

RESIDENTIAL REAL ESTATE
PROPERTY CLASSIFICATION
GUIDE

FOR

MULTI-FAMILY HOMES



Nueces County Appraisal District – 2023

RESIDENTIAL MULTI-FAMILY

Multi-family homes vary widely, and quality of construction is a major cost variable. Most multi-family structures have some characteristics of several different quality classes. These characteristics consist of the following: Foundation, Exterior Walls, Frame (wood or light metal) or Masonry (brick or block), Exterior Finish, Windows and Doors, Roof and Soffit, Interior Finish, Floor Finish, Bathrooms, Kitchen, Plumbing and Electrical. Most structures have central heating and cooling, such as a furnace with ducting which carry conditioned air to each room. Some structures (typically older construction) have unit heating or cooling designed to heat or cool only a portion of the improvement. Unit heating and cooling includes floor or wall furnaces, baseboard electric heating and window or thru-the-wall coolers.

When more than basic design elements are present, we classify the quality higher than would be warranted by materials alone. For example, a circular room costs more than a square room, even when made using the same materials.

Construction costs are higher in some cities than in others. The cost for classes will be modified by an index that compares costs using Marshall and Swift. This index considers all the major construction cost variables, including labor, material, and equipment, climate, building codes, likely job conditions and markup. Costs are also reviewed and revised every even numbered year.

Two other variables determine cost in addition to quality and those are shape and size.

Shape

The shape of the outside perimeter is an important consideration in estimating the total construction cost. Generally, the more complex the shape, the more expensive the structure per square foot of floor area. The shape classification of multiple story structures is based on the outline formed by the outer most exterior walls, regardless of the varying level. Most structures have 4 or 6 corners. Small insets not requiring a change in the roof shape can be ignored when determining the shape.

Size

Larger buildings cost more than smaller buildings but larger buildings generally cost less per square foot than smaller buildings. Exclude from the living area any garage, basement or attic. In addition, exclude any porch that's not under the main roof. Costs for these will be figured separately. Common areas will be assessed separately. The following should be Included in the total living area square footage:

1. Everything inside the exterior walls of the main building.
2. Inset areas such as vestibules, entrances or porches outside the exterior wall but under the main roof.
3. Enclosed additions, annexes or lean-tos.
4. Attics, balconies, basements, garages or exterior porches are not considered living area and should not be included in the total living area of the house.

MULTI-FAMILY CATEGORIES

The following Classification guide is comprehensive as it contains all categories of Multi-family valued by the Residential Department. Based on construction type and use there are several of Multi-Family categories. The Residential Department has divided these properties into four categories.

Small Residential Apartments –

This category is comprised of small apartments units ranging from two to four units, 2-plex, 3-plex, and 4-plex. They can be single story or multi-story. The RCN was developed using Marshall and Swift. When calculating cost, the Category of Row Houses under Section 12 dwellings was used. This category utilizes 4 classes for a small apartment; they are RM1, RM2, RM3, and RM4. The details of each class are outlined in the flowing sections.

Townhomes –

This category is comprised of townhouses which can be independent single-story structures in a housing project, or they can be buildings containing one or more two-story homes and sharing a common wall. The RCN was developed using Marshall and Swift. When calculating cost, the Category of Row Houses under Section 12 Dwellings was used. This category utilizes 5 classes for a townhome; they are RT1, RT2, RT3, RT4, and RT5. The details of each class are outlined in the flowing sections.

Condominiums –

This category is comprised of condominiums both low and high rise. They are typically multiple dwellings on three or more floors, but based on a declaration some units are stand alone. As such two classes within the category were created to reflect their differences The RCN was developed using Marshall and Swift. When calculating cost, the Category of Luxury Apartments under Section 11 Apartments was used. The Low rise category utilizes 5 classes for condos; they are RC1, RC2, RC3, RC4, and RC5. The High rise category utilizes 5 classes for condos; they are RHC1, RHC2, RHC3, RHC4, and RHC5. The details of each class are outlined in the following sections.

SMALL RESIDENTIAL APARTMENT CLASS DESCRIPTIONS

Class RM1 -Low

This classification is utilized when the construction is typically low cost and may not meet minimal building code requirements. Exterior features are plain and inexpensive with little or no detail. Straight walls only, without indentions, simple box shape overall. Minimum to no roof pitch or roof overhang. Minimum fenestration will be conventional. Designed for functional ability not appearance.

