RESIDENTIAL REAL ESTATE PROPERTY CLASSIFICATION GUIDE

FOR

MULTI-FAMILY HOMES

Nueces County Appraisal District – 2026

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 carries 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 including 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 RESIDENTAIL 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.

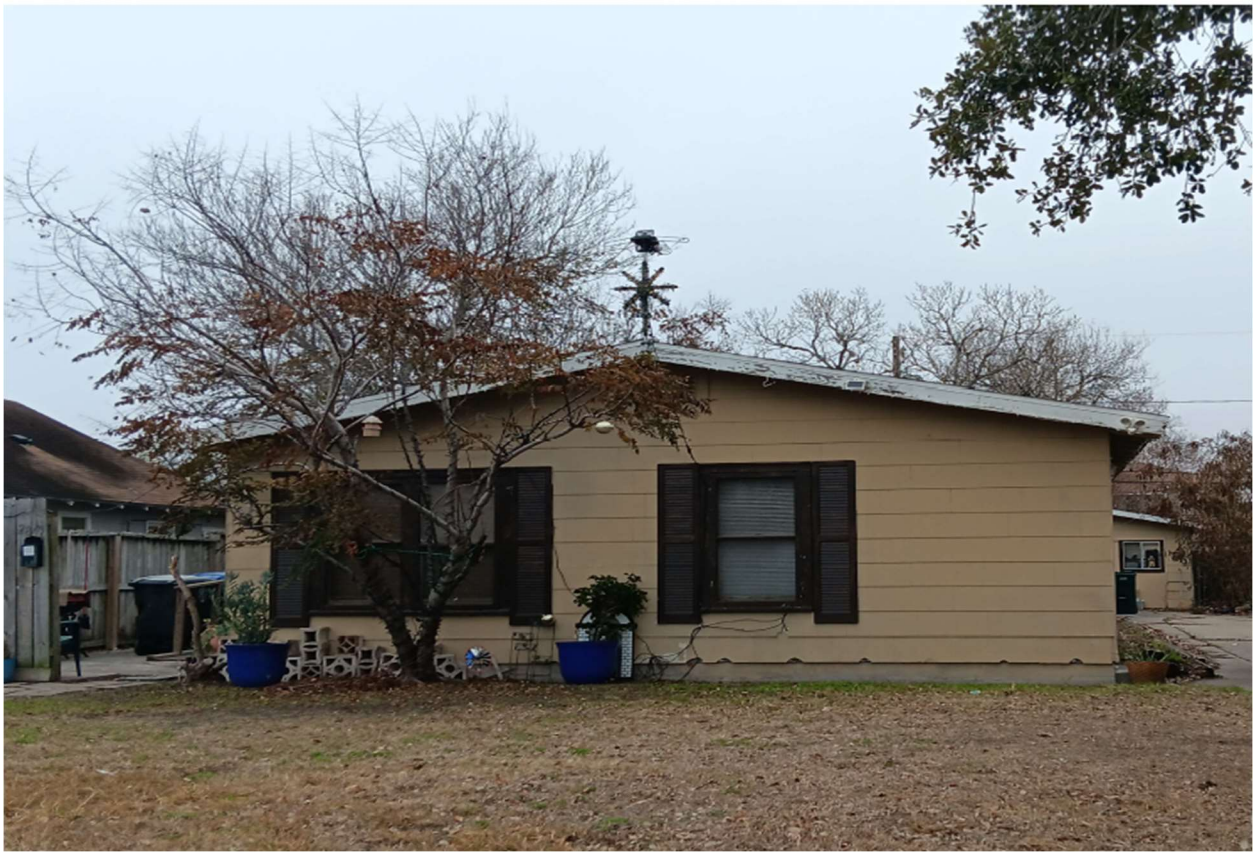
Foundation: Pier & Beam is common; some may have concrete slab depending on age.

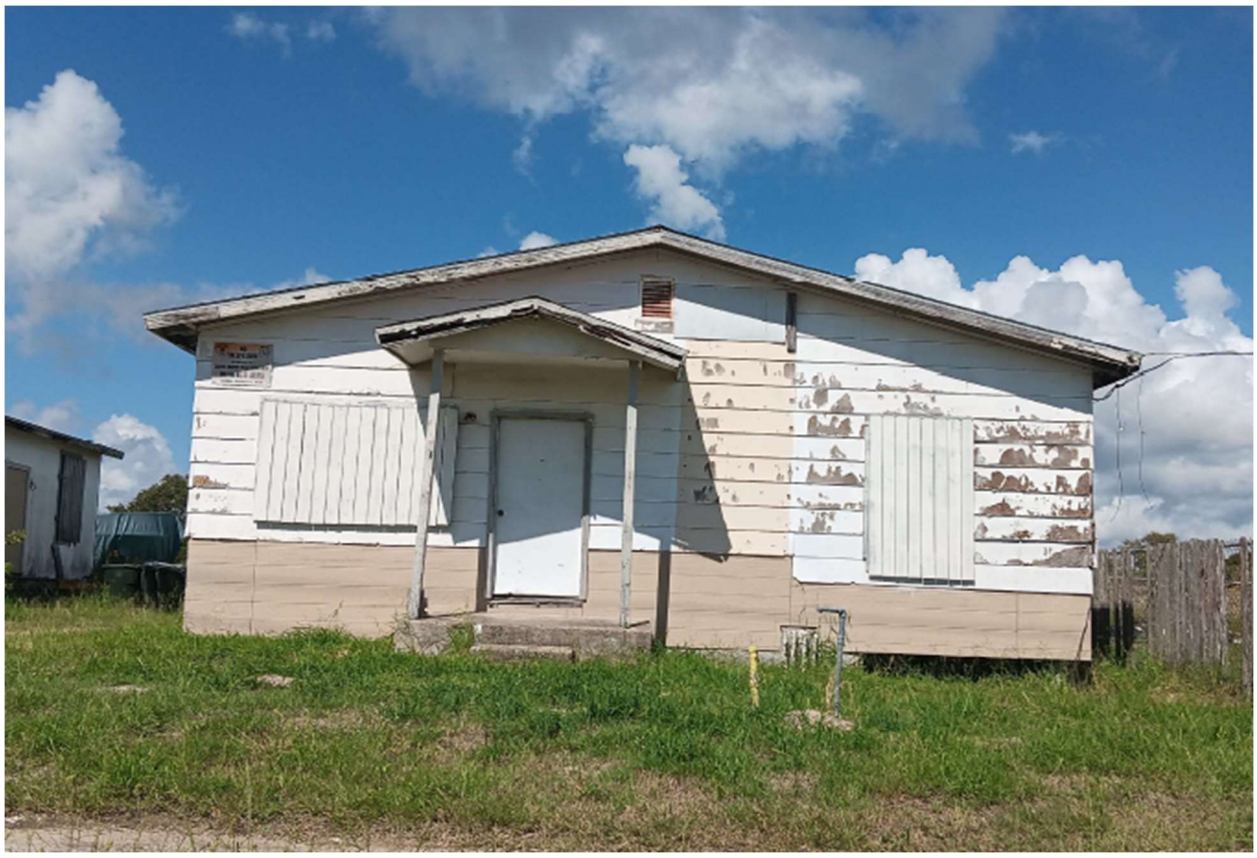
Exterior Finish: Basic wood, asbestos, metal or vinyl siding. Has minimum number of windows and doors with little or no trim.

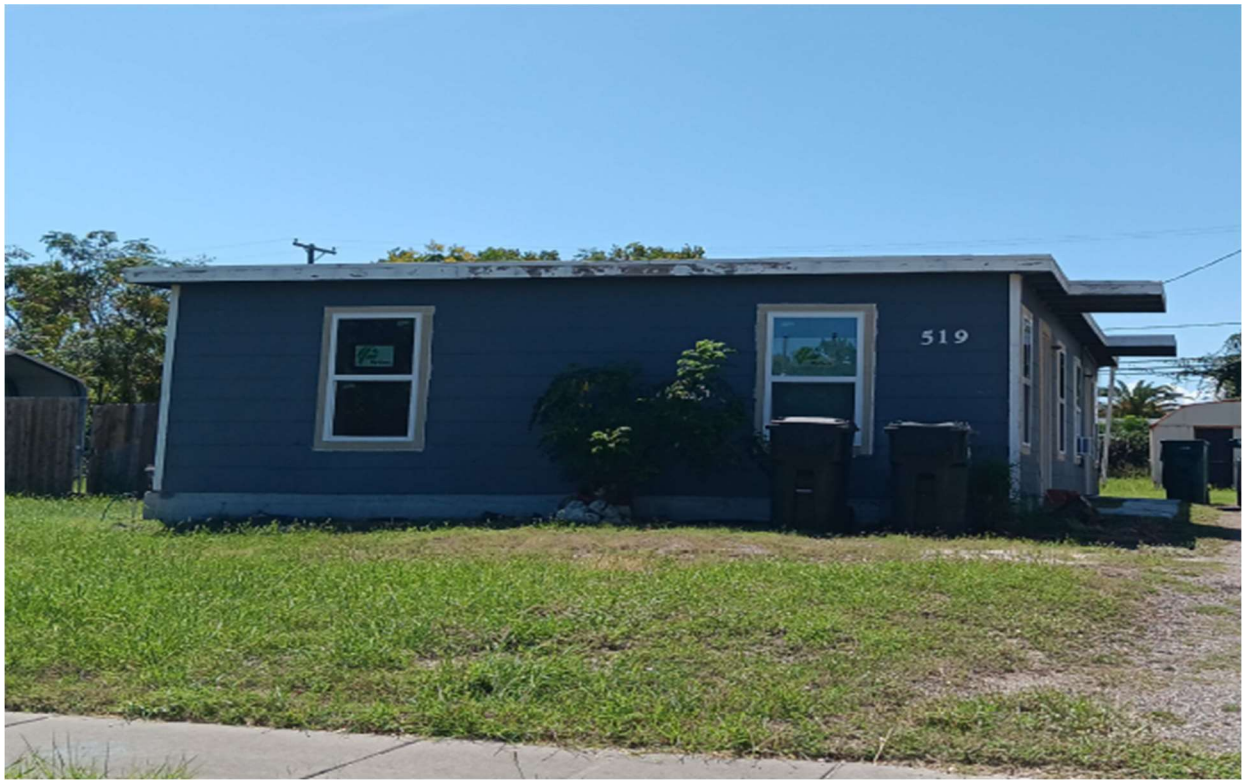
Garage: Uncovered parking is common and detached garages or car ports are possible.

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.



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2026 COST SCHEDULE WORKSHEET

Square foot Method
Low Quality

The Square Foot Method is based on the square footage of a residence. Land and the cost of development are not included in the Marshall and Swift unit cost. All material, labor costs, and the contractor costs incurred during the period of construction of a RM1 Low Quality residence are reflected in the Marshall & Swift Replacement Cost Table below and found in the Marshall & Swift Residential Cost Handbook page Mul-27.

RM1: Low Quality Construction

Total Area in SQ. FT.	2026 M&S Unit Cost
300	$120.00
400	$118.00
500	$115.00
600	$111.00
700	$107.00
800	$104.00
900	$101.00
1000	$99.00
1100	$97.00
1200	$95.00
1300	$93.50
1400	$92.00
1500	$90.50
1600	$89.50
1700	$88.00
1800	$87.00
1900	$86.00
2000	$85.00
2200	$83.50
2400	$81.50
2400+	$81.50

Class RM2 –Average

This classification is utilized when the construction consists of 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 average.

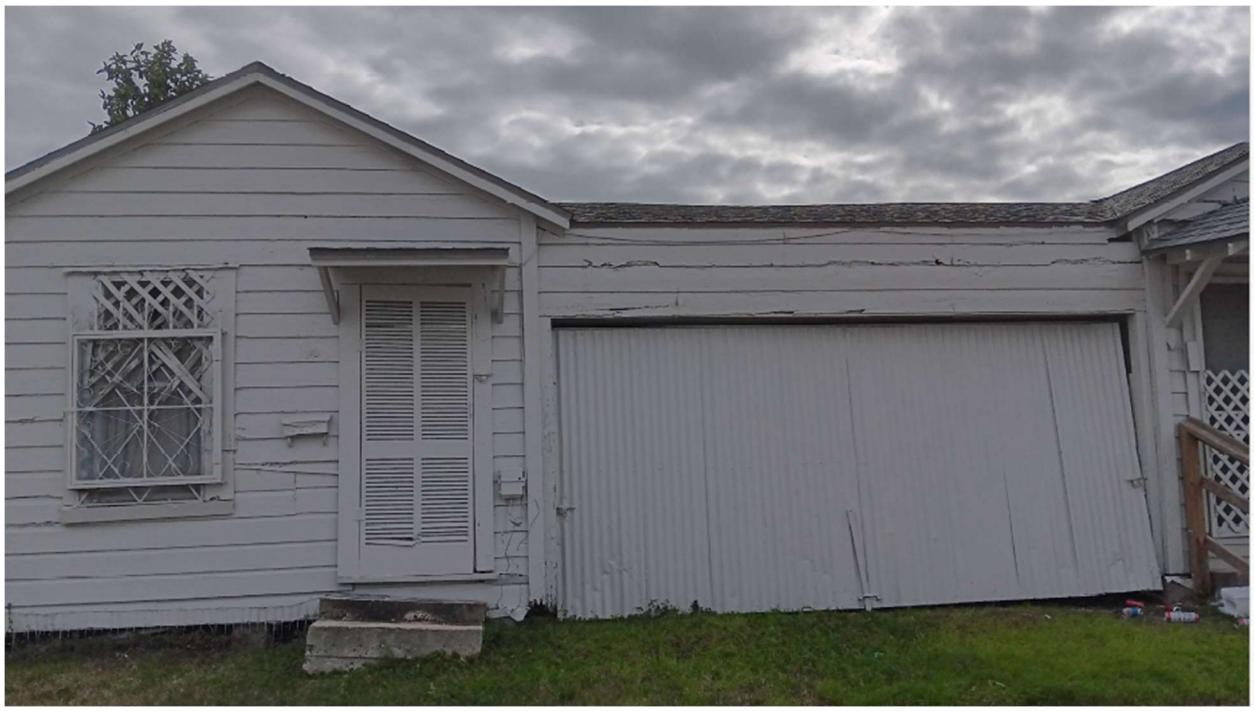
Foundation: Some may have concrete slab depending on age or Pier & Beam is common.

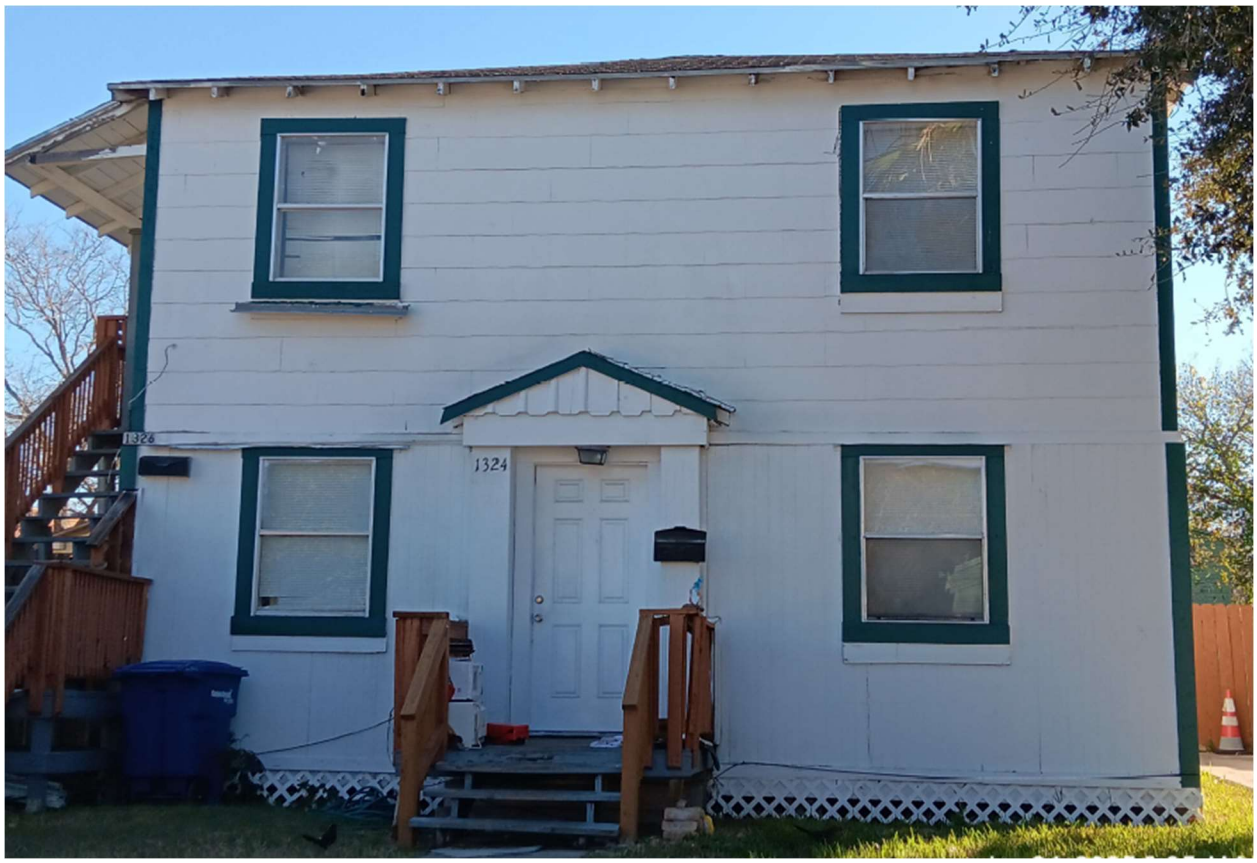
Exterior Finish: Wood or Vinyl Siding or Brick. Has moderate number of windows and doors with inexpensive trim. Patios or porches may be present with minimal ornamentation.

