The split-level dwelling is a variation of the one-story dwelling with basement area. It was designed for the sloping or hilly site and takes advantage of what might otherwise be a troublesome difference in elevation.

The split-level makes efficient use of space. The general arrangement of the structure separates sleeping, living, and recreation areas on different levels.

The bi-level with the split-foyer dwelling is a popular variation of the split-level and is generally constructed with full basement area.

MODULAR HOMES

G. S. 105-164.3 (111) Modular home. – A factory-built structure that is designed to be used as a dwelling, is manufactured in accordance with the specifications for modular homes under the North Carolina State Residential Building Code, and bears a seal or label issued by the Department of Insurance pursuant to G.S. 143-139.1.

All homes constructed in a factory may be considered a manufactured home, but only those that meet or exceed the North Carolina State Residential Building Code may be considered modular homes. Also, in addition to NCSRBC, modular homes may be required to be constructed to local and/or regional building codes. North Carolina addresses the construction and definition of modular homes under the North Carolina State Building Code Volume VIII – Modular Construction Regulations. The quality of modular homes is considered to be the same as site-built homes per memorandum from the North Carolina Department of Insurance (see memorandum, page 383). For mass appraisal purposes, structures that are considered modular must meet current general statute requirements. Note: All homes classified as modular will be considered as real property, even if on someone else's land and priced utilizing the residential schedule.

Modular Home Samples

Modular Home Samples

MANUFACTURED HOUSING

While many site-built homes are constructed according to a specific building code to ensure proper design and safety, all manufactured homes are constructed in accordance with the Federal Manufactured Home Construction and Safety Standards, in effect since June 15, 1976. This building code, administered by the United States Department of Housing and Urban Development (HUD) and known as the HUD Code, regulates manufactured home design and construction, strength and durability, fire resistance, and energy efficiency. In the early 1990s, this building code was revised to enhance energy efficiency and ventilation standards and to improve the wind resistance of manufactured homes in areas prone to winds of hurricane force. Every manufactured home has a red and silver label certifying that it was built and inspected in compliance with the HUD Code. No manufactured home may be shipped from the factory unless it complies with the HUD Code and receives the certification label from an independent, third-party inspection agency.

Any manufactured home will be considered real property as defined in G.S. 105-273(13).

G.S. 105-273(13) Real property, real estate, or land. – Any of the following:
a. The land itself.
b. Buildings, structures, improvements, or permanent fixtures on land.
c. All rights and privileges belonging or in any way appertaining to the property.
d. A manufactured home as defined in **G.S. 143-143.9(6)**, unless it is considered tangible personal property for failure to meet all of the following requirements:
   1. It is a residential structure.
   2. It has the moving hitch, wheels, and axles removed.
   3. It is placed upon a permanent foundation either on land owned by the owner of the manufactured home or on land in which the owner of the manufactured home has a leasehold interest pursuant to a lease with a primary term of at least 20 years and the lease expressly provides for disposition of the manufactured home upon termination of the lease.

MANUFACTURED HOME GRADE SCHEDULE

GRADE	FACTOR
AA	2.00
A+40	1.90
A+30	1.80
A+20	1.70
A+10	1.60
A+5	1.55
A	1.50
A-5	1.45
A-10	1.40
B+10	1.35
B+5	1.30
B	1.25
B-5	1.21
B-10	1.17
C+10	1.13
C+5	1.07
C	1.00
C-5	.95
C-10	.90
D+10	.85
D+5	.80
D	.75
D-5	.70
D-10	.65
E+10	.60
E+5	.55
E	.50
E-5	.45
E-10	.40
E-20	.30

Manufactured Home Samples

Manufactured Home Samples

RESIDENTIAL COST SCHEDULES

The Cost Approach to value lends itself best to property valuation for tax purposes for two principle reasons:

1. Appraisals for Ad Valorem purposes require separate land value estimates.
2. The Cost Approach can be applied to all classes of property.

The use of one approach to the exclusion of others is contrary to the appraisal process. The approach outlined in this manual includes cost schedules, which have been developed and are supported through analysis and incorporation of economic factors indicated by all three approaches to value: Cost, Income and Market.

The following Cost Schedules are based on a model residence constructed using typical components, average quality workmanship and materials, consisting of thirteen hundred (1,500) square feet, baths (three fixtures), additional fixtures calculate at a of $1,100 per fixture.

All adjustments from base specifications are included in the following schedules:

Dwelling Pricing Schedule

The 'Dwelling Pricing Schedule' is to be used for computing the replacement cost new of all single-family dwellings and certain multiple-family dwellings. 'C' Grade base prices are provided.