Foundation: Pier & Beam is common; some may have concrete slab depending on age.

Exterior Finish: Basic wood, asbestos, metal or vinyl siding. Has minimum number of windows and doors with little or no trim.

Garage: Uncovered parking is common and detached garages or car ports are possible.

Roof: Slope is usually minimal with little to no eave. Light weight composition shingle rolled roofing or pea-gravel roof cover.

Other: Size is usually less than 800 square feet per unit with few exceptions. Driveways consist of dirt or gravel material. Property has little to no landscaping. Typically, these properties will have window air condition units with few exceptions.





SMALL RESIDENTIAL APARTMENT CLASS DESCRIPTIONS

Class RM2 –Fair

This classification is utilized when the construction consists of low to average cost materials and may meet minimal building code requirements. Exterior features are plain with some detail to construction such as open porches, shutters, and decorative railing or skirting. The shape of structure is usually rectangular with few exceptions. Window and door placement is average quantity and design. Structures may have multiple levels or floors. Standard roof pitch or roof overhangs. Functional ability and appearance can describe the overall quality level as fair.

Foundation: Some may have concrete slab depending on age or Pier & Beam is common.

Exterior Finish: Wood or Vinyl Siding or Brick. Has moderate number of windows and doors with inexpensive trim. Patios or porches may be present with minimal ornamentation.

Garages: Detached garages or car ports are common, some may have uncovered parking and attached garages are rare.

Roof: Commonly contains more slopes in roof or roof line such as gable or hip. Average quality of composition shingles. Eave soffits are average width and gutters may be present.

Other: Size usually less than 1100 square feet per unit with few exceptions. Driveways are typically concrete. Property has light landscaping. These properties may have either central air conditions or window units.





SMALL RESIDENTIAL APARTMENT CLASS DESCRIPTIONS

Class RM3 –Good

This classification is utilized when the construction is typically average cost and does meet minimal building code requirements. Exterior features are average quality with ample window and door placement with more ornamentation in construction and angled or curved trim around windows or doors. These properties may also contain open porches, patios, balconies, shutters, and decorative railing or skirting. The shape of structure consists of some variance of rectangular with some offsets and cuts. Structures may have multiple levels or floors. The overall quality level can be described as average.

Foundation: Concrete Slab, Pier & Beam, and homes on stilts are common.

Exterior Finish: Brick, stucco, vinyl, wood, or hardi-plank siding with decorative features prominent.

Garages: Detached, attached garages or car ports may be present as well as extra parking.

Roof: Better quality composition shingles or metal roofs with increased slope and more overhangs. Complex angles are evident in some cases. Common gable or hip style is used.

Other: Size is usually larger than 1100 square feet per unit. Driveways are typically concrete. Property has average landscaping. These properties may have central air conditions and heat.





SMALL RESIDENTIAL APARTMENT CLASS DESCRIPTIONS

Class RM4 –Very Good

This classification is utilized when the construction will typically meet or exceed minimum code requirements. The quality of materials and workmanship is acceptable and may have a small amount of custom craftsmanship in limited areas of the house. Exterior features are above average quality with ample window and door placement and more ornamentation in construction such as archways. Courtyards, patios, and porches are more prevalent. The shape of structure consists of some variance of rectangular with some offsets and cuts. Structures usually have multiple levels or floors. The overall quality level can be described as above average.

Foundation: Concrete Slab or Stilts are common, Pier & Beam is rare

Exterior Finish: Brick, stucco, and/or vinyl, wood, or hardi-plank siding. Distinctive ornamentation may be prominent.

Garages: Attached garages or car ports with few exceptions and often with extra parking.

Roof: Better quality composition shingles with increased slope and more overhangs. Other materials in roofing may be evident such as clay tile, metal roofs, or Alcoa. Common gable or hip style is used.

Other: Size is usually larger than 1300 square feet per unit. Curb appeal starts to become more common. Driveways are typically concrete with some ornamentation. Property has above average landscaping. These properties have central air conditions and heat.





TOWNHOME CLASS DESCRIPTIONS

Class RT1 -Low

This classification is utilized when the construction is typically low cost and will meet minimal building code requirements necessary to meet FHA and VA requirements.