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.

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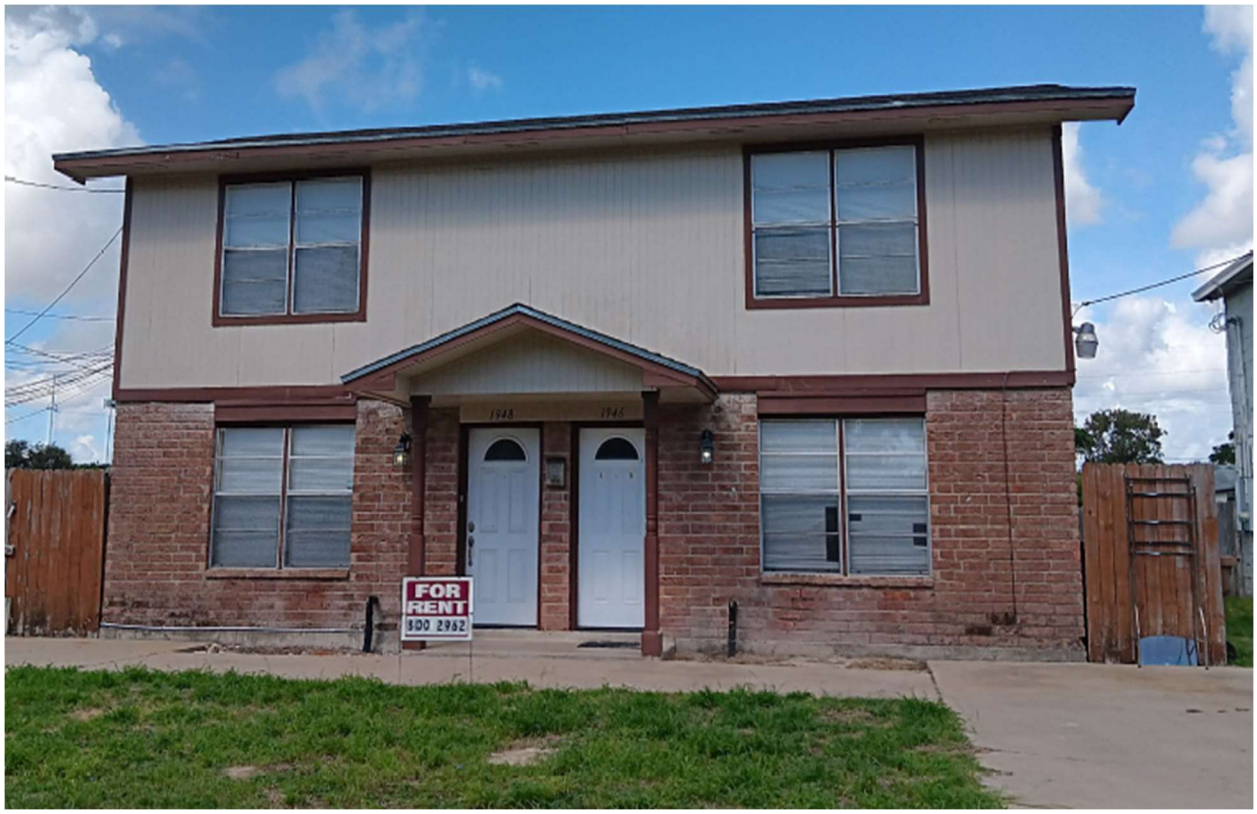
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2026 COST SCHEDULE WORKSHEET

Square foot Method
Average Quality

The Square Foot Method is based on the square footage of a residence. Land and the cost of development are not included in the Marshall and Swift unit cost. All material, labor costs, and the contractor costs incurred during the period of construction of a RM2 Average Quality residence are reflected in the Marshall & Swift Replacement Cost Table below and found in the Marshall & Swift Residential Cost Handbook page Mul-27.

RM2: Average Quality Construction

Total Area in SQ. FT.	2026 M&S Unit Cost
400	$133.00
500	$130.00
600	$128.00
700	$125.00
800	$122.00
900	$118.00
1000	$116.00
1100	$113.00
1200	$111.00
1300	$109.00
1400	$108.00
1500	$106.00
1600	$104.00
1700	$103.00
1800	$102.00
2000	$99.50
2200	$97.50
2400	$95.50
2600	$94.00
2800	$92.50
2800+	$92.50

Class RM3 –Good

This classification is utilized when the construction is typically average to good 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 good.

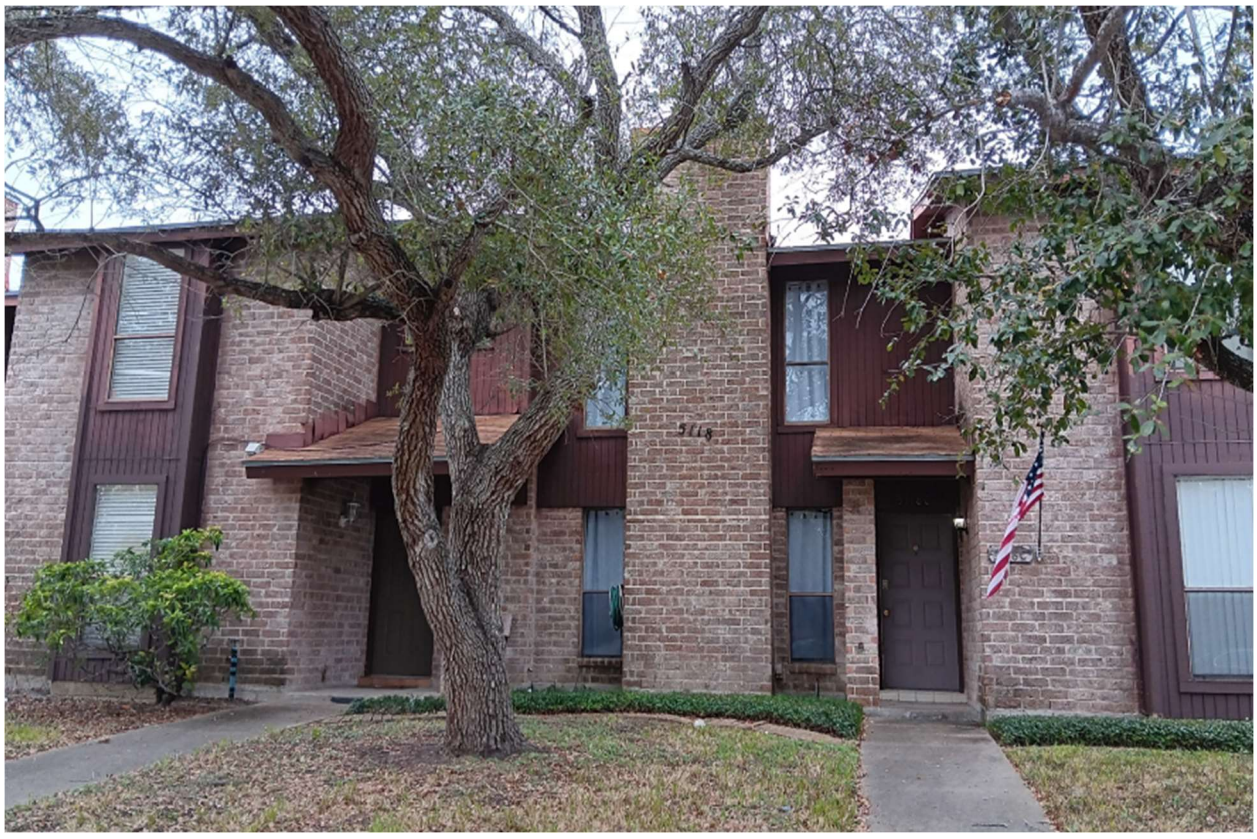
Foundation: Concrete Slab, Pier & Beam, and homes on stilts are common.

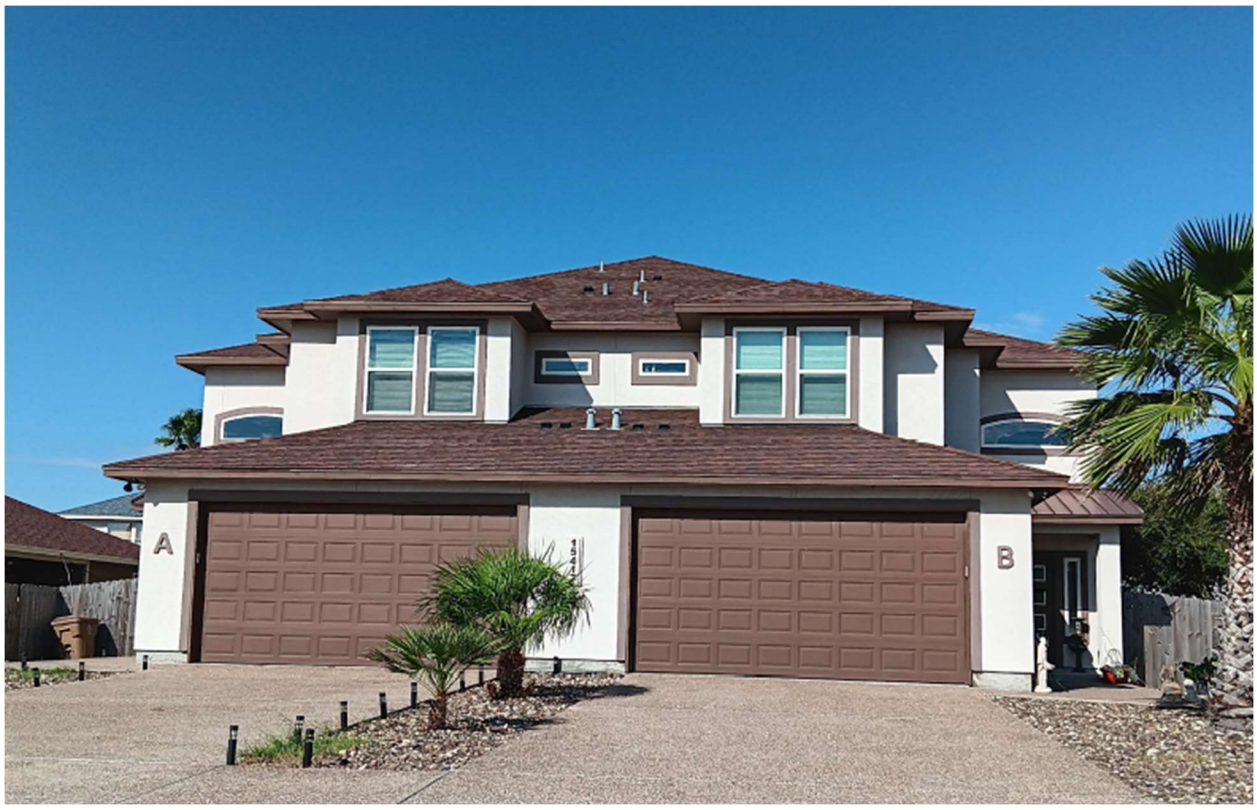
Exterior Finish: Brick, stucco, vinyl, wood, or hardi-plank siding with decorative features prominent.

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.

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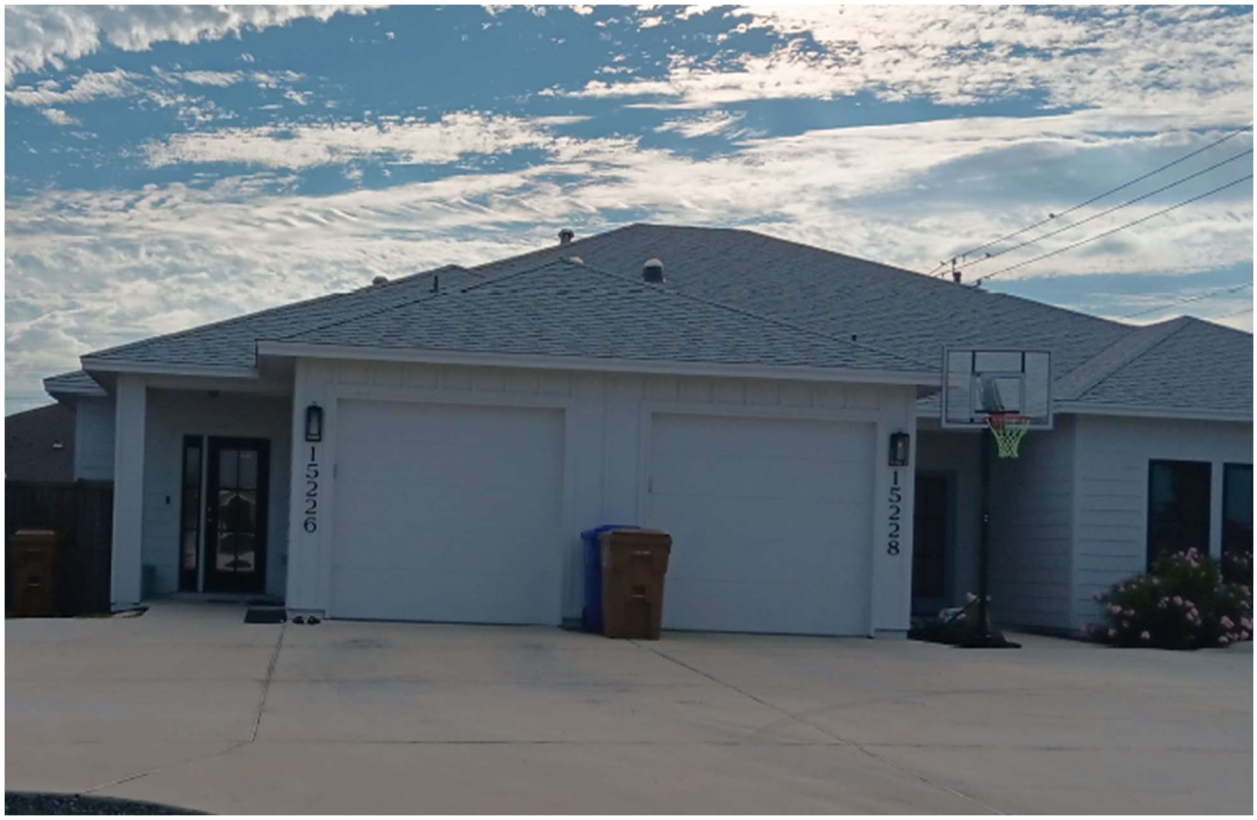


2026 COST SCHEDULE WORKSHEET

Square foot Method
Good Quality

The Square Foot Method is based on the square footage of a residence. Land and the cost of development are not included in the Marshall and Swift unit cost. All material, labor costs, and the contractor costs incurred during the period of construction of a RM3 Good Quality residence are reflected in the Marshall & Swift Replacement Cost Table below and found in the Marshall & Swift Residential Cost Handbook page Mul-27.

RM3: Good Quality Construction

Total Area in SQ. FT.	2026 M&S Unit Cost
600	$174.00
700	$170.00
800	$167.00
900	$162.00
1000	$159.00
1200	$152.00
1400	$147.00
1500	$145.00
1600	$143.00
1700	$141.00
1800	$139.00
1900	$138.00
2000	$136.00
2200	$133.00
2400	$131.00
2600	$128.00
2800	$126.00
3000	$124.00
3200	$123.00
3200+	$123.00

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 very good.