The general application of the pricing schedule is to select the base area, story height, and exterior siding that is most representative of the subject dwelling and to adjust that base price to account for any variations between the subject dwelling and the schedule. Unless noted, values are per square foot.

NOTE: The pricing schedules are computer-generated, utilizing mathematical formulas to generate costs. It is possible to note a slightly different replacement cost new when comparing the usage of computer-generated costs against the dwelling pricing schedules appearing in this manual. This is due to the intricate rounding procedures of the computer and should not be considered an error in the printed schedules or the computer-generated value.

RESIDENTIAL MAIN AREA PRICING SCHEDULES

SQ. FT.	TYPE	STORY HEIGHT					
		1	1.5	1.8	2	2.5	3
400	BASE FRAME	107.90	141.94	164.11	180.06	221.81	253.77
	BASE MASONRY	112.90	147.43	170.76	191.60	233.72	267.90
500	BASE FRAME	105.10	135.47	158.01	173.35	212.84	243.32
	BASE MASONRY	110.10	141.02	164.72	184.82	224.75	257.45
600	BASE FRAME	102.30	131.67	153.24	167.21	205.13	235.41
	BASE MASONRY	107.30	137.26	159.99	178.60	217.05	249.54
700	BASE FRAME	99.50	128.44	147.96	162.93	199.53	228.91
	BASE MASONRY	104.50	134.06	154.77	174.27	211.45	243.04
800	BASE FRAME	96.70	124.60	144.52	158.46	193.94	223.54
	BASE MASONRY	101.70	130.26	151.36	169.75	205.85	237.67
900	BASE FRAME	94.90	122.03	141.19	155.10	190.12	218.17
	BASE MASONRY	99.90	127.71	148.06	166.36	202.04	232.30
1000	BASE FRAME	93.10	119.46	138.69	151.57	186.79	214.19
	BASE MASONRY	98.10	125.17	145.59	162.78	198.70	228.62
1100	BASE FRAME	91.50	117.24	136.03	148.96	183.45	210.54
	BASE MASONRY	96.50	122.97	142.95	160.14	195.37	224.67
1200	BASE FRAME	89.80	115.58	134.03	147.28	180.83	207.15
	BASE MASONRY	94.80	121.32	140.97	158.44	192.74	221.28
1300	BASE FRAME	88.40	113.78	132.12	144.68	177.81	203.75
	BASE MASONRY	93.40	119.54	139.08	155.81	189.73	217.88
1400	BASE FRAME	87.50	112.39	130.15	143.00	175.59	200.93
	BASE MASONRY	92.50	118.16	137.13	154.11	187.50	215.06

RESIDENTIAL MAIN AREA PRICING SCHEDULES

SQ. FT.	TYPE	STORY HEIGHT					
		1	1.5	1.8	2	2.5	3
1500	BASE FRAME	86.10	110.72	128.54	141.33	173.37	198.10
	BASE MASONRY	91.10	116.51	135.53	152.42	185.28	212.23
1600	BASE FRAME	85.10	109.75	127.43	139.46	171.06	195.56
	BASE MASONRY	90.10	115.23	134.43	150.43	182.98	209.41
1700	BASE FRAME	84.20	108.13	126.04	137.79	168.92	193.30
	BASE MASONRY	89.20	113.95	132.98	148.84	180.83	207.43
1800	BASE FRAME	83.30	107.12	124.49	136.48	167.01	191.04
	BASE MASONRY	88.30	113.08	131.52	147.52	178.93	205.17
1900	BASE FRAME	82.30	106.38	123.04	135.00	165.23	189.06
	BASE MASONRY	87.30	112.21	130.09	146.01	177.02	203.19
2000	BASE FRAME	81.65	105.31	122.04	133.69	163.44	186.80
	BASE MASONRY	86.40	111.16	129.10	144.69	175.35	200.93
2100	BASE FRAME	81.00	104.34	120.93	132.39	161.77	184.54
	BASE MASONRY	85.70	110.19	128.00	143.37	173.68	198.67
2200	BASE FRAME	80.30	103.37	119.80	131.08	160.58	183.55
	BASE MASONRY	85.00	109.23	126.88	142.05	172.49	197.68
2300	BASE FRAME	79.60	102.40	118.63	129.97	159.15	183.31
	BASE MASONRY	84.55	108.27	125.72	140.73	171.06	197.44
2400	BASE FRAME	79.10	101.70	117.55	128.85	157.48	193.12
	BASE MASONRY	84.10	107.58	124.65	139.60	169.40	197.25
2500	BASE FRAME	78.40	100.96	116.72	127.73	155.93	182.94
	BASE MASONRY	83.40	106.85	123.82	138.66	167.85	197.07