Encountered less frequently than other townhome classifications, these low-cost classifications lack trim, have low pitched roofs and simplistic design elements. Minimum construction requirements are met, and materials are acceptable but do not reflect custom craftsmanship.

Foundation: Foundation is Slab on Grade or Pier and Beam.

Exterior Finish: The exterior is commonly comprised of block or cheap brick or low-cost siding. Minimal decorative details with low-cost roof and sash are common.

Garage: Uncovered parking is common and detached garages or car ports are possible.

Roof: Slope is usually minimal with little to no eave. Light weight composition shingle rolled roofing or pea-gravel roof cover will be commonplace.

Other: Very little maintenance performed on complex. No or limited common elements for the owners to enjoy.



TOWNHOME CLASS DESCRIPTIONS

Class RT2 –Fair

This classification is utilized with construction types that are typical of mass-produced housing using low to average cost materials that meet minimal building code requirements. Exterior consists of Brick veneer, standard siding or stucco with minimum ornamentation such as shutters, brick skirts or railing. Design elements will be simplistic with sash and doors being few and simple plain roof lines and low pitch common. Structure shape will be rectangular with few exceptions although multi-stories are common. Functional ability and appearance can describe the overall quality level as fair.

Foundation: Foundations are mostly concrete slab on grade although depending on age pier and beam may be found.

Exterior Finish: Brick veneer, siding or stucco with standard sash and doors are present. Patios or porches may be present with minimal ornamentation.

Garages: Detached garages or car ports are common, some may have uncovered parking and attached garages are rare.

Roof: Roof lines are plain with low pitch. Average quality of composition shingles. Eave soffits are average width and gutters may be present.

Other: Complex may contain a small pool but little else in way of ornamentation or common area elements. Light landscaping may be present as well as concrete driveways.





TOWNHOME CLASS DESCRIPTIONS

Class RT3 –Good

This classification is utilized when the construction is typically average cost and meets building codes. Exterior features are average to good quality with higher levels of fenestration including more doors and windows with some design elements present. Construction materials and craftsmanship are average. These properties may also contain open porches, patios, balconies, shutters, and decorative railing or skirting. The structure's shape will contain some variance from the rectangular to include cuts and offsets. Multiple levels or floors are common. The overall quality level can be described as average.

Foundation: Concrete Slab and stilts is common; pier and beam may be found as well.

Exterior Finish: Brick, stucco, vinyl, wood, or hardi-plank siding with decorative features prominent.

Garages: Detached, attached garages or car ports may be present as well as extra parking.

Roof: Better quality composition shingles or metal roofs with increased slope and more overhangs. Complex angles are evident in some cases. Common gable or hip style is used.

Other: Driveways are typically concrete. Property has average landscaping. These properties commonly have central air conditioning and heat. Common areas will include a pool.





TOWNHOME CLASS DESCRIPTIONS

Class RT4 –Very Good

This classification is utilized when the construction typically will meet or exceed minimum code requirements. The quality of materials and workmanship is acceptable and may contain a certain amount of custom craftsmanship in the interior. Exterior features are above average quality with ample fenestration consisting in an increase in the number of windows and door placements as well as more intrinsic design elements. Courtyards, patios, and porches are more prevalent. Structure shape is a variance of rectangular and typically contains cuts and offsets. Most structures usually have multiple levels or floors. The overall quality level can be described as above average.

Foundation: Concrete Slab or Stilts are common, Pier & Beam is rare

Exterior Finish: Brick, stucco, and/or vinyl, wood, or hardi-plank siding. Ornamental fenestration is prominent.

Garages: Attached garages or car ports with few exceptions and often with extra parking.

Roof: Better quality composition shingles with increased slope and more overhangs. Other materials in roofing may be evident such as clay tile, metal roofs, or Alcoa. Common gable or hip style is used.

Other: Size is usually larger than 1300 square feet per unit. Curb appeal starts to become more common. Driveways are typically concrete with some ornamentation. Property has above average landscaping. These properties have central air conditioning and heat. Common area elements are likely to include pools, exercise rooms and additional guest parking.





CONDOMINIUM CLASS DESCRIPTIONS

Class RC1 -Low

This classification is utilized when the construction is typically low cost and may not meet minimal building code requirements. Exterior features are plain and inexpensive with little or no detail, consisting mostly of brick veneer, wood siding or stucco. Straight walls only, without indentions, simple box shape overall. Minimum to no roof pitch or roof overhang. Minimum fenestration will be conventional. Designed for functional ability not appearance.