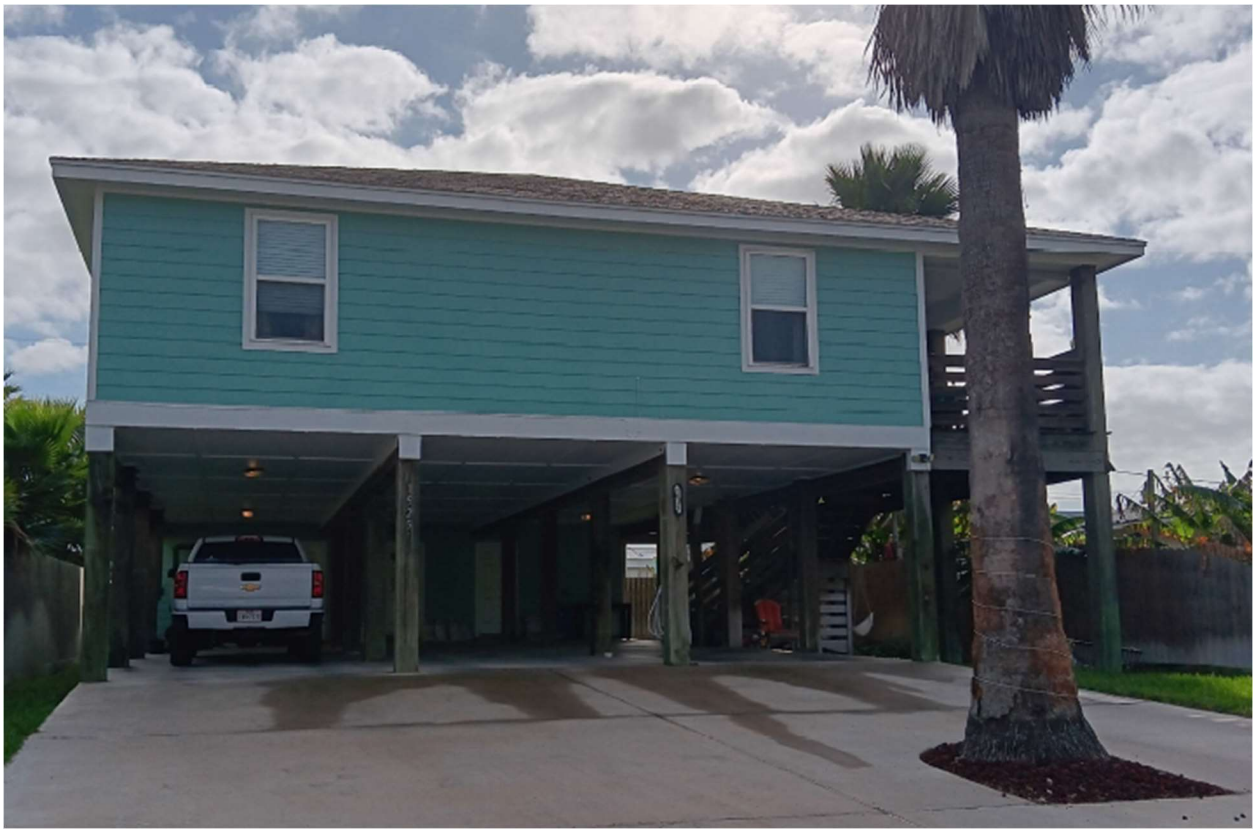
Foundation: Concrete Slab or Stilts are common, Pier & Beam is rare

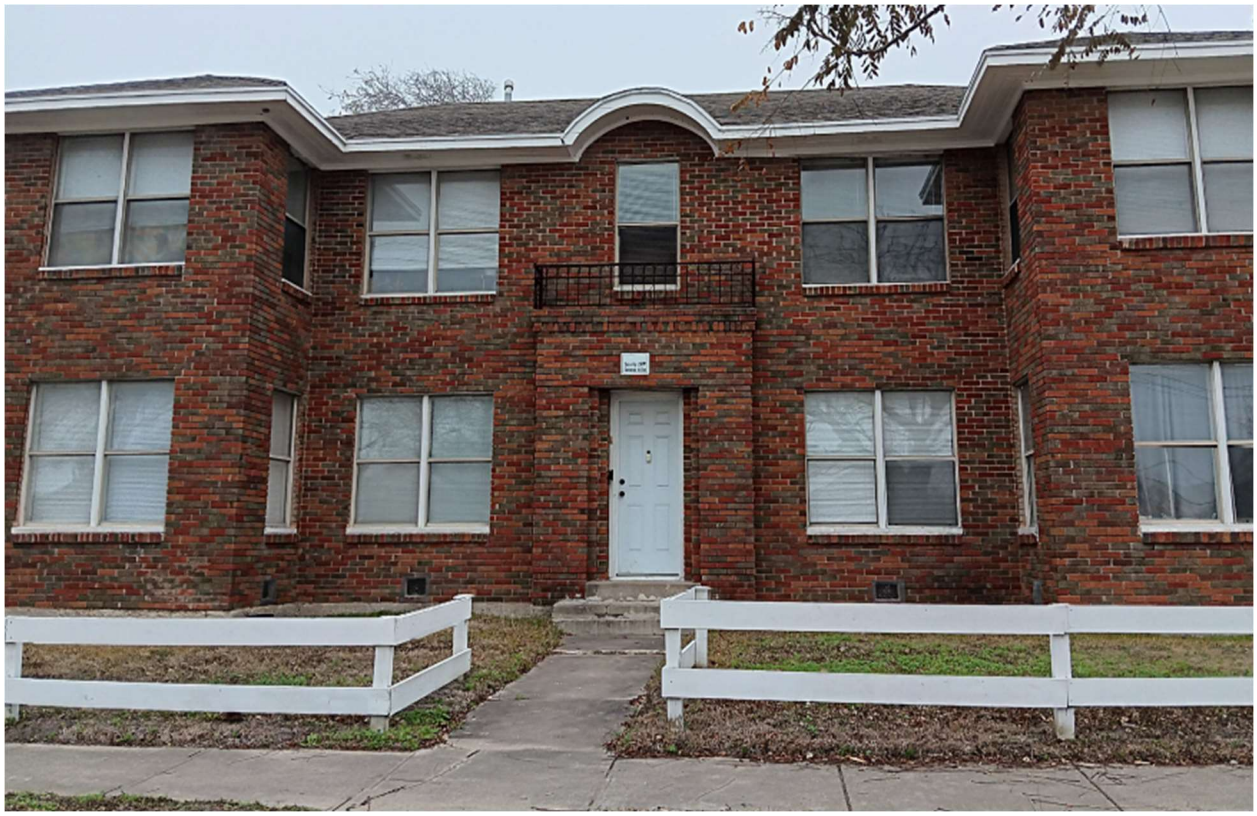
Exterior Finish: Brick, stucco, and/or vinyl, wood, or hardi-plank siding. Distinctive ornamentation may be prominent.

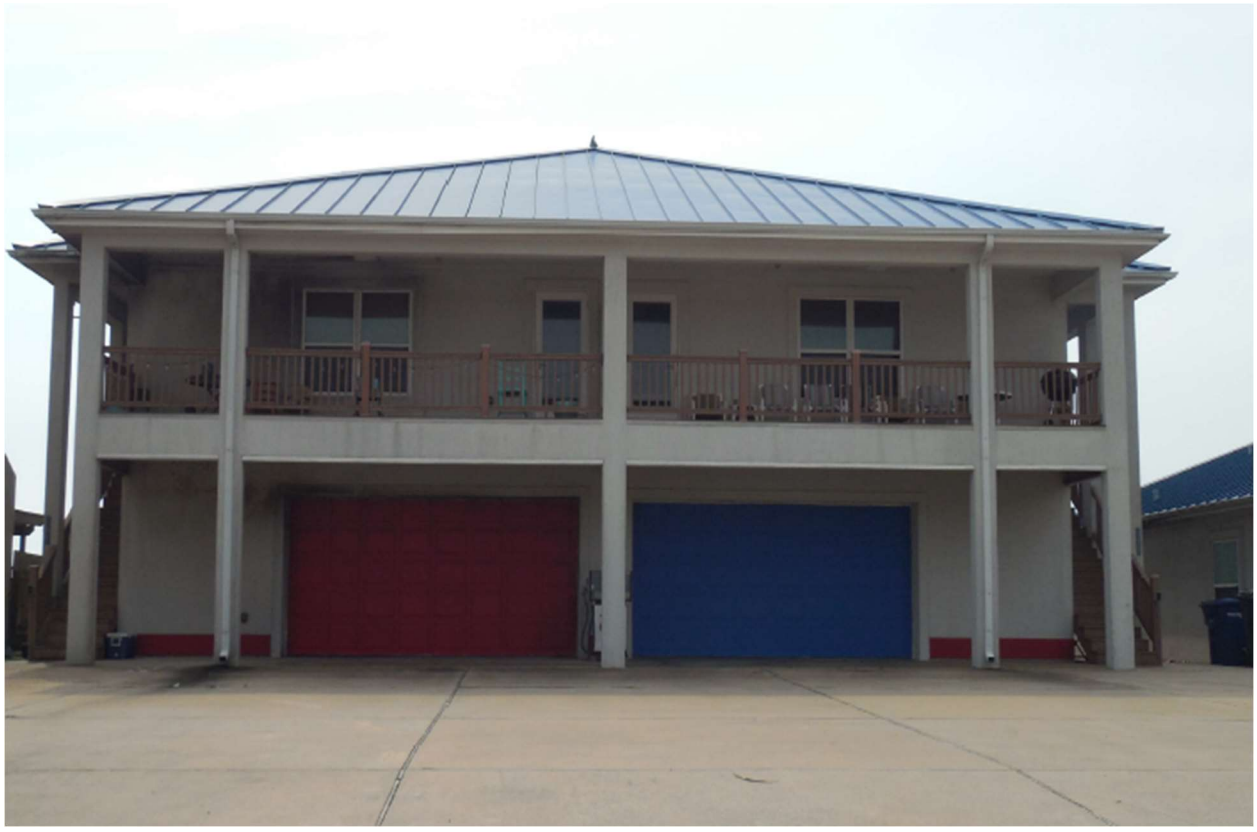
Garages: Attached garages or car ports with few exceptions and often with extra parking.

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.







2026 COST SCHEDULE WORKSHEET

Square foot Method
Very Good Quality

The Square Foot Method is based on the square footage of a residence. Land and the cost of development are not included in the Marshall and Swift unit cost. All material, labor costs, and the contractor costs incurred during the period of construction of a RM4 Very Good Quality residence are reflected in the Marshall & Swift Replacement Cost Table below and found in the Marshall & Swift Residential Cost Handbook page Mul-27.

RM4: Very Good Quality Construction

Total Area in SQ. FT.	2026 M&S Unit Cost
600	$200.00
700	$195.00
800	$192.00
900	$188.00
1000	$184.00
1200	$177.00
1400	$171.00
1600	$166.00
1700	$164.00
1800	$162.00
1900	$160.00
2000	$158.00
2100	$156.00
2200	$155.00
2300	$153.00
2400	$152.00
2600	$149.00
2800	$147.00
3000	$144.00
3200	$142.00
3200+	$142.00

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.

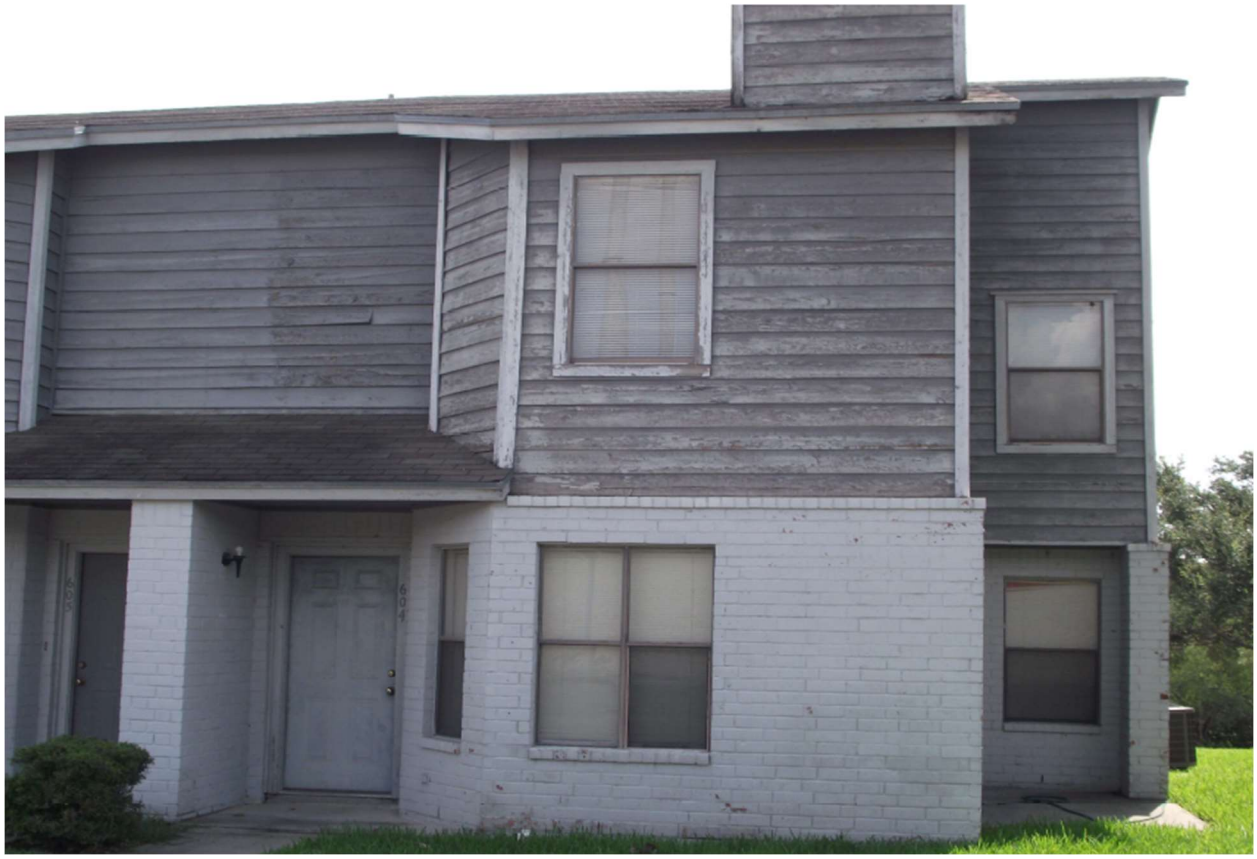
Foundation: Foundation is Slab on Grade or Pier and Beam.

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.



2026 COST SCHEDULE WORKSHEET

Square foot Method
Low Quality

The Square Foot Method is based on the square footage of a residence. Land and the cost of development are not included in the Marshall and Swift unit cost. All material, labor costs, and the contractor costs incurred during the period of construction of a RM1 Low Quality residence are reflected in the Marshall & Swift Replacement Cost Table below and found in the Marshall & Swift Residential Cost Handbook page Mul-27.

RT1: Low Quality Construction

Total Area in SQ. FT.	2026 M&S Unit Cost
300	$120.00
400	$118.00
500	$115.00
600	$111.00
700	$107.00
800	$104.00
900	$101.00
1000	$99.00
1100	$97.00
1200	$95.00
1300	$93.50
1400	$92.00
1500	$90.50
1600	$89.50
1700	$88.00
1800	$87.00
1900	$86.00
2000	$85.00
2200	$83.50
2400	$81.50
2400+	$81.50

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.

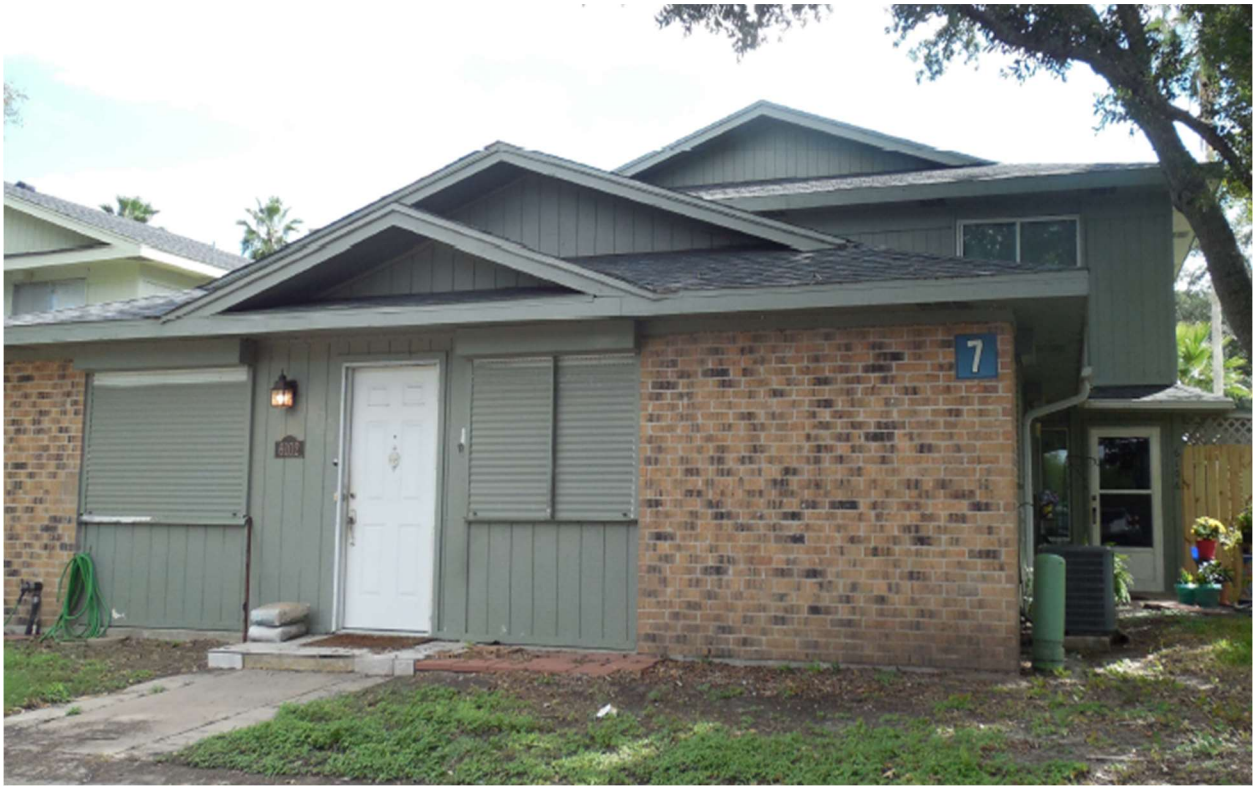
Foundation: Foundations are mostly concrete slab on grade although depending on age pier and beam may be found.