RESIDENTIAL MAIN AREA PRICING SCHEDULES

SQ. FT.	TYPE	STORY HEIGHT					
		1	1.5	1.8	2	2.5	3
2600	BASE FRAME	77.70	100.04	115.88	126.80	154.77	182.70
	BASE MASONRY	82.70	105.94	122.95	137.72	166.69	196.83
2700	BASE FRAME	77.20	99.35	114.97	125.96	154.64	182.49
	BASE MASONRY	82.25	105.25	122.01	136.78	166.58	196.62
2800	BASE FRAME	76.80	98.65	114.05	125.13	154.51	182.28
	BASE MASONRY	81.80	104.56	121.19	136.02	166.42	196.41
2900	BASE FRAME	76.40	97.82	113.22	124.01	154.36	182.07
	BASE MASONRY	81.40	103.74	120.36	134.89	166.27	196.20
3000	BASE FRAME	75.90	97.26	112.55	123.08	154.23	181.85
	BASE MASONRY	80.95	103.19	119.70	133.95	166.14	195.98
3100	BASE FRAME	75.50	96.71	112.00	122.15	154.06	181.64
	BASE MASONRY	80.50	102.54	118.96	133.01	165.97	195.77
3200	BASE FRAME	74.90	96.02	111.06	121.03	153.91	181.43
	BASE MASONRY	79.90	101.81	118.22	131.88	165.82	195.56
3300	BASE FRAME	74.50	95.39	110.26	120.94	153.75	181.22
	BASE MASONRY	79.45	101.38	117.39	131.79	165.66	195.35
3400	BASE FRAME	74.00	94.91	109.45	120.84	153.61	181.01
	BASE MASONRY	79.00	100.85	116.63	131.69	165.52	195.14
3500	BASE FRAME	73.70	94.21	108.72	120.75	153.46	180.80
	BASE MASONRY	78.70	100.16	115.91	131.60	165.38	194.93
3600	BASE FRAME	73.30	93.80	108.18	120.66	153.31	180.59
	BASE MASONRY	78.30	99.75	115.37	131.50	165.23	194.72

RESIDENTIAL MAIN AREA PRICING SCHEDULES

SQ. FT.	TYPE	STORY HEIGHT					
		1	1.5	1.8	2	2.5	3
3700	BASE FRAME	72.90	93.43	108.11	120.56	153.16	180.38
	BASE MASONRY	77.90	99.39	115.31	131.41	165.08	194.52
3800	BASE FRAME	72.50	92.82	108.03	120.47	153.02	180.18
	BASE MASONRY	77.50	98.79	115.22	131.31	164.92	194.32
3900	BASE FRAME	72.10	92.23	107.95	120.38	152.88	179.98
	BASE MASONRY	77.15	98.17	115.14	131.22	164.79	194.13
4000	BASE FRAME	71.80	91.71	107.89	120.29	152.71	179.78
	BASE MASONRY	76.80	97.69	115.09	131.13	164.63	193.94
4100	BASE FRAME	71.40	91.11	107.83	120.20	152.55	179.58
	BASE MASONRY	76.44	97.10	115.02	131.03	164.47	193.75
4200	BASE FRAME	71.10	90.60	107.75	120.11	152.39	179.39
	BASE MASONRY	76.07	96.59	114.95	130.94	164.31	193.57
4300	BASE FRAME	70.70	90.17	107.68	120.01	152.23	179.20
	BASE MASONRY	75.70	96.35	114.88	130.84	164.15	193.39
4400	BASE FRAME	70.40	90.13	107.61	119.91	152.07	179.01
	BASE MASONRY	75.40	96.21	114.81	130.75	164.00	193.21
4500	BASE FRAME	70.10	90.07	107.52	119.81	151.92	179.82
	BASE MASONRY	75.10	96.07	114.72	130.66	163.85	193.04
4600	BASE FRAME	69.80	90.00	107.42	119.71	151.77	179.64
	BASE MASONRY	74.80	96.00	114.62	130.56	163.70	192.87
4700	BASE FRAME	69.50	89.95	107.37	119.61	151.62	179.46
	BASE MASONRY	74.50	95.95	114.57	130.47	163.55	192.70