Foundation: Pier & Beam is common; some may have concrete slab depending on age.

Exterior Finish: Basic wood, asbestos, metal, or vinyl siding. Brick Veneer or low-quality stucco may be present. Has minimum number of windows and doors with little or no trim.

Garage: Uncovered parking is common and detached garages or car ports are possible, but not standard.

Roof: Slope is usually minimal with little to no eave. Light weight composition shingles rolled roofing or pea-gravel roof cover are commonplace.

Other: Size is usually less than 800 square feet per unit with few exceptions. Driveways consist of dirt or gravel material. Property has little to no landscaping. Typically, these properties will have window air condition units with few exceptions.





CONDOMINIUM CLASS DESCRIPTIONS

Class RC2 –Fair

This classification is utilized when the construction is using low to average cost materials and does not meet minimal building code requirements. Exterior features are simplistic with some detail to construction such as open porches, shutters, and decorative railing or skirting. The shape of structure is usually rectangular with few exceptions. Window and door placement is average quantity and design. Structures may have multiple levels or floors. Standard roof pitch or roof overhangs. Functional ability and appearance can describe the overall quality level as fair.

Foundation: Concrete slab and Pier and Beam are common.

Exterior Finish: Wood or Vinyl Siding or Brick Veneer is common. Fenestration is moderate but simplistic in nature with inexpensive trim. Patios or porches may be present with minimal ornamentation.

Garages: Detached garages or car ports are common, some may have uncovered parking and attached garages are rare.

Roof: Simple slopes gable or hip common. Average quality of composition shingles. Eave soffits are average width and gutters may be present.

Other: Size usually less than 1100 square feet per unit with few exceptions. Driveways are typically concrete. Property has light landscaping. These properties may have either central air conditions or window units.





CONDOMINIUM CLASS DESCRIPTIONS

Class RC3 –Good

This classification is utilized when the construction is typically average cost and meets minimal building code requirements. These properties contain good workmanship, materials, and design with some decorative elements such as an increase in the number of doors and windows. Open porches, patios, balconies, shutters, and decorative railing or skirting are likely present. The structure shape is a variance of rectangular with some offsets and cuts. Structures may have multiple levels or floors. The overall quality level can be described as average.

Foundation: Concrete Slab, Pier & Beam, and homes on stilts are common.

Exterior Finish: Brick, stucco, vinyl, wood or hardi-plank siding with decorative features prominent.

Garages: Detached, attached garages or car ports may be present as well as extra parking.

Roof: Better quality composition shingles or metal roofs with increased slope and more overhangs. Complex angles are evident in some cases. Common gable or hip style is used.

Other: Size is usually larger than 1100 square feet per unit. Driveways are typically concrete. Property has average landscaping. These properties may have central air conditions and heat.





CONDOMINIUM CLASS DESCRIPTIONS

Class RC4 –Very Good

With this classification construction typically will meet or exceed minimum code requirements. The quality of materials and workmanship is good quality small amount of custom craftsmanship to limited areas of the house may be present. Exterior features are above average quality with ample window and door placement and more ornamentation in construction such as archways. Courtyards, patios, and porches are more prevalent. Structure shape is a variance of rectangular with some offsets and cuts. Structures usually have multiple levels or floors. The overall quality level can be described as above average.

Foundation: Concrete Slab or Stilts are common, Pier & Beam is rare

Exterior Finish: Brick, stucco, and/or vinyl, wood, or hardi-plank siding. Distinctive ornamentation may be prominent.

Garages: Attached garages or car ports with few exceptions and often with extra parking.

Roof: Clay tile, metal roofs or highest quality composition shingles with increased slope and more overhangs are common. Common gable or hip style is used.

Other: Size is usually larger than 1300 square feet per unit. Curb appeal starts to become more common. Driveways are typically concrete with some ornamentation. Property has above average landscaping. These properties have central air conditioning and heat.





CONDOMINIUM CLASS DESCRIPTIONS

Class RC5 –Excellent

With this classification construction type typically exceeds minimum code requirements. The quality of materials and workmanship is good quality and will have reflect custom craftsmanship Exterior features are above average quality with ample window and door placement and an increase in fenestration. Courtyards, patios, and porches are prevalent, with more ornamental design elements. Stricture shape is a variant of rectangular with multiple offsets and cuts. Multiple levels or floors are typical. The overall quality level can be described as excellent.