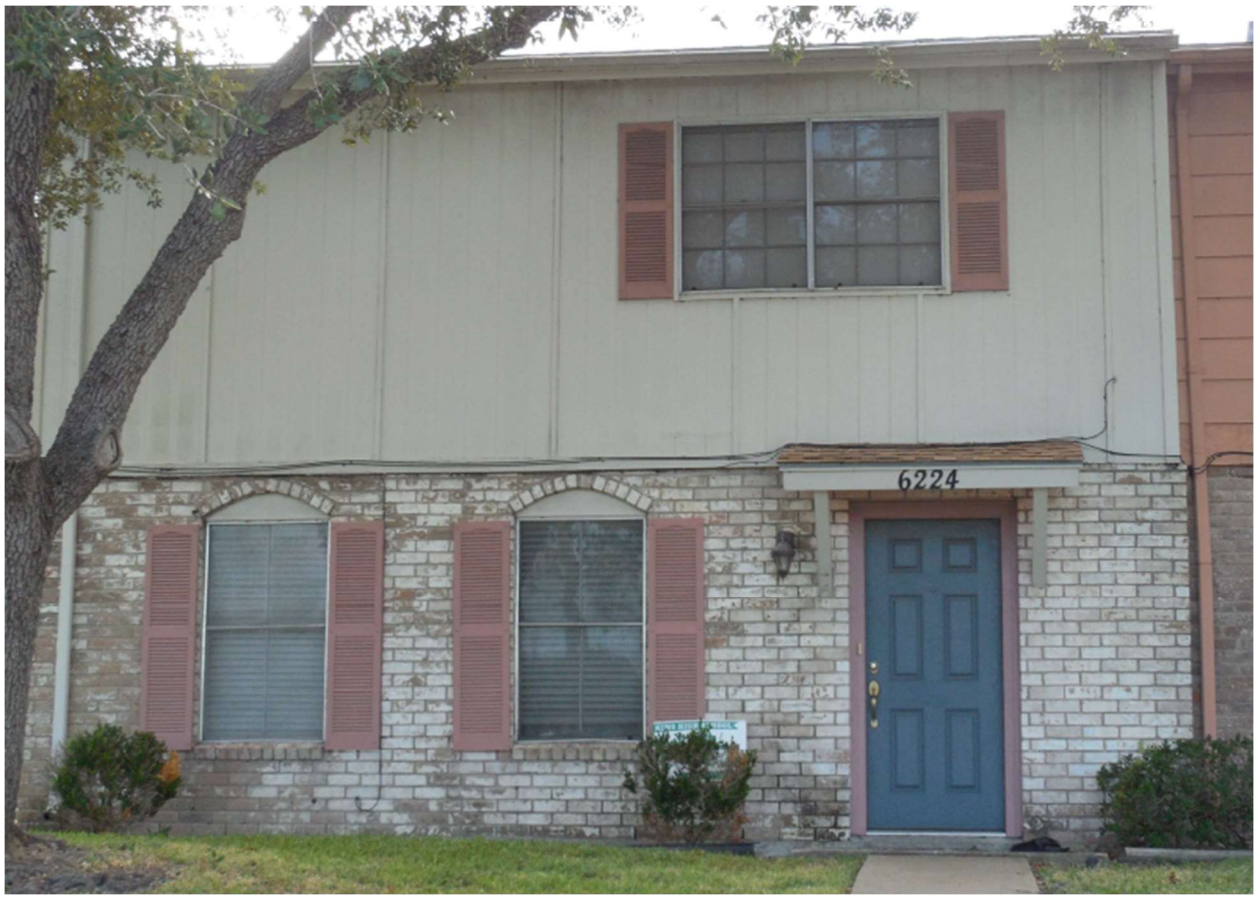
Exterior Finish: Brick veneer, siding or stucco with standard sash and doors are present. Patios or porches may be present with minimal ornamentation.

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.

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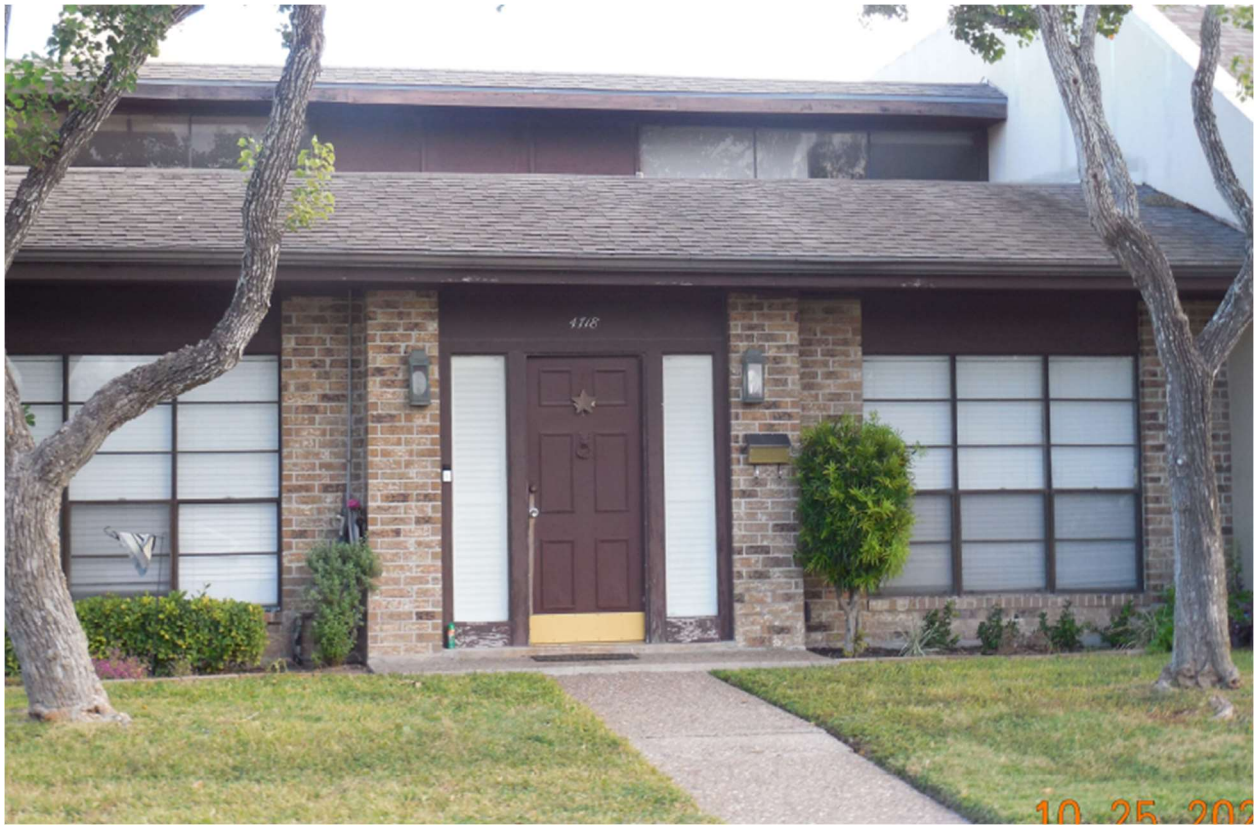
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2026 COST SCHEDULE WORKSHEET

Square foot Method
Fair Quality

The Square Foot Method is based on the square footage of a residence. Land and the cost of development are not included in the Marshall and Swift unit cost. All material, labor costs, and the contractor costs incurred during the period of construction of a RT2 Fair Quality residence are reflected in the Marshall & Swift Replacement Cost Table below and found in the Marshall & Swift Residential Cost Handbook page Mul-27.

RT2: Fair Quality Construction

Total Area in SQ. FT.	2026 M&S Unit Cost
400	$133.00
500	$130.00
600	$128.00
700	$125.00
800	$122.00
900	$118.00
1000	$116.00
1100	$113.00
1200	$111.00
1300	$109.00
1400	$108.00
1500	$106.00
1600	$104.00
1700	$103.00
1800	$102.00
2000	$99.50
2200	$97.50
2400	$95.50
2600	$94.00
2800	$92.50
2800+	$92.50

Class RT3 –Average

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.

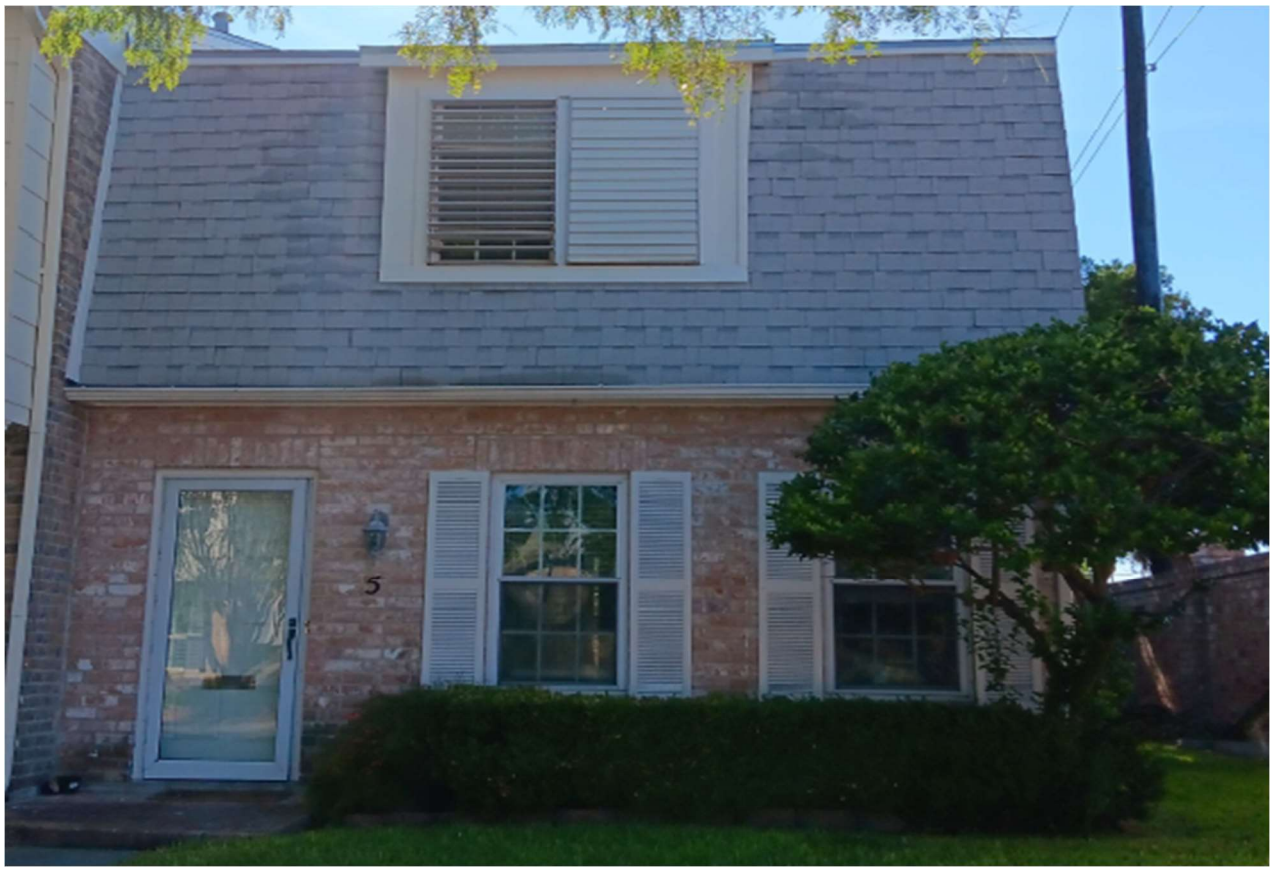
Foundation: Concrete Slab and stilts is common; pier and beam may be found as well.

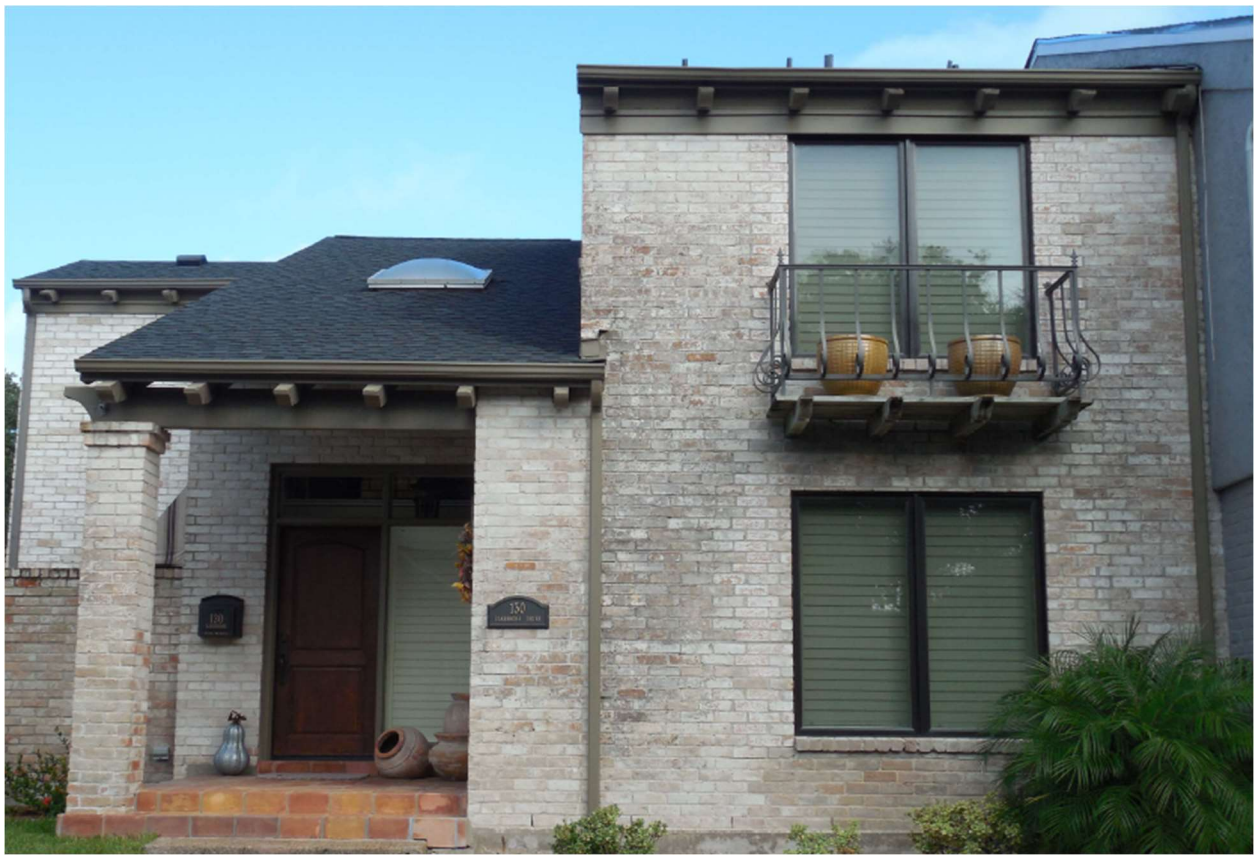
Exterior Finish: Brick, stucco, vinyl, wood, or hardi-plank siding with decorative features prominent.

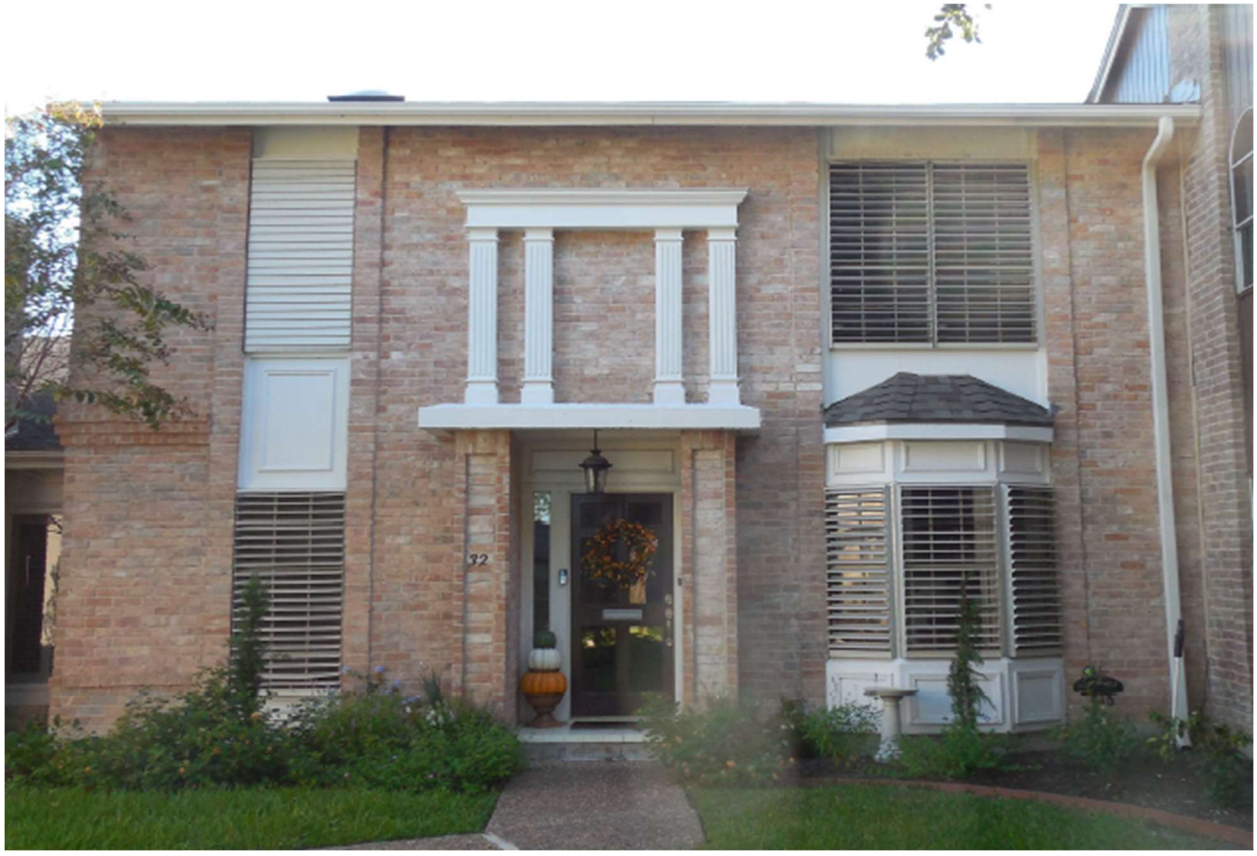
Garages: Detached, attached garages or car ports may be present as well as extra parking.

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.