RESIDENTIAL MAIN AREA PRICING SCHEDULES

SQ. FT.	TYPE	STORY HEIGHT					
		1	1.5	1.8	2	2.5	3
4800	BASE FRAME	69.20	89.91	107.29	119.51	151.48	179.28
	BASE MASONRY	74.20	95.91	114.49	130.37	163.40	192.54
4900	BASE FRAME	68.90	89.86	107.20	119.45	151.33	179.11
	BASE MASONRY	73.90	95.87	114.40	130.28	163.26	192.38
5000	BASE FRAME	68.60	89.82	107.14	119.35	151.20	178.94
	BASE MASONRY	73.65	95.81	114.34	130.20	163.12	192.22
5100	BASE FRAME	68.40	89.75	107.09	119.25	151.07	178.77
	BASE MASONRY	73.40	95.75	114.29	130.12	162.98	192.06
5200	BASE FRAME	68.10	89.70	107.00	119.15	150.94	178.60
	BASE MASONRY	73.10	95.70	114.20	130.02	162.84	191.90
5300	BASE FRAME	67.80	89.66	106.91	119.05	150.82	178.43
	BASE MASONRY	72.80	95.65	114.12	129.92	162.70	191.75
5400	BASE FRAME	67.60	89.60	106.84	118.95	150.70	178.27
	BASE MASONRY	72.60	95.60	114.07	129.82	162.57	191.60
5500	BASE FRAME	67.40	89.54	106.77	118.90	150.59	178.11
	BASE MASONRY	72.40	95.55	113.97	129.72	162.44	191.45
5600	BASE FRAME	67.20	89.49	106.70	118.85	150.48	177.95
	BASE MASONRY	72.20	95.49	113.87	129.62	162.31	191.30
5700	BASE FRAME	66.90	89.44	106.63	118.80	150.37	177.80
	BASE MASONRY	71.90	95.44	113.77	129.53	162.18	191.16
5800	BASE FRAME	66.60	89.39	106.56	118.75	150.26	177.65
	BASE MASONRY	71.60	95.39	113.68	129.44	162.05	191.02

RESIDENTIAL MAIN AREA PRICING SCHEDULES

SQ. FT.	TYPE	STORY HEIGHT					
		1	1.5	1.8	2	2.5	3
5900	BASE FRAME	66.35	89.31	106.50	118.70	150.16	177.50
	BASE MASONRY	71.38	95.34	113.59	129.35	161.93	190.88
6000	BASE FRAME	66.10	89.29	106.45	118.65	150.07	177.35
	BASE MASONRY	71.15	95.30	113.50	129.26	161.81	190.75
6100	BASE FRAME	65.80	89.26	106.40	118.60	149.98	177.21
	BASE MASONRY	70.80	95.24	113.42	129.17	161.69	190.62
6200	BASE FRAME	65.60	89.18	106.35	118.55	149.90	177.07
	BASE MASONRY	70.55	95.18	113.34	129.08	161.57	190.49
6300	BASE FRAME	65.30	89.13	106.30	118.50	149.82	176.93
	BASE MASONRY	70.30	95.13	113.26	129.00	161.45	190.36
6400	BASE FRAME	65.00	89.08	106.25	118.45	149.74	176.80
	BASE MASONRY	70.00	95.05	113.18	128.92	161.34	190.24
6600	BASE FRAME	64.95	88.97	106.20	118.40	149.66	173.67
	BASE MASONRY	69.95	94.98	113.10	128.84	161.23	190.12
6800	BASE FRAME	64.90	88.86	106.15	118.36	149.58	173.54
	BASE MASONRY	69.90	94.93	113.03	128.76	161.12	190.00
7000	BASE FRAME	64.85	88.75	106.10	118.32	149.50	173.41
	BASE MASONRY	69.85	94.88	112.96	128.68	161.02	189.89
7200	BASE FRAME	64.80	88.64	106.05	118.28	149.43	164.96
	BASE MASONRY	69.80	94.83	112.90	128.61	160.92	189.78
7400	BASE FRAME	64.75	88.54	106.00	118.24	149.37	164.84
	BASE MASONRY	69.75	94.78	112.84	128.54	160.82	189.67