Foundation: Concrete Slab or Stilts are common, Pier & Beam is rare

Exterior Finish: Brick, stucco, and/or vinyl, wood, or hardi-plank siding. Distinctive ornamentation and increased fenestration will be prominent.

Garages: Attached garages or car ports with few exceptions with extra parking.

Roof: Clay tile, Metal, or Alcoa roofing are likely. Gable or hip style is used with an increase in slope and overhang prevalent.

Other: Size is usually larger than 1300 square feet per unit. Curb appeal starts to become more common. Driveways are typically concrete with some ornamentation. Property has above average landscaping. These properties have central air conditioning and heat.





CONDOMINIUM HIGH RISE CLASS DESCRIPTIONS

Class RHC1 -Low

This classification is utilized when the construction is typically low cost and may not meet minimal building code requirements. Exterior features are plain and inexpensive with little or no detail. Straight walls only, without indentions, simple box shape overall. Minimum to no roof pitch or roof overhang. Minimum fenestration will be conventional. Designed for functional ability not appearance.

Foundation: Pier & Beam is common; some may have concrete slab depending on age.

Exterior Finish: Basic wood, asbestos, metal or vinyl siding. Has minimum number of windows with little or no trim.

Garage: Uncovered parking is common and car ports are possible.

Roof: Slope is usually minimal with little to no eave. Light weight composition shingles rolled roofing or pea-gravel roof cover are common.

Other: Size is usually less than 800 square feet per unit with few exceptions. Property typically has little in the way of landscaping.



CONDOMINIUM HIGH RISE CLASS DESCRIPTIONS

Class RHC2 –Fair

This classification typically consists of low to average cost construction materials and may meet minimal building code requirements. Exterior features are plain with some ornamental detail to construction such as balconies, windows and decorative railings. The shape of structure is usually rectangular with few exceptions. Standard roof pitch or roof overhangs. Functional ability and appearance can describe the overall quality level as fair.

Foundation: Some may have concrete slab depending on age or Pier & Beam is common.

Exterior Finish: Wood or Vinyl Siding or Brick. Has moderate number of windows with inexpensive trim. Patios or balconies may be present with minimal ornamentation.

Garages: Car ports are common, some may have uncovered parking and attached garages are rare.

Roof: Commonly contains more slopes in roof or roof line such as gable or hip. Average quality of composition shingles. Eave soffits are average width and gutters may be present.

Other: Size usually less than 1100 square feet per unit with few exceptions. Property has light landscaping. These properties may have either central air conditions or window units.



CONDOMINIUM HIGH RISE CLASS DESCRIPTIONS

Class RHC3 –Good

This classification is utilized when the construction is typically average cost and does meet minimal building code requirements. Exterior features are average quality with ample windows and more ornamentation in construction including angled or curved trim around windows or doors. These properties may also contain open porches, patios, balconies, shutters, and decorative railing or skirting. Structures may vary from basic rectangular with slight offsets present. The overall quality level can be described as average.

Foundation: Concrete Slab or Pier & Beam.

Exterior Finish: Brick, stucco, vinyl, wood, or hardi-plank siding with decorative features prominent.

Garages: Covered parking as well as guest parking typical.

Roof: Better quality composition shingles or metal roofs with increased slope and more overhangs. Complex angles are evident in some cases. Common gable or hip style is used.

Other: Size is usually larger than 1100 square feet per unit. Property has average landscaping. Some amenities present.



CONDOMINIUM HIGH RISE CLASS DESCRIPTIONS

Class RHC4 –Very Good

This classification is utilized when the construction typically will meet or exceed minimum code requirements. The quality of materials and workmanship is acceptable and may reflect a certain amount of custom craftsmanship on the interior. Exterior features are above average quality with ample window placement and more ornamentation in construction such as archways. Balconies, patios, and courtyards are prevalent. The shape of structure consists of some variance of rectangular with some offsets and cuts. The overall quality level can be described as above average.

Foundation: Concrete Slab or Stilts are common.

Exterior Finish: Brick, stucco, and/or vinyl, wood, or hardi-plank siding. Distinctive ornamentation may be prominent.