2026 COST SCHEDULE WORKSHEET

Square foot Method
Average Quality

The Square Foot Method is based on the square footage of a residence. Land and the cost of development are not included in the Marshall and Swift unit cost. All material, labor costs, and the contractor costs incurred during the period of construction of a RT3 Average Minimum Quality residence are reflected in the Marshall & Swift Replacement Cost Table below and found in the Marshall & Swift Residential Cost Handbook page Mul-27.

RT3: Average Quality Construction

Total Area in SQ. FT.	2026 M&S Unit Cost
600	$174.00
700	$170.00
800	$167.00
900	$162.00
1000	$159.00
1200	$152.00
1400	$147.00
1500	$145.00
1600	$143.00
1700	$141.00
1800	$139.00
1900	$138.00
2000	$136.00
2200	$133.00
2400	$131.00
2600	$128.00
2800	$126.00
3000	$124.00
3200	$123.00
3200+	$123.00

Class RT4 –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.

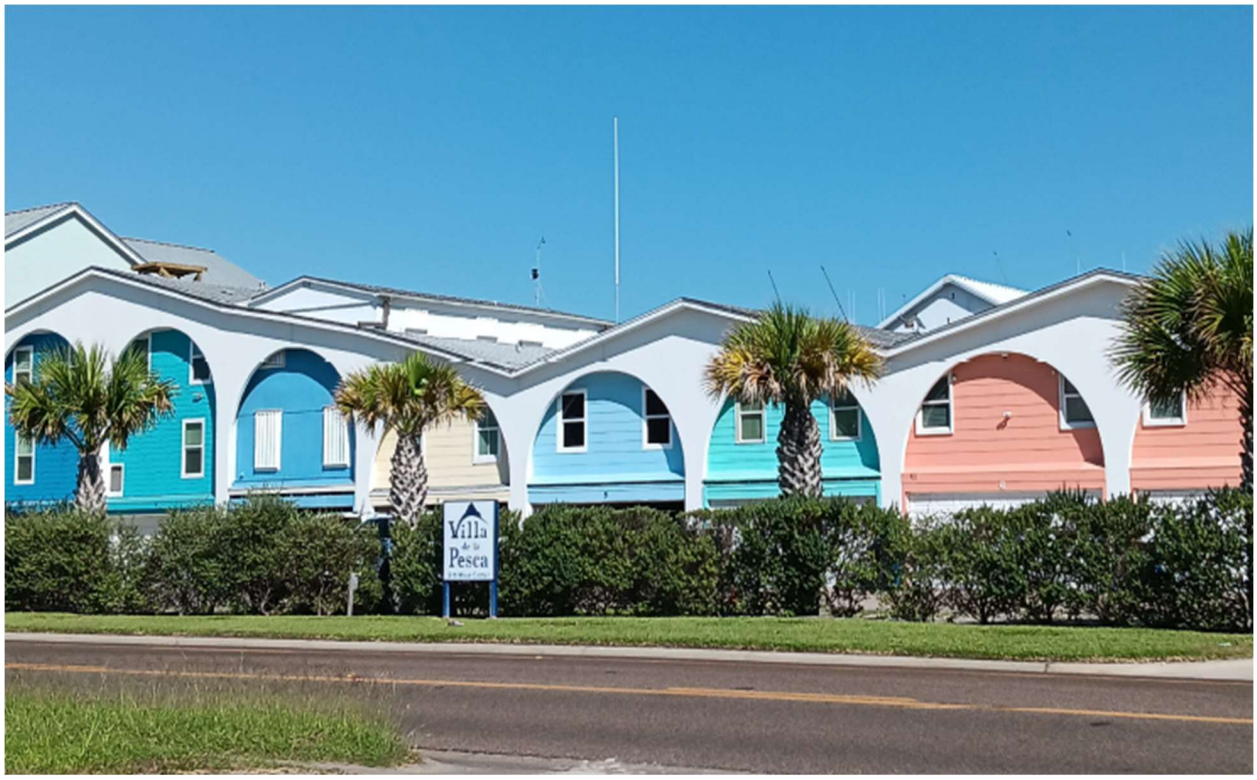
Foundation: Concrete Slab or Stilts are common, Pier & Beam is rare

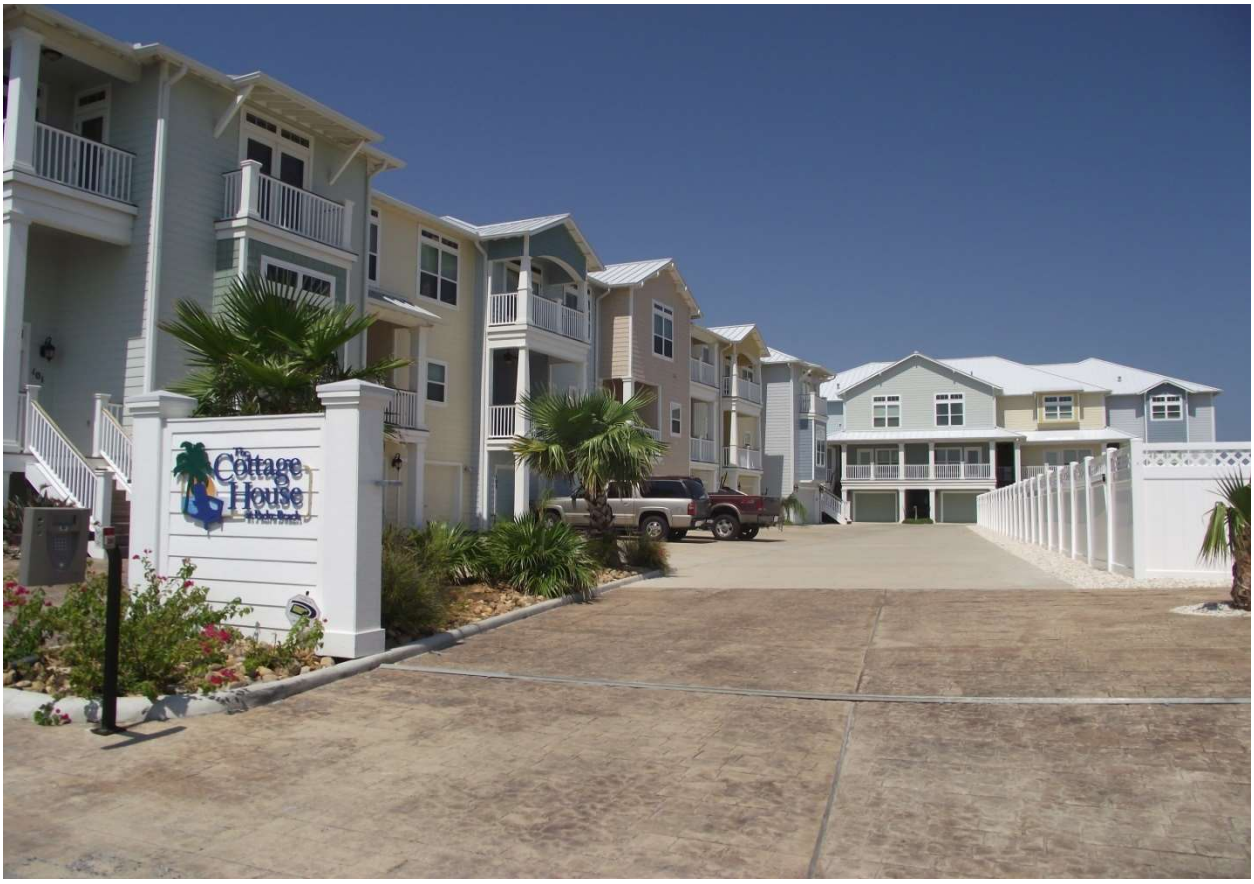
Exterior Finish: Brick, stucco, and/or vinyl, wood, or hardi-plank siding. Ornamental fenestration is prominent.

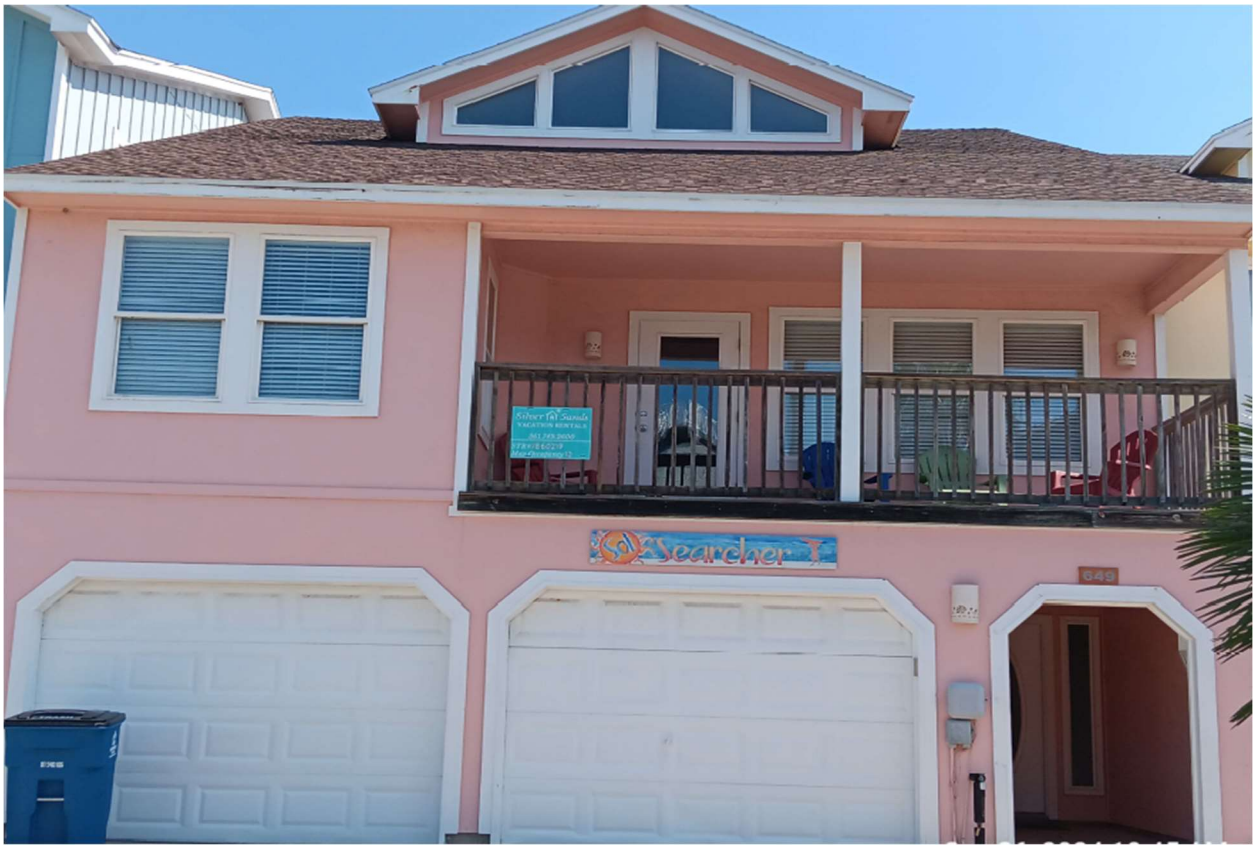
Garages: Attached garages or car ports with few exceptions and often with extra parking.

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.




The Cottage House


Searcher

2026 COST SCHEDULE WORKSHEET

Square foot Method
Good Quality

The Square Foot Method is based on the square footage of a residence. Land and the cost of development are not included in the Marshall and Swift unit cost. All material, labor costs, and the contractor costs incurred during the period of construction of a RT4 Good Quality residence are reflected in the Marshall & Swift Replacement Cost Table below and found in the Marshall & Swift Residential Cost Handbook page Mul-27.

RT4: Good Quality Construction

Total Area in SQ. FT.	2026 M&S Unit Cost
600	$200.00
700	$195.00
800	$192.00
900	$188.00
1000	$184.00
1200	$177.00
1400	$171.00
1600	$166.00
1700	$164.00
1800	$162.00
1900	$160.00
2000	$158.00
2100	$156.00
2200	$155.00
2300	$153.00
2400	$152.00
2600	$149.00
2800	$147.00
3000	$144.00
3200	$142.00
3200+	$142.00

Class RT5 –Very Good

This classification is utilized when the construction typically exceeds minimum code requirements. The quality of materials and workmanship is exceptional 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 very good.

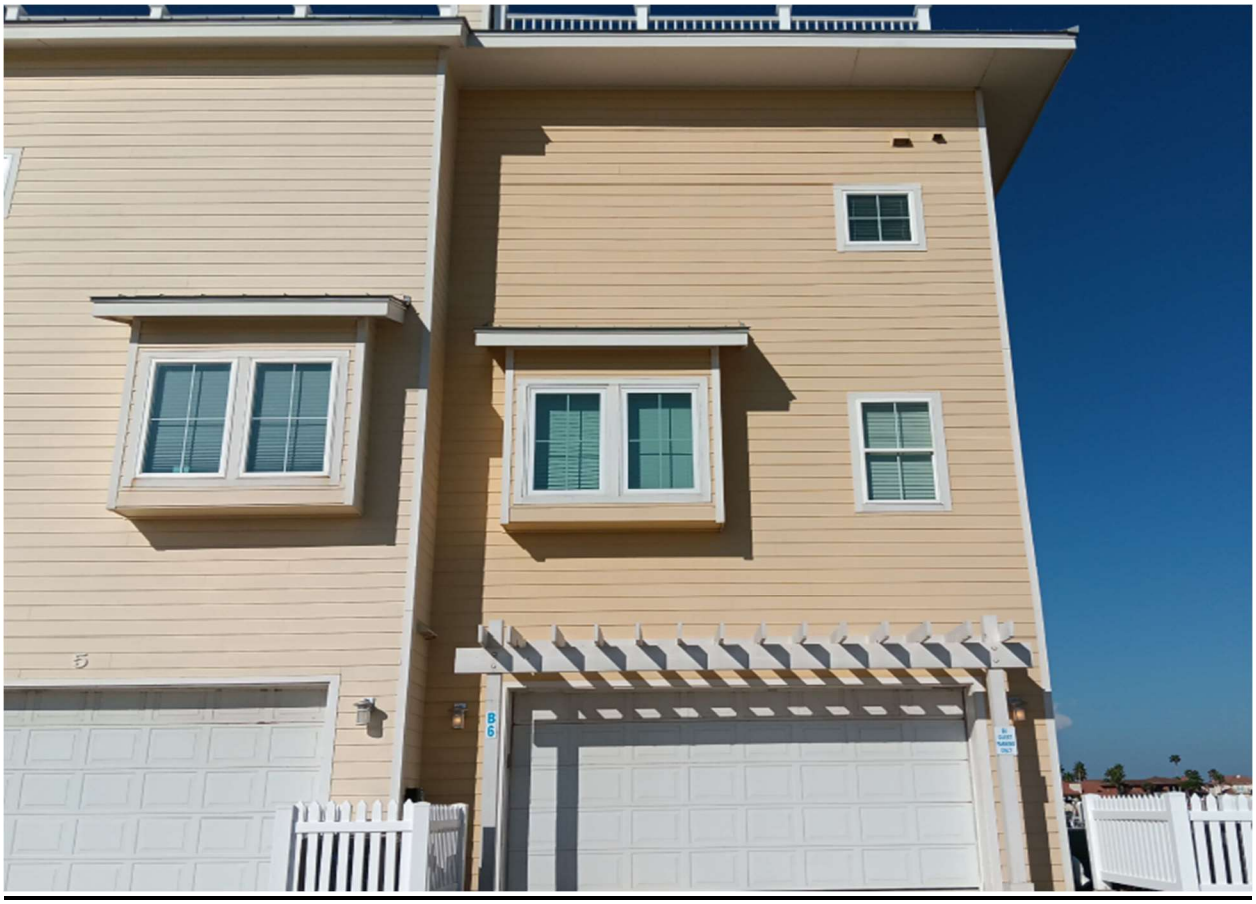
Foundation: Concrete Slab or Stilts are common, Pier & Beam is rare

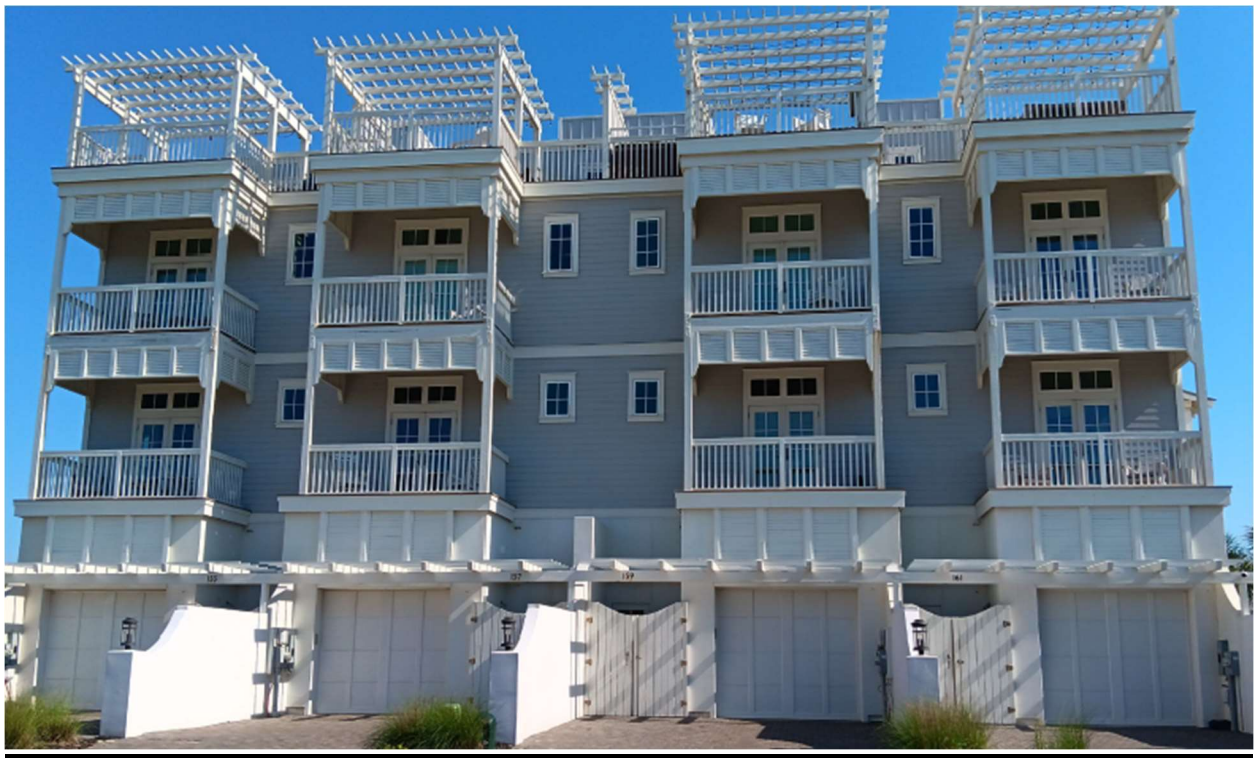
Exterior Finish: Brick, stucco, and/or vinyl, wood, or hardi-plank siding. Ornamental fenestration is prominent.