RESIDENTIAL MAIN AREA PRICING SCHEDULES

SQ. FT.	TYPE	STORY HEIGHT					
		1	1.5	1.8	2	2.5	3
7600	BASE FRAME	64.70	88.44	105.95	118.20	149.31	164.72
	BASE MASONRY	69.70	94.73	112.88	128.47	160.73	189.57
7800	BASE FRAME	64.65	88.35	105.90	118.16	149.25	164.61
	BASE MASONRY	69.65	94.68	112.82	128.41	160.64	189.47
8000	BASE FRAME	64.60	88.26	105.85	118.12	149.20	164.50
	BASE MASONRY	69.60	94.63	112.77	128.35	160.55	189.37
8200	BASE FRAME	64.55	88.17	105.80	118.08	149.15	164.39
	BASE MASONRY	69.55	94.58	112.72	128.29	160.46	189.28
8400	BASE FRAME	64.50	88.08	105.75	118.04	149.10	164.29
	BASE MASONRY	69.50	94.53	112.68	128.24	160.38	189.19
8600	BASE FRAME	64.45	88.00	105.70	118.00	149.05	164.19
	BASE MASONRY	69.45	94.48	112.64	128.19	160.30	189.10
8800	BASE FRAME	64.40	87.93	105.65	117.95	149.00	164.10
	BASE MASONRY	69.40	94.43	112.60	128.14	160.22	189.02
9000	BASE FRAME	64.35	88.86	105.60	117.90	148.95	164.01
	BASE MASONRY	69.35	94.38	112.56	128.09	160.15	188.94
9200	BASE FRAME	64.30	88.78	105.56	117.86	148.90	163.93
	BASE MASONRY	69.30	94.34	112.52	128.04	160.08	188.87
9400	BASE FRAME	64.25	88.71	105.52	117.82	148.85	163.85
	BASE MASONRY	69.25	94.30	112.48	128.00	160.01	188.80
9600	BASE FRAME	64.20	88.64	105.48	117.78	148.80	163.78
	BASE MASONRY	69.20	94.26	112.45	127.94	159.95	188.74

RESIDENTIAL MAIN AREA PRICING SCHEDULES

SQ. FT.	TYPE	STORY HEIGHT					
		1	1.5	1.8	2	2.5	3
9800	BASE FRAME	64.15	88.59	105.44	117.74	148.75	163.71
	BASE MASONRY	69.15	94.22	112.42	127.90	159.89	188.68
10000	BASE FRAME	64.10	88.55	105.40	117.70	148.70	163.65
	BASE MASONRY	69.10	94.18	112.40	127.87	159.84	188.63

DOUBLE WIDE MOBILE HOME MH-M PRICING SCHEDULES

SQUARE FOOTAGE	RATE
400	62.00
480	61.50
560	61.00
640	60.50
720	60.00
800	59.50
880	59.00
960	58.40
1040	57.90
1120	57.40
1200	56.90
1280	56.70
1360	56.60
1440	56.50
1520	56.30
1600	56.20
1680	56.10
1760	56.00
1840	55.80
1920	55.70
2000	55.60
2080	55.40
2160	55.30
2240	55.20
2320	55.10
2400	55.00
2480	54.80
2560	54.70
5640	54.60
2720	54.40
2800	54.30
2880	54.20
2960	54.00
3040	53.90
3120	53.80
3200	53.60

DOUBLE WIDE MOBILE HOME MH-M PRICING SCHEDULES

SQUARE FOOTAGE	RATE
3280	53.50
3360	53.40
3440	53.20
3520	53.10
3600	53.00
3680	52.90
3760	52.70
3840	52.60
3920	52.50
4000	52.30

DOUBLE WIDE PERSONAL PROPERTY MH-N PRICING SCHEDULES

SQUARE FOOTAGE	RATE
400	54.00
480	53.50
560	53.10
640	52.60
720	52.20
800	51.70
880	51.30
960	50.80
1040	50.40
1120	50.00
1200	49.50
1280	49.40
1360	49.30
1440	49.10
1520	49.00
1600	48.90
1680	48.80
1760	48.70
1840	48.60
1920	48.50
2000	48.30
2080	48.20
2160	48.10
2240	48.00
2320	47.90
2400	47.80
2480	47.70
2560	47.50
2640	47.40
2720	47.30
2800	47.20
2880	47.10
2960	47.00
3040	46.90
3120	46.80
3200	46.70

DOUBLE WIDE MOBILE HOME MH-M PRICING SCHEDULES

SQUARE FOOTAGE	RATE
3280	46.50
3360	46.40
3440	46.30
3520	46.20
3600	46.10
3680	46.00
3760	45.90
3840	45.80
3920	45.60
4000	45.50

SINGLE WIDE MOBILE HOME MH-N PRICING SCHEDULES

SQUARE FOOTAGE	RATE
400	41.60
480	41.30
560	41.00
640	40.60
720	40.30
800	40.00
880	39.70
960	39.50
1040	39.40
1120	39.20
1200	39.10
1280	38.90
1360	38.70
1440	38.50
1520	38.40
1600	38.20
1680	38.00
1760	37.80
1840	37.70
1920	37.50
2000	37.40
2080	37.30
2160	37.20
2240	37.10
2320	37.00
2400	36.90
2480	36.80
2560	36.70
2640	36.60
2720	36.50
2800	36.40