Garages: Covered parking as well as extra guest parking typical.

Roof: Better quality composition shingles with increased slope and more overhangs. Other materials in roofing may be evident such as clay tile, metal roofs, or Alcoa. Common gable or hip style is used.

Other: Size is usually larger than 1300 square feet per unit. Curb appeal starts to become more common. Property has above average landscaping and increased amenities.



CONDOMINIUM HIGH RISE CLASS DESCRIPTIONS

Class RHC5 –Excellent

This classification is utilized when the construction typically exceeds minimum code requirements. The quality of materials and workmanship will reflect an increase in custom craftsmanship. Exterior features are above average quality with ample windows and more ornamentation in construction such as archways. Courtyards, patios, and balconies are more prevalent. The shape of structure consists of some variance of rectangular with an increase in the number of offsets and cut.

Foundation: Concrete Slab or Stilts are common, Pier & Beam is rare

Exterior Finish: Brick, stucco, and/or vinyl, wood, or hardi-plank siding. Distinctive ornamentation may be prominent.

Garages: Covered parking with few exceptions as well as extra guest parking is common.

Roof: Better quality composition shingles with increased slope and more overhangs. Other materials in roofing may be evident such as clay tile, metal roofs, or Alcoa. Common gable or hip style is used.

Other: Size is usually larger than 1300 square feet per unit. Curb appeal is prevalent with above average landscaping. Amenities include pool, exercise facilities, lobby area, etc.



RESIDENTIAL COST TABLES BY CLASS

Small Apartments (B2-B4) –



ADJUSTED COST AND DEPRECIATION BASED ON MARSHALL & SWIFT COST GUIDE

CATEGORY:	SMALL APARTMENTS	SMALL APARTMENTS	SMALL APARTMENTS	SMALL APARTMENTS
CLASS:	RM1	RM2	RM3	RM4
BASE COST:	\$77.52	\$80.72	\$96.70	\$133.01
LESS: CURRENT COST MULTIPLIERS:	1.06	1.06	1.03	1.02
ADJUSTED BASE COST:	\$82.17	\$85.57	\$99.60	\$135.67
LESS: LOCAL MULTIPLIER:	0.86	0.86	0.88	0.83
TOTAL ADJUSTED COST PER SQ. FT.:	\$70.67	\$73.59	\$87.65	\$112.60
LIFE EXPECTANCY:	60	60	60	60
Actual Age	1	1	1	1
Depreciation	2%	2%	2%	2%
Depreciated Cost Per Square Foot	\$69.49	\$72.36	\$86.18	\$110.73
FINAL ADJUSTED COST PER SQ. FT.:	\$69	\$72	\$86	\$111

ADDITIONAL COSTINGS

CANOPIES:				
1/5 to 2/5 of adjusted cost	\$14	\$14	\$17	\$22
CONCRETE PARKING	\$2.00	\$2.00	\$2.00	\$2.00
ASPHALT PARKING	\$1.25	\$1.25	\$1.25	\$1.25

Note:

Canopy Costs and Parking costs are for commercial use only

RESIDENTIAL COST TABLES BY CLASS

Townhomes (A4) –



ADJUSTED COST AND DEPRECIATION BASED ON MARSHALL & SWIFT COST GUIDE

CATEGORY: CLASS:	TOWNHOMES RT1	TOWNHOMES RT2	TOWNHOMES RT3	TOWNHOMES RT4	TOWNHOMES RT5
BASE COST:	\$66.44	\$78.68	\$94.06	\$129.10	\$176.73
LESS: CURRENT COST MULTIPLIERS:	1.06	1.06	1.03	1.02	1.02
ADJUSTED BASE COST:	\$70.42	\$83.40	\$96.88	\$131.68	\$180.26
LESS: LOCAL MULTIPLIER:	0.86	0.86	0.88	0.83	0.83
TOTAL ADJUSTED COST PER SQ. FT.:	\$60.56	\$71.72	\$85.26	\$109.30	\$149.62
LIFE EXPECTANCY:	60	60	60	60	60
Actual Age	1	1	1	1	1
Depreciation	2%	2%	2%	2%	2%
Depreciated Cost Per Square Foot	\$59.56	\$70.52	\$83.84	\$107.47	\$147.12
FINAL ADJUSTED COST PER SQ. FT.:	\$60	\$71	\$84	\$107	\$147