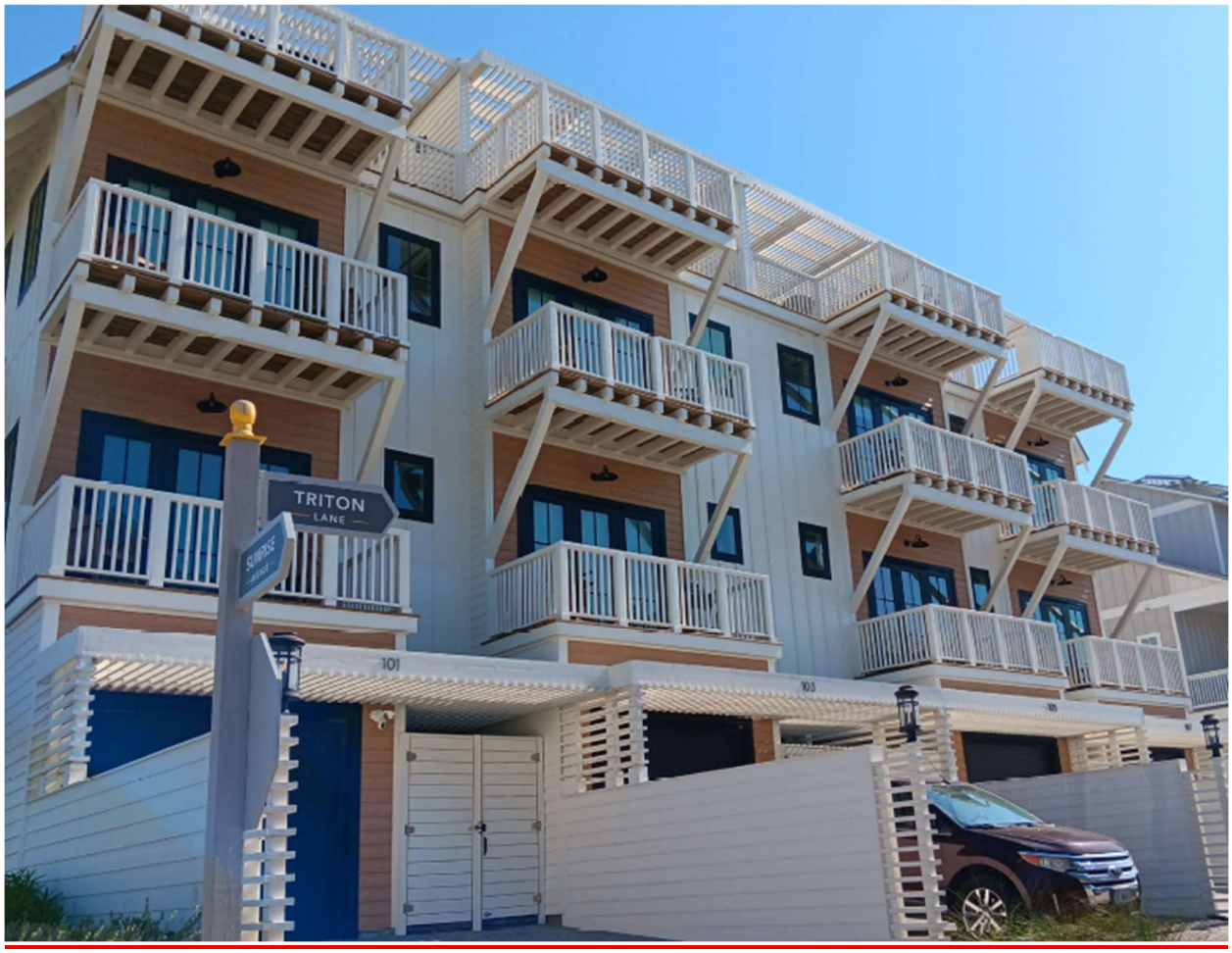
Garages: Attached garages or car ports with few exceptions and often with extra parking.

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.






TRITON
LANE
SUNRISE
101
103

2026 COST SCHEDULE WORKSHEET

Square foot Method
Very Good Quality

The Square Foot Method is based on the square footage of a residence. Land and the cost of development are not included in the Marshall and Swift unit cost. All material, labor costs, and the contractor costs incurred during the period of construction of a RT5 Minimum Quality residence are reflected in the Marshall & Swift Replacement Cost Table below and found in the Marshall & Swift Residential Cost Handbook page Mul-27.

RT5: Very Good Quality Construction

Total Area in SQ. FT.	2026 M&S Unit Cost
800	$230.00
1000	$220.00
1200	$211.00
1400	$204.00
1600	$198.00
1800	$193.00
2000	$188.00
2100	$186.00
2200	$184.00
2300	$182.00
2400	$181.00
2500	$179.00
2600	$178.00
2800	$175.00
3000	$172.00
3200	$170.00
3400	$167.00
3600	$165.00
3600+	$165.00

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.

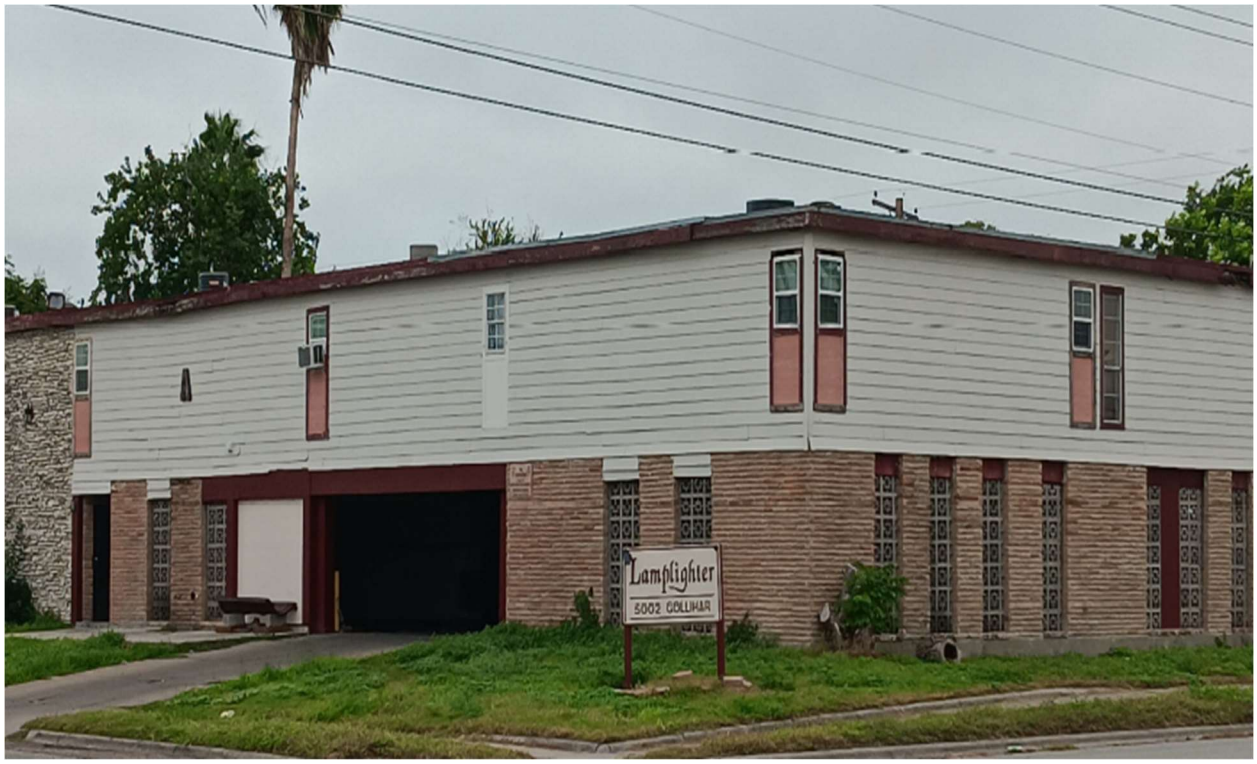
Foundation: Pier & Beam is common; some may have concrete slab depending on age.

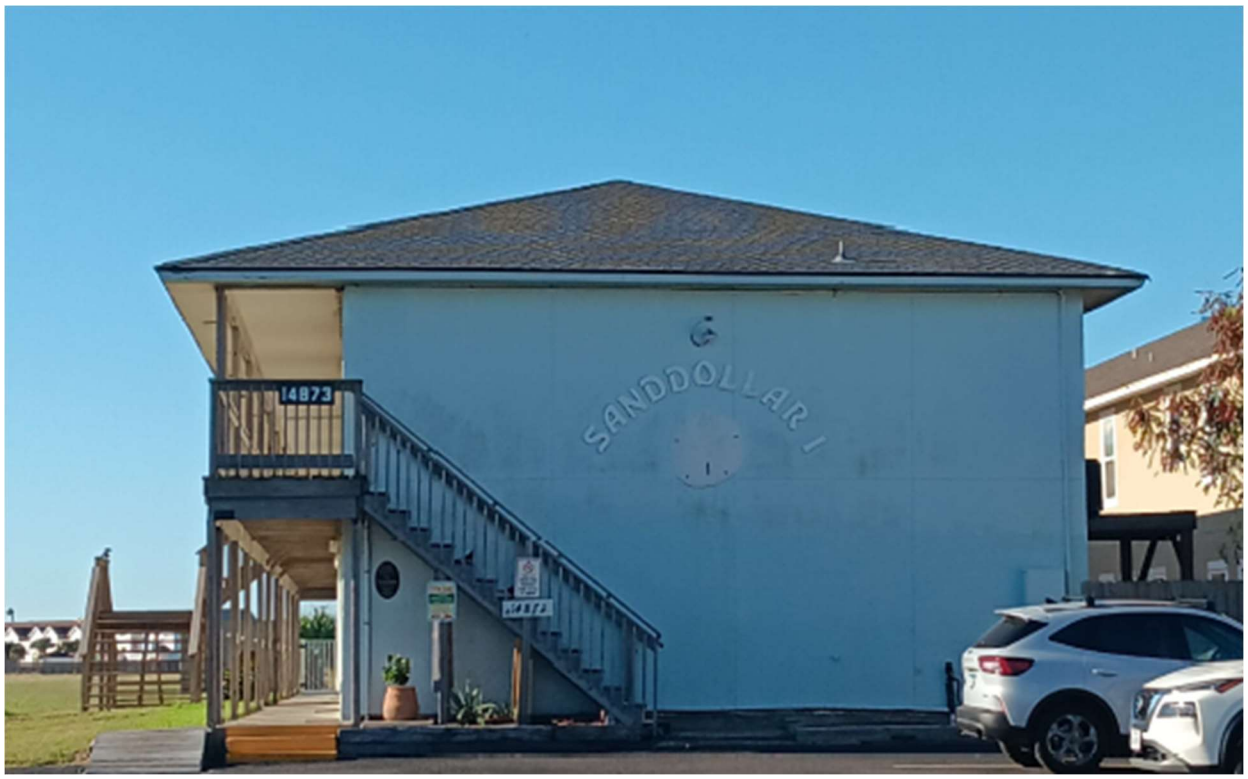
Exterior Finish: Basic wood, asbestos, metal, or vinyl siding. Brick Veneer or low-quality stucco may be present. Has minimum number of windows and doors with little or no trim.

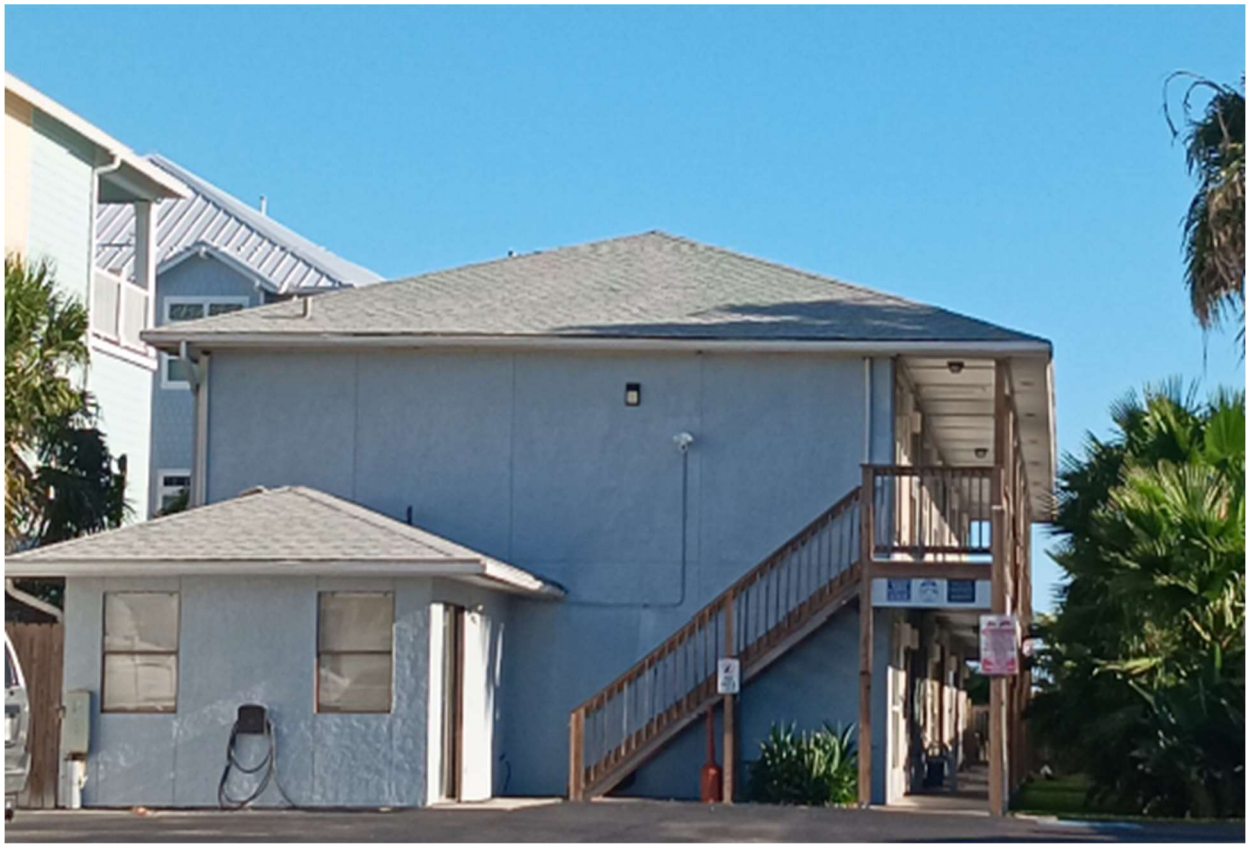
Garage: Uncovered parking is common and detached garages or car ports are possible, but not standard.

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.




14873
SANDDOLLAR I



2026 COST SCHEDULE WORKSHEET

Square foot Method
Low Quality

The Square Foot Method is based on the square footage of a residence. Land and the cost of development are not included in the Marshall and Swift unit cost. All material, labor costs, and the contractor costs incurred during the period of construction of a RC1 Low Quality residence are reflected in the Marshall & Swift Replacement Cost Table below and found in the Marshall & Swift Valuation Service Section 12, Page 9.

RC1: Low Quality Construction

Total Area in SQ. FT.	2026 M&S Unit Cost
All square footages	$92.50

Class RC2 –Fair

This classification is utilized when the construction is using low to average cost materials and does 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.