SINGLE WIDE PERSONAL PROPERTY MH-NP PRICING SCHEDULES

SQUARE FOOTAGE	RATE
400	37.40
480	37.10
560	36.80
640	36.60
720	36.30
800	36.00
880	35.70
960	35.60
1040	35.40
1120	35.30
1200	35.10
1280	35.00
1360	34.80
1440	34.70
1520	34.50
1600	34.40
1680	34.20
1760	34.10
1840	33.90
1920	33.80
2000	33.70
2080	33.60
2160	33.50
2240	33.40
2320	33.30
2400	33.20
2480	33.10
2560	33.00
2640	32.90
2720	32.80
2800	32.70

RESIDENTIAL ADDITIONAL PRICES NOT INCLUDED IN THE BASE SCHEDULES

ATTIC

- UNFINISHED RATE PERCENT 24%
- FINISHED RATE PERCENT 70%

BASEMENT

- UNFINISHED RATE PERCENT 25%
- FINISHED RATE PERCENT 80%

HEATING

- FORCED AIR $2.50/SQUARE FOOT
- FURNACE WF $1.22/SQUARE FOOT
- STEAM/HOT WATER $2.69/SQUARE FOOT
- HEAT PUMP $2.50/SQUARE FOOT
- ELECTRIC $1.22/SQUARE FOOT

PLUMBING

- STANDARD NUMBER OF FIXTURES 3
- RATE PER FIXTURE $1,100

FIREPLACE

- INCLUDED VALUE $1,534
- EXCLUDED VALUE $1227
- STACK VALUE $4,602

RESIDENTIAL ATTACHED AREA PRICING SCHEDULES

SQ. FT.	STORY HEIGHT					
	1	1.5	1.8	2	2.5	3
100	104.22	137.10	158.51	173.91	211.49	240.25
150	103.27	135.97	156.31	171.94	209.51	238.28
200	102.32	134.76	154.71	169.76	207.54	236.30
250	101.17	132.43	153.11	167.98	205.56	234.32
300	100.02	131.26	151.30	166.00	203.59	232.35
350	98.57	130.09	149.50	164.03	201.61	230.37
400	97.11	127.75	147.70	162.05	199.63	228.38
450	95.85	124.84	145.00	159.04	195.60	223.69
500	94.59	121.92	142.30	156.02	191.56	218.99
550	93.33	120.21	153.26	188.09	215.43	191.04
600	92.07	118.50	137.92	150.49	184.62	211.87
650	90.81	117.05	135.54	148.57	182.10	208.94
700	89.55	115.60	133.16	146.64	179.58	206.02
750	88.29	113.87	131.62	144.63	177.06	203.30
800	87.30	112.14	130.07	142.61	174.55	201.19
850	86.36	110.99	128.57	141.10	172.83	198.77
900	85.41	109.83	127.07	139.59	171.11	196.35
950	84.60	108.67	125.95	138.00	169.61	194.70
1000	83.79	107.51	124.82	136.41	168.11	193.04

ATTACHED FINISHED GARAGE PRICING SCHEDULES

SQ. FT.	STORY HEIGHT				
	1	1.5	2	2.5	3
100	51.21	74.34	94.86	115.38	135.90
140	49.32	71.55	91.35	111.06	130.86
180	47.43	68.85	87.50	106.74	125.73
220	45.54	66.06	84.24	102.51	120.06
260	43.56	63.27	80.73	97.30	115.56
300	41.67	60.48	77.13	93.87	110.57
340	41.22	59.76	76.23	92.70	109.26
380	40.68	59.04	75.33	91.71	107.10
420	40.23	58.32	74.34	90.45	106.56
460	39.69	57.60	73.53	89.37	105.30
500	39.24	56.88	72.63	88.29	103.95
540	38.70	56.16	71.64	87.12	102.60
580	38.25	55.44	70.74	86.31	101.34
620	37.71	54.72	69.75	84.87	99.99
660	37.26	53.46	68.85	83.79	98.73
700	36.72	53.28	67.95	82.71	97.38