ADDITIONAL COSTINGS

CANOPIES:					
1/5 to 2/5 of adjusted cost	\$12	\$14	\$17	\$21	\$29
CONCRETE PARKING	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00
ASPHALT PARKING	\$1.25	\$1.25	\$1.25	\$1.25	\$1.25

Note:

Canopy Costs and Parking costs are for commercial use only

RESIDENTIAL COST TABLES BY CLASS

Condos- Low Rise (A4) –



ADJUSTED COST AND DEPRECIATION BASED ON MARSHALL & SWIFT COST GUIDE

CATEGORY: CLASS:	CONDO - LOWRISE RC1	CONDO - LOWRISE RC2	CONDO - LOWRISE RC3	CONDO - LOWRISE RC4	CONDO - LOWRISE RC5
BASE COST:	\$69.78	\$80.48	\$83.65	\$113.10	\$152.41
LESS: CURRENT COST MULTIPLIERS:	1.06	1.06	1.03	1.02	1.02
ADJUSTED BASE COST:	\$73.97	\$85.31	\$86.16	\$115.36	\$155.46
LESS: LOCAL MULTIPLIER:	0.86	0.86	0.88	0.83	0.83
TOTAL ADJUSTED COST PER SQ. FT.:	\$63.61	\$73.37	\$75.82	\$95.75	\$129.03
LIFE EXPECTANCY:	60	60	60	60	60
Actual Age	1	1	1	1	1
Depreciation	2%	2%	2%	2%	2%
Depreciated Cost Per Square Foot	\$62.55	\$72.15	\$74.56	\$94.15	\$126.88
FINAL ADJUSTED COST PER SQ. FT.:	\$63	\$72	\$75	\$94	\$127

ADDITIONAL COSTINGS

CANOPIES:					
1/5 to 2/5 of adjusted cost	\$13	\$14	\$15	\$19	\$25
CONCRETE PARKING	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00
ASPHALT PARKING	\$1.25	\$1.25	\$1.25	\$1.25	\$1.25

Note:

Canopy Costs and Parking costs are for commercial use only

RESIDENTIAL COST TABLES BY CLASS

Condos- High Rise (A4) –



ADJUSTED COST AND DEPRECIATION BASED ON MARSHALL & SWIFT COST GUIDE

CATEGORY: CLASS:	CONDO -HIGH RISE RHC1	CONDO -HIGH RISE RHC2	CONDO -HIGH RISE RHC3	CONDO -HIGH RISE RHC4	CONDO -HIGH RISE RHC5
BASE COST:	\$129.97	\$163.57	\$208.34	\$253.06	\$307.97
LESS: CURRENT COST MULTIPLIERS:	1.06	1.02	1.02	1.02	1.02
ADJUSTED BASE COST:	\$137.77	\$166.84	\$212.51	\$258.12	\$314.13
LESS: LOCAL MULTIPLIER:	0.86	0.88	0.88	0.88	0.88
TOTAL ADJUSTED COST PER SQ. FT.:	\$118.48	\$146.82	\$187.01	\$227.14	\$276.43
LIFE EXPECTANCY:	60	60	60	60	60
Actual Age	1	1	1	1	1
Depreciation	2%	2%	2%	2%	2%
Depreciated Cost Per Square Foot	\$116.51	\$144.38	\$183.89	\$223.36	\$271.82
FINAL ADJUSTED COST PER SQ. FT.:	\$117	\$144	\$184	\$223	\$272

ADDITIONAL COSTINGS

CANOPIES:					
1/5 to 2/5 of adjusted cost	\$23	\$29	\$37	\$45	\$54
CONCRETE PARKING	\$2.00	\$2.00	\$2.00	\$2.00	\$2.00
ASPHALT PARKING	\$1.25	\$1.25	\$1.25	\$1.25	\$1.25

Note:

Canopy Costs and Parking costs are for commercial use only

RESIDENTIAL DEPRECIATION TABLES

Year Life Expectancy Residential Depreciation Tables							
Marshall & Swift Tables			True Automation Depreciation Tables				
Effective Age In Years	45YLER	60YLER	70YLER	Effective Age In Years	45YLER	60YLER	70YLER
1	1%	0%	0%	1	99%	100%	100%
2	2%	1%	1%	2	98%	99%	99%
3	3%	2%	1%	3	97%	98%	99%
4	4%	3%	2%	4	96%	97%	98%
5	6%	4%	2%	5	94%	96%	98%
6	7%	4%	3%	6	93%	96%	97%
7	8%	5%	4%	7	92%	95%	96%
8	10%	6%	4%	8	90%	94%	96%
9	11%	7%	5%	9	89%	93%	95%
10	13%	8%	5%	10	87%	92%	95%
11	14%	9%	6%	11	86%	91%	94%
12	15%	10%	7%	12	85%	90%	93%
13	17%	11%	8%	13	83%	89%	92%
14	19%	12%	8%	14	81%	88%	92%
15	21%	12%	9%	15	79%	88%	91%
16	23%	13%	10%	16	77%	87%	90%
17	25%	15%	10%	17	75%	85%	90%
18	27%	16%	11%	18	73%	84%	89%
19	28%	17%	12%	19	72%	83%	88%
20	30%	18%	13%	20	70%	82%	87%
21	32%	19%	13%	21	68%	81%	87%
22	34%	20%	14%	22	66%	80%	86%
23	36%	21%	15%	23	64%	79%	85%
24	38%	23%	16%	24	62%	77%	84%
25	40%	24%	17%	25	60%	76%	83%
26	43%	25%	18%	26	57%	75%	82%
27	45%	26%	19%	27	55%	74%	81%
28	47%	28%	20%	28	53%	72%	80%
29	49%	29%	21%	29	51%	71%	79%
30	52%	31%	22%	30	48%	69%	78%
31	54%	32%	23%	31	46%	68%	77%
32	56%	34%	24%	32	44%	66%	76%
33	58%	35%	25%	33	42%	65%	75%
34	60%	37%	27%	34	40%	63%	73%
35	62%	38%	28%	35	38%	62%	72%
36	65%	40%	29%	36	35%	60%	71%
37	67%	41%	30%	37	33%	59%	70%
38	69%	43%	32%	38	31%	57%	68%
39	70%	45%	33%	39	30%	55%	67%
40	72%	47%	35%	40	28%	53%	65%
41	73%	49%	36%	41	27%	51%	64%
42	75%	51%	38%	42	25%	49%	62%
43	76%	52%	39%	43	24%	48%	61%
44	77%	54%	41%	44	23%	46%	59%
45	80%	55%	42%	45	20%	45%	58%
46	80%	57%	44%	46	20%	43%	56%
47	80%	59%	45%	47	20%	41%	55%
48	80%	61%	46%	48	20%	39%	54%
49	80%	62%	47%	49	20%	38%	53%
50	80%	64%	49%	50	20%	36%	51%
51	80%	65%	51%	51	20%	35%	49%
52	80%	66%	52%	52	20%	34%	48%
53	80%	68%	54%	53	20%	32%	46%
54	80%	69%	55%	54	20%	31%	45%
55	80%	70%	57%	55	20%	30%	43%
56	80%	71%	58%	56	20%	29%	42%
57	80%	72%	60%	57	20%	28%	40%
58	80%	72%	61%	58	20%	28%	39%
59	80%	73%	63%	59	20%	27%	37%
60	80%	75%	64%	60	20%	25%	36%
61	80%	75%	65%	61	20%	25%	35%
62	80%	75%	67%	62	20%	25%	33%
63	80%	75%	68%	63	20%	25%	32%
64	80%	75%	70%	64	20%	25%	30%
65	80%	75%	71%	65	20%	25%	29%
66	80%	75%	72%	66	20%	25%	28%
67	80%	75%	73%	67	20%	25%	27%
68	80%	75%	74%	68	20%	25%	26%
69	80%	75%	75%	69	20%	25%	25%
70	80%	75%	76%	70	20%	25%	24%

Effective age is the age indicated by the condition and utility of a structure and is based on an appraiser's judgment and interpretation of market perception, according to the Appraisal Institute. Estimating effective age is a crucial step in appraising Residential property. Condition is typically the decisive factor when making an effective age determination, based on the extension of economic life that occurs when a structure is kept up, remodeled or otherwise altered in excess of its chronological age. Therefore it is imperative that the field appraiser take careful consideration of the physical condition of each structure in relation to individual as well as "typical" condition.