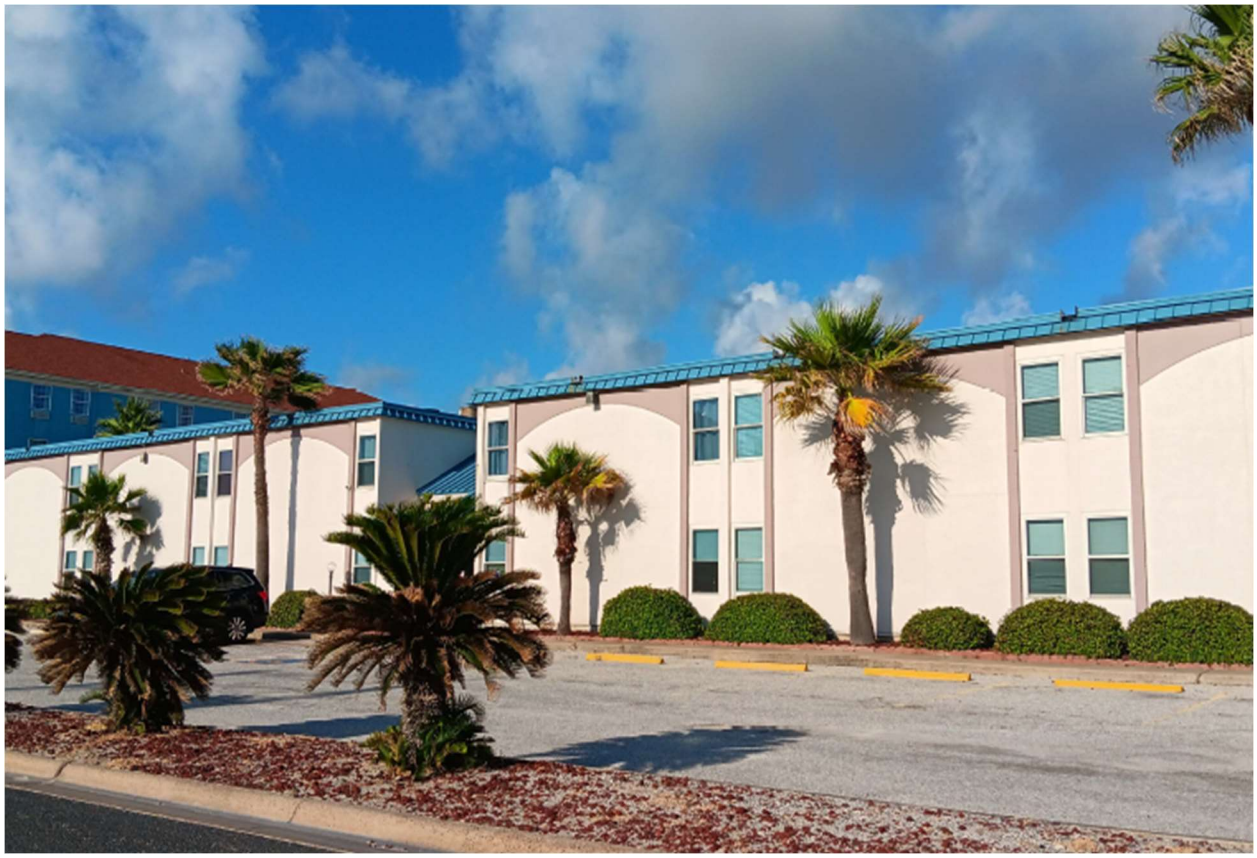
Foundation: Concrete slab and Pier and Beam are common.

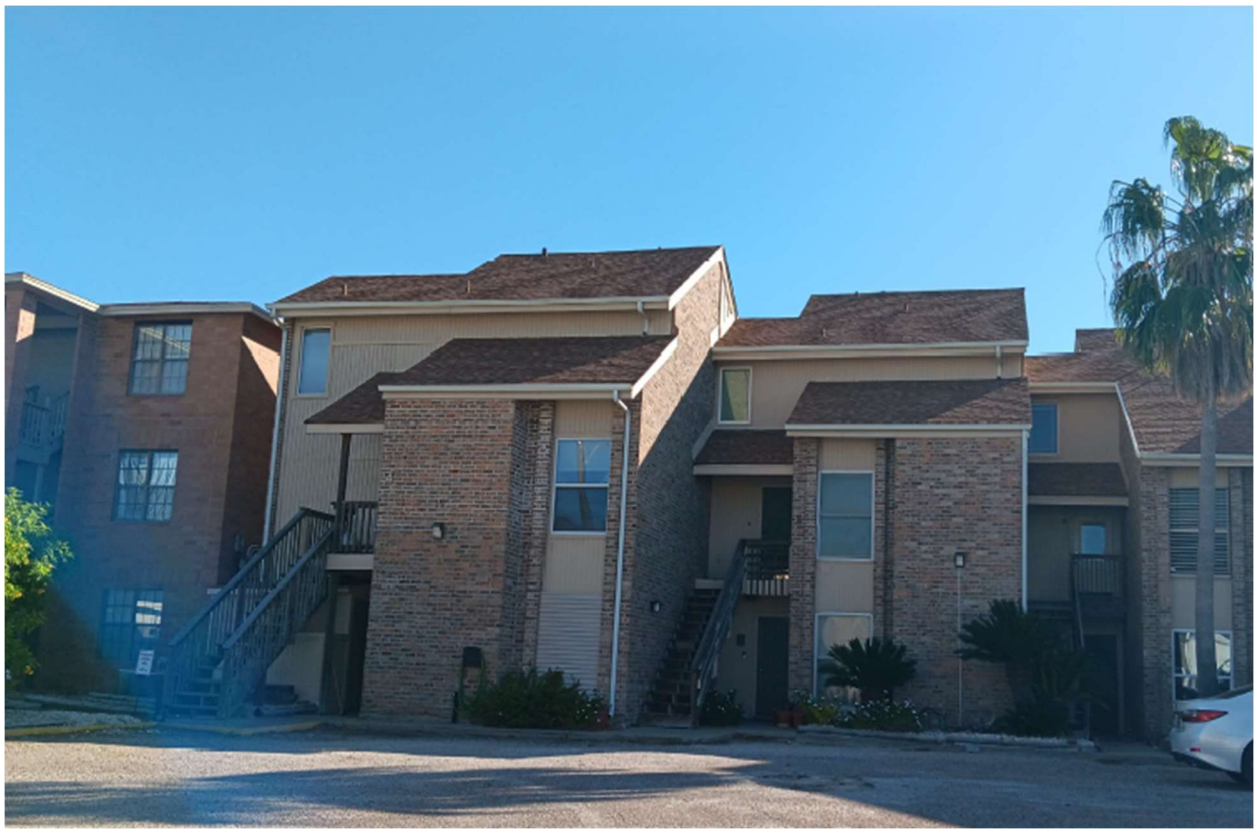
Exterior Finish: Wood or Vinyl Siding or Brick Veneer is common. Fenestration is moderate but simplistic in nature with inexpensive trim. Patios or porches may be present with minimal ornamentation.

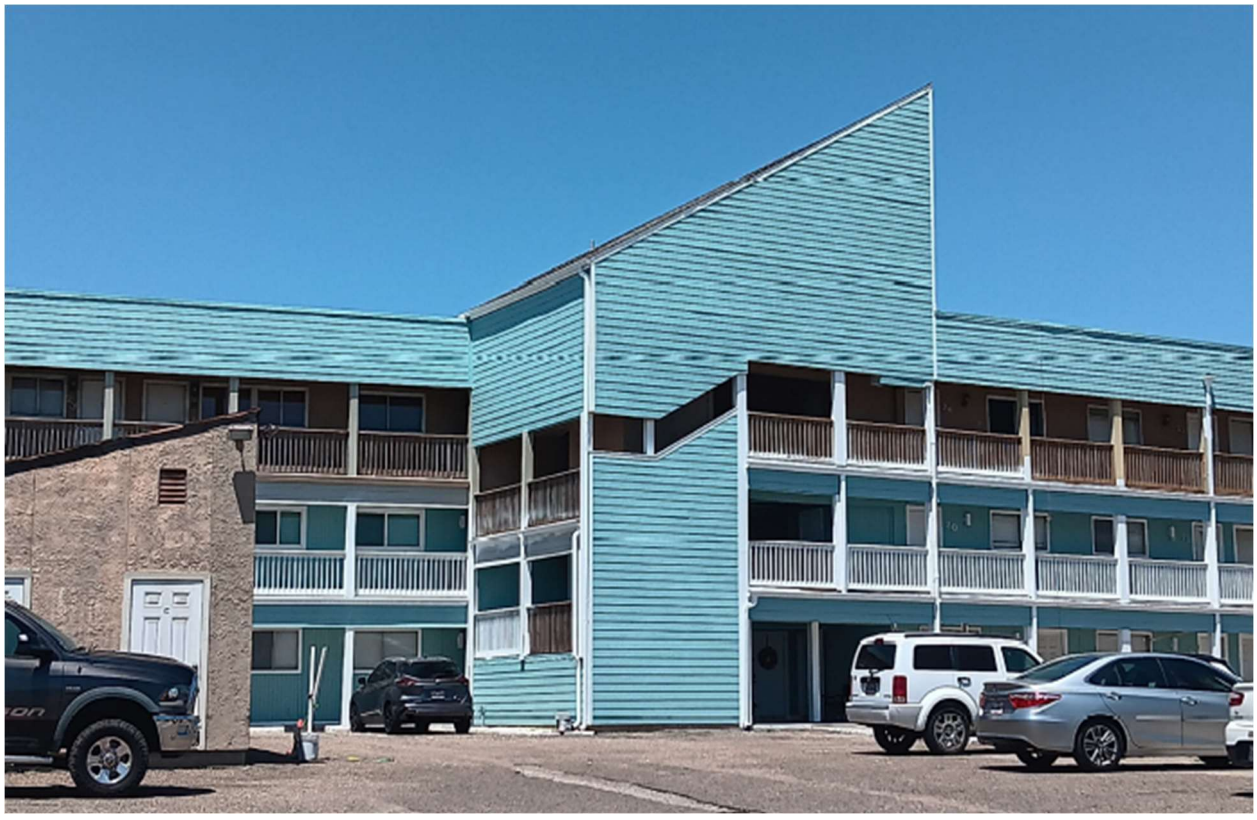
Garages: Detached garages or car ports are common, some may have uncovered parking and attached garages are rare.

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.







2026 COST SCHEDULE WORKSHEET

Square foot Method
Fair Quality

The Square Foot Method is based on the square footage of a residence. Land and the cost of development are not included in the Marshall and Swift unit cost. All material, labor costs, and the contractor costs incurred during the period of construction of a RC2 Fair Quality residence are reflected in the Marshall & Swift Replacement Cost Table below and found in the Marshall & Swift Valuation Service Section 12, Page 9.

RC2: Fair Quality Construction

Total Area in SQ. FT.	2026 M&S Unit Cost
All square footages	$109.00

Class RC3 –Average

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.

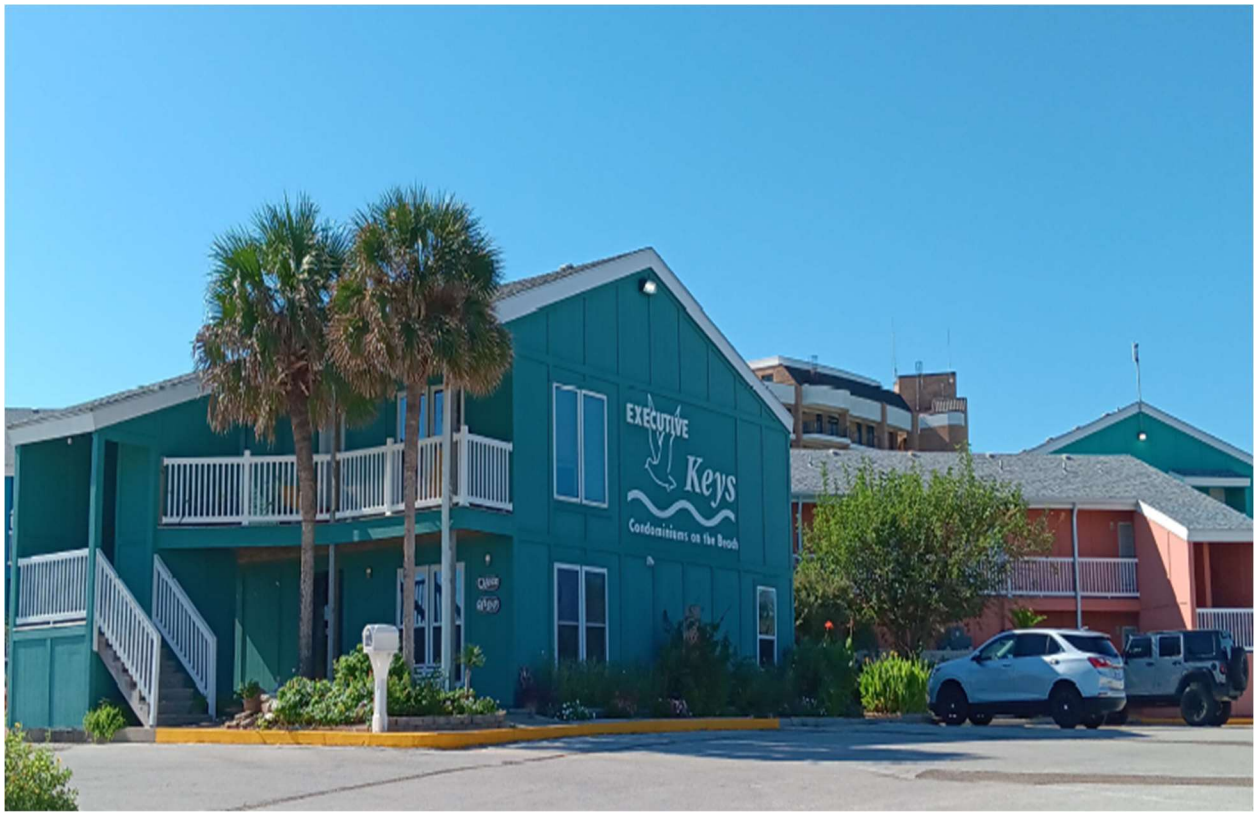
Foundation: Concrete Slab, Pier & Beam, and homes on stilts are common.

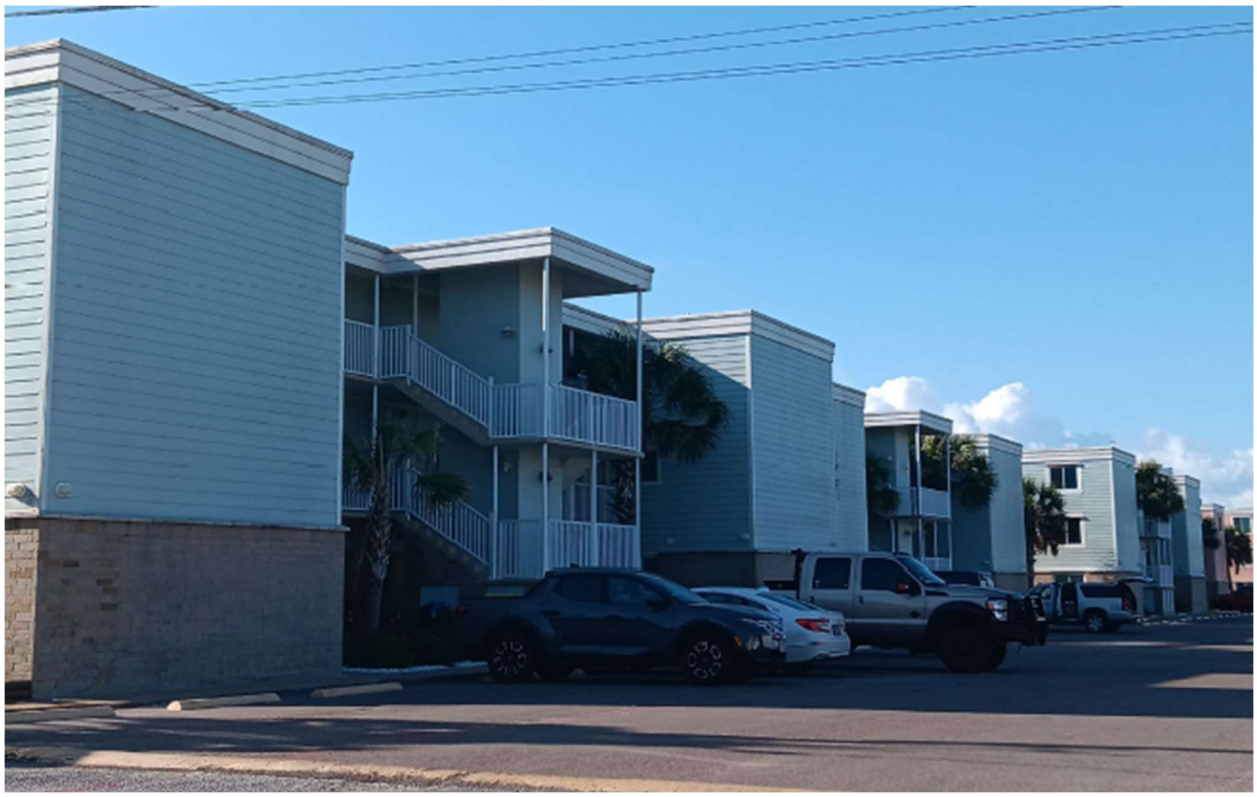
Exterior Finish: Brick, stucco, vinyl, wood or hardi-plank siding with decorative features prominent.