GARAGE WITH LIVING AREA

SQ. FT.	STORY HEIGHT					
	1	1.5	1.8	2	2.5	3
100	51.21	91.50	106.10	122.30	153.10	183.90
140	49.32	89.20	103.60	119.70	150.30	180.80
180	47.43	86.50	100.70	116.60	146.60	176.70
220	45.54	84.10	98.20	114.00	143.80	173.60
260	43.56	81.70	95.70	111.30	141.00	170.50
300	41.67	79.40	93.00	108.70	138.10	167.40
340	41.22	78.50	92.30	107.70	136.80	165.90
380	40.68	77.70	91.30	106.60	135.50	164.40
420	40.23	76.90	90.40	105.60	134.20	162.80
460	39.69	76.10	89.50	104.50	132.90	161.30
500	39.24	75.30	88.50	103.50	131.60	159.80
540	38.70	74.60	87.80	102.70	130.70	158.80
580	38.25	73.90	87.10	101.90	129.80	157.70
620	37.26	72.70	85.50	100.50	128.30	156.10
660	37.26	72.70	85.50	100.50	128.30	156.10
700	36.72	72.10	85.20	100.00	127.70	155.60

RESIDENTIAL ATTACHED GARAGE PRICING SCHEDULES

SQ. FT.	STORY HEIGHT				
	1	1.5	2	2.5	3
100	43.29	59.25	75.57	91.97	108.29
140	41.58	57.04	72.76	88.49	104.21
180	40.05	54.83	69.96	85.09	100.22
220	38.34	52.53	67.07	81.60	96.14
260	36.81	50.41	64.26	78.20	92.06
300	35.10	48.11	61.46	74.72	87.98
340	34.64	47.43	60.61	73.70	86.79
380	34.20	46.84	59.84	72.76	85.68
420	33.75	46.24	58.99	71.74	84.49
460	33.30	45.65	58.23	70.81	83.39
500	32.85	44.97	57.38	69.79	82.20
540	32.40	44.46	56.70	68.94	81.18
580	32.04	43.86	56.02	68.09	80.24
620	31.68	43.35	54.83	67.32	79.31
660	31.23	42.84	54.66	66.47	78.29
700	30.87	42.33	53.98	65.62	77.35

ENCLOSED PORCH SCHEDULE

SQUARE FOOTAGE	RATE
30	61.76
40	55.89
70	49.91
80	49.34
90	48.65
100	48.07
110	47.50
150	45.08
170	44.39
190	43.70
210	43.01
230	42.32
250	41.63

SCREEN PORCH SCHEDULE

SQUARE FOOTAGE	RATE
30	45.30
40	43.20
50	41.33
60	40.02
70	38.70
80	37.60
100	36.50
110	35.80
120	35.10
130	34.40
140	33.70
150	33.00
170	32.40
190	31.90
210	31.30
230	30.70
250	30.20

STOOP/TERRACE SCHEDULE

SQUARE FOOTAGE	RATE
10	24.90
30	21.80
50	18.81
60	18.54
70	18.26
80	17.99
90	17.71
100	17.44
110	17.00
130	16.48
150	15.95
170	15.73
190	15.40
210	15.07
230	14.74
250	14.52
270	14.30
290	14.19
310	14.08
330	13.97
350	13.86
370	13.64
390	13.42
410	13.31
430	13.09
450	12.87

UTILITY ROOM SCHEDULE

SQUARE FOOTAGE	RATE
30	48.49
50	43.50
60	42.69
70	41.76
80	40.95
90	40.14
100	39.21
120	38.40
140	37.47
160	36.77
180	35.96
200	35.26
220	34.57
240	33.87
260	33.18
280	32.60
300	31.90

WOOD DECK SCHEDULE

SQUARE FOOTAGE	RATE
50	17.10
70	16.60
90	16.10
110	15.60
130	15.00
150	14.50
170	14.30
190	14.00
210	13.70
230	13.40
250	13.20
270	13.00
290	12.90
310	12.80
330	12.70
350	12.60
370	12.40
390	12.20
410	12.10
430	11.90
450	11.70
500	11.50
600	11.30
700	11.10
800	11.00
900	10.90
1000	10.85

PORCH OVER PORCH SCHEDULE

SQUARE FOOTAGE	RATE
30	61.60
40	55.00
70	49.20
80	48.80
90	48.50
100	47.90
110	47.30
150	45.50
170	43.70
190	42.90
210	42.30
230	41.50
250	40.70

PATIO SCHEDULE

SQUARE FOOTAGE	RATE
50	8.82
70	8.68
90	8.40
110	8.12
130	7.84
150	7.70
170	7.42
190	7.14
210	7.00
230	6.72
250	6.44
270	6.30
290	6.02
310	5.88
330	5.60
350	5.46

CANOPY SCHEDULE

SQUARE FOOTAGE	RATE
50	10.00
70	9.80
90	9.60
110	9.50
130	9.30
150	9.20
170	9.00
190	8.80
210	8.60
230	8.40
250	8.30
270	8.20
290	8.00
310	7.80
330	7.70
350	7.60