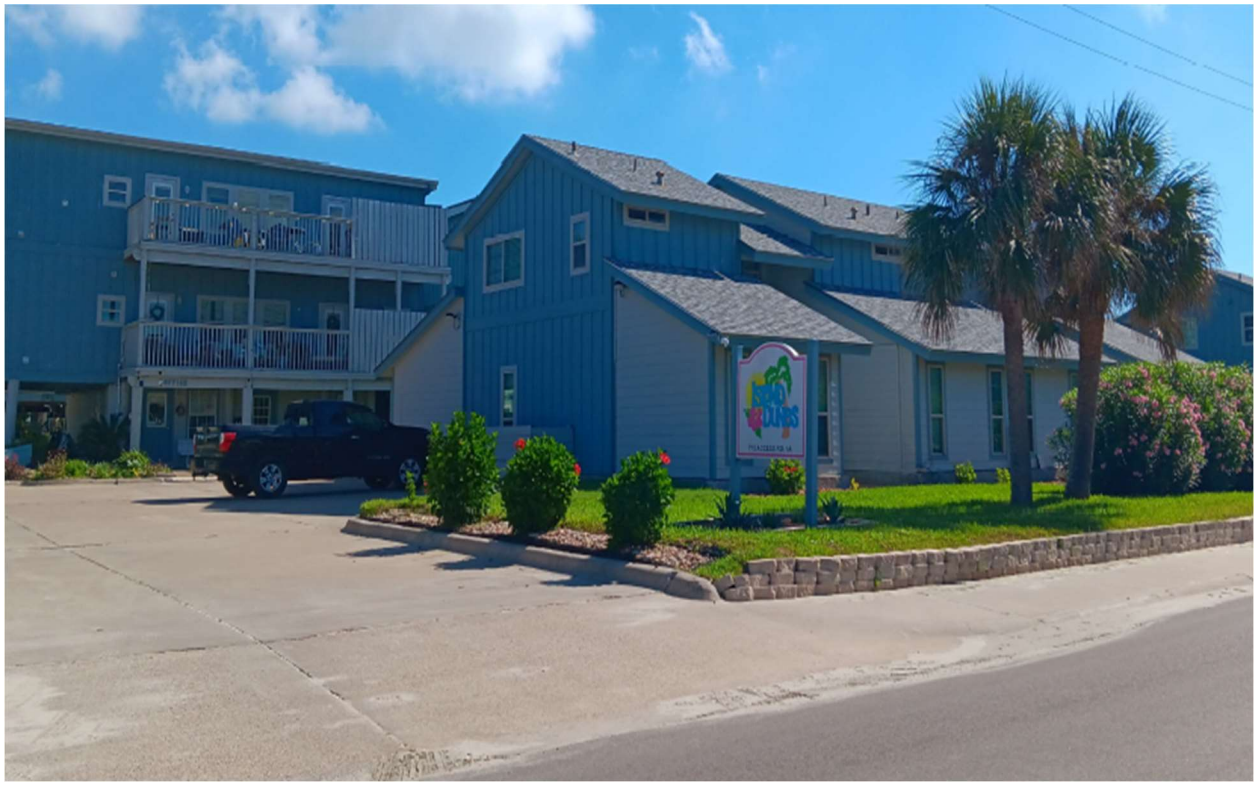
Garages: Detached, attached garages or car ports may be present as well as extra parking.

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.







2026 COST SCHEDULE WORKSHEET

Square foot Method
Average Quality

The Square Foot Method is based on the square footage of a residence. Land and the cost of development are not included in the Marshall and Swift unit cost. All material, labor costs, and the contractor costs incurred during the period of construction of a RC3 Average Quality residence are reflected in the Marshall & Swift Replacement Cost Table below and found in the Marshall & Swift Valuation Service Section 12, Page 9.

RC3: Average Quality Construction

Total Area in SQ. FT.	2026 M&S Unit Cost
All square footages	$125.00

Class RC4 –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.

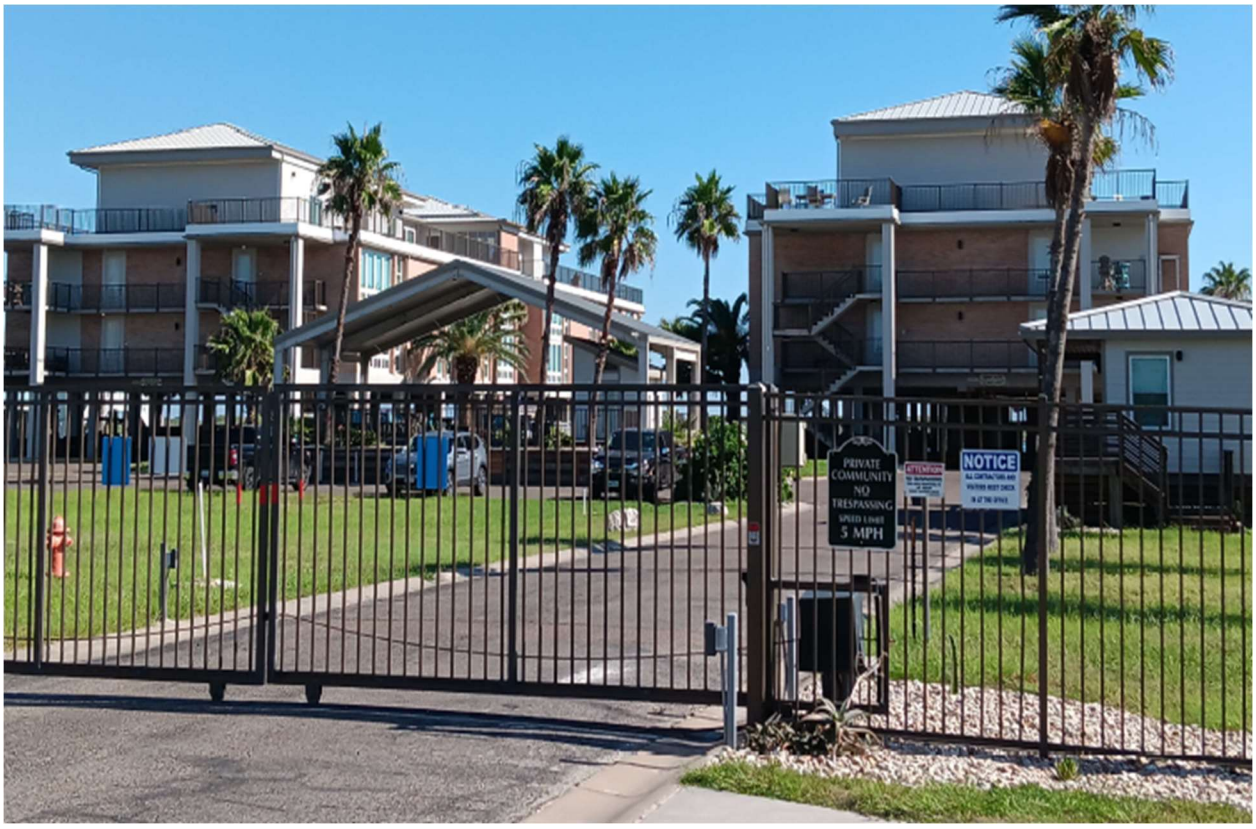
Foundation: Concrete Slab or Stilts are common, Pier & Beam is rare

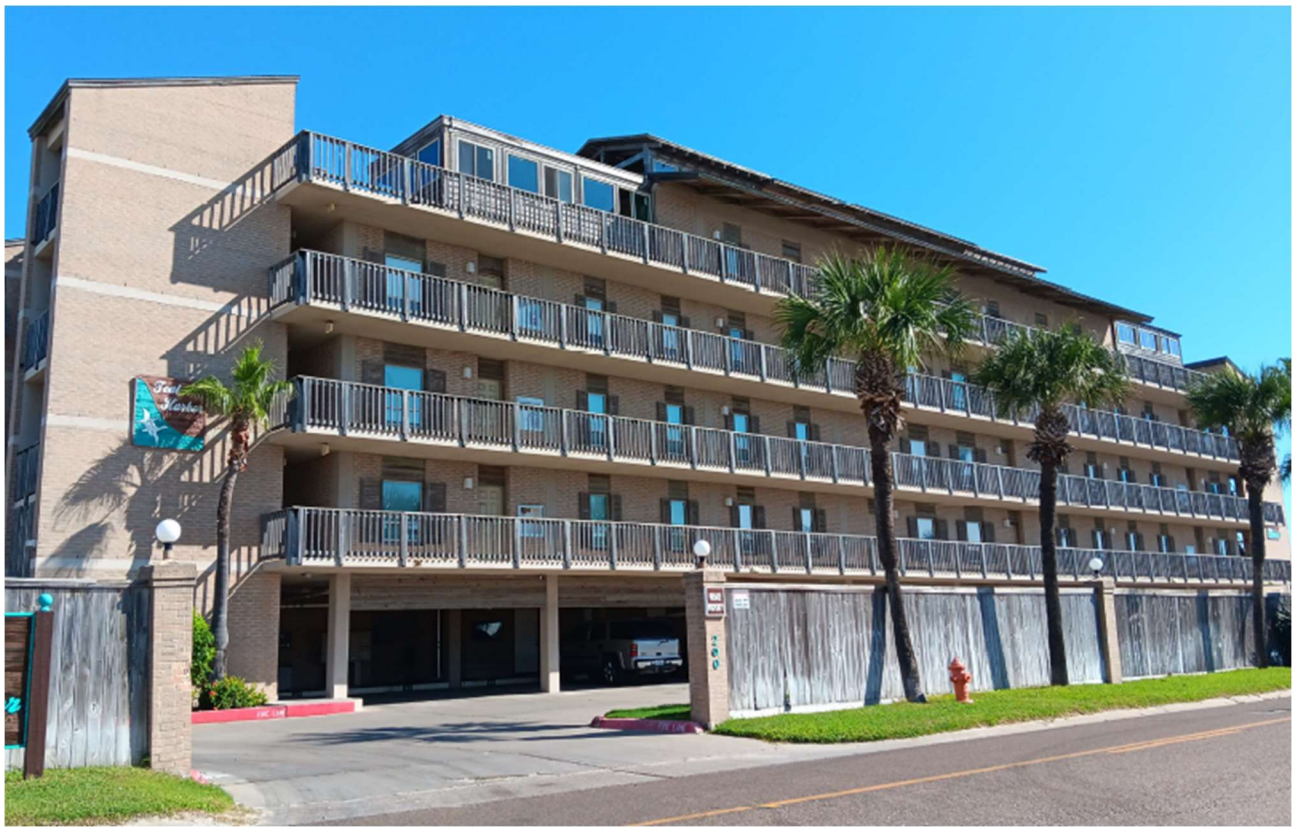
Exterior Finish: Brick, stucco, and/or vinyl, wood, or hardi-plank siding. Distinctive ornamentation may be prominent.

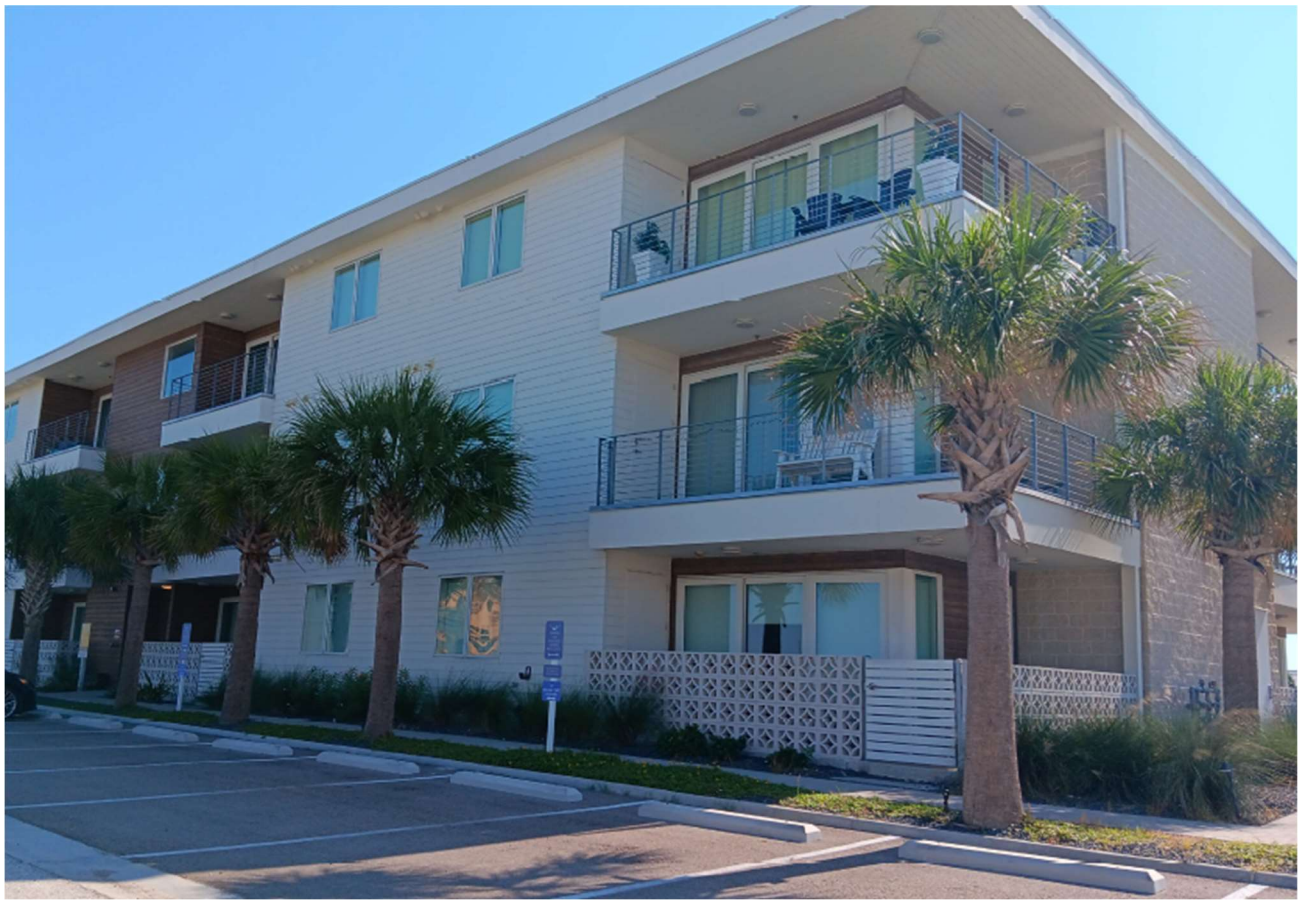
Garages: Attached garages or car ports with few exceptions and often with extra parking.

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.







2026 COST SCHEDULE WORKSHEET

Square foot Method
Good Quality

The Square Foot Method is based on the square footage of a residence. Land and the cost of development are not included in the Marshall and Swift unit cost. All material, labor costs, and the contractor costs incurred during the period of construction of a RC4 Good Quality residence are reflected in the Marshall & Swift Replacement Cost Table below and found in the Marshall & Swift Valuation Service Section 12, Page 9.

RC4: Good Quality Construction

Total Area in SQ. FT.	2026 M&S Unit Cost
All square footages	$172.00

Class RC5 –Very Good

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.

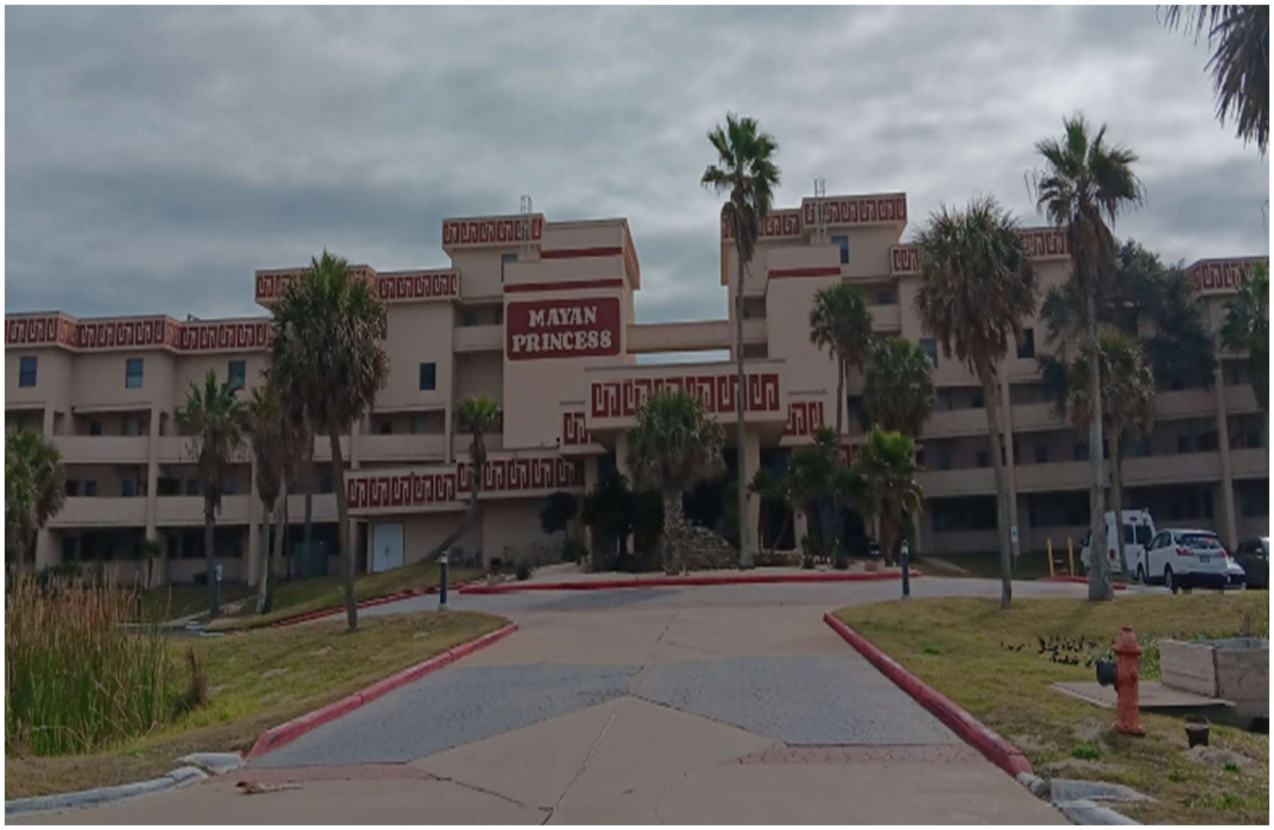
Foundation: Concrete Slab or Stilts are common, Pier & Beam is rare