CARPORT SCHEDULE

SQUARE FOOTAGE	RATE
100	34.20
140	33.00
180	31.60
220	30.40
260	29.10
300	27.80
340	27.40
380	27.00
420	26.60
460	26.30
500	25.90
540	25.50
580	25.20
620	24.80
660	24.50
700	24.20

OPEN PORCH SCHEDULE

SQUARE FOOTAGE	RATE
30	39.50
40	35.20
70	31.90
80	31.50
90	31.10
100	30.70
110	30.30
150	28.60
170	28.10
190	27.60
210	27.10
230	26.50
250	26.00

OUTBUILDING SCHEDULES

BARN	Floor adjustment	1.25
	Story adjustment	.25
	Base	1500.00
	Diff	.60
	Rate	2.15
GARAGE W/ LIVING QUARTERS	Floor adjustment	1.25
	Wall adjustment	.20
	Base	400.00
	Diff	.50
	Rate	2.50
	Unfinished	.85
GRAIN BIN	Rate	.31
GREENHOUSE	Base	50.00
	Diff 1	.33
	Diff 2	.10
	Rate	1.15
MOBILE HOME HOOKUP	Rate	82.00
PAVING/WALKWAY	Floor Adjustment	.77
	Base	400.00
	Diff	.80
	Rate	.10
PIER/DOCK/DECK	Rate	2.85
POULTRY BROILER	Rate	1.60
POULTRY LAYER	Rate	2.00
SHED	Floor Adjustment	1.25
	Rate	1.00
SILO	Rate	3.00
BULK BARN SCHEDULE	Base	330.00
	Diff	.83
	Rate	4.00

STORAGE FRAME	Floor adjustment	1.25
	Story adjustment	.36
	Base	300.00
	Diff	.80
	Rate	2.62
	DiffX	93
STORAGE LUMBER	Base	1200.00
	Diff 1	.06
	Diff 2	.04
	Rate	2.30
STORAGE METAL	Rate	.50
	Base	150.00
	Diff	.90
STORAGE STEEL	Floor adjustment	1.25
	Base	2000.00
	Diff	.57
	Rate	3.23
SWIMMING POOL	Base	600.00
	Diff	.38
	Rate	1.31
SWINE FARROW	Rate	6.15
SWINE FINISH	Rate	3.85
SWINE GESTATION	Rate	4.62
SWINE NURSERY	Rate	5.85
SWINE SHELTER	Rate	1.16
TOBACCO BARN	Base	324.00
	Diff	.90
	Rate	.92
TENNIS COURTS	Rate	.06
BOAT HOUSE	Rate	6.16
BOAT HOUSE W/ DECK	Rate	8.17
BULKHEAD	Rate	7.70

CANOPY COMMERCIAL	Base	4000.00
	Diff 1	.006
	Diff 2	.004
	Rate	5.550
FENCE/WALL	Rate	1.00
GARAGE	Floor adjustment	1.25
	Wall adjustment	.20
	Base	400.00
	Diff	.45
	Rate	1.28
	Unfinished	.20
SOLAR MODULES	Per Module	$500
GENERATORS	Per Unit	$5,000

GRADE FACTORS FOR CHAIN LINK FENCE

GRADE	FACTOR
A	2.55
B	2.08
C	1.70
D	1.40
E	1.05

BUSHEL RATE FOR GRAIN BIN GRADE A

AREA	FACTOR	GRADE
4500	.34	A
6500	.25	A
9500	.22	A
99999	.18	A
4500	.27	B
6500	.22	B
9500	.20	B
99999	.16	B
4500	.22	C
6500	.18	C
9500	.16	C
99999	.14	C

OUTBUILDING GRADE SCHEDULE

GRADE	FACTOR
AA	2.50
A+95	2.45
A+90	2.40
A+85	2.35
A+80	2.30
A+75	2.25
A+70	2.20
A+65	2.15
A+60	2.10
A+55	2.05
A+50	2.00
A+45	1.95
A+40	1.90
A+35	1.85
A+30	1.80
A+25	1.75
A+20	1.70
A+15	1.65
A+10	1.60
A+5	1.55
A	1.50
A-5	1.45
A-10	1.40
B+10	1.35
B+5	1.30
B	1.25
B-5	1.21
B-10	1.17
C+10	1.13
C+5	1.07
C	1.00
C-5	.95
C-10	.90
D+10	.85
D+5	.80
D	.75
D-5	.70
D-10	.65
E+10	.60
E+5	.55
E	.50

OUTBUILDING GRADE SCHEDULE

GRADE	FACTOR
E-5	.45
E-10	.40
E-15	.35
E-20	.30
E-25	.25
E-30	.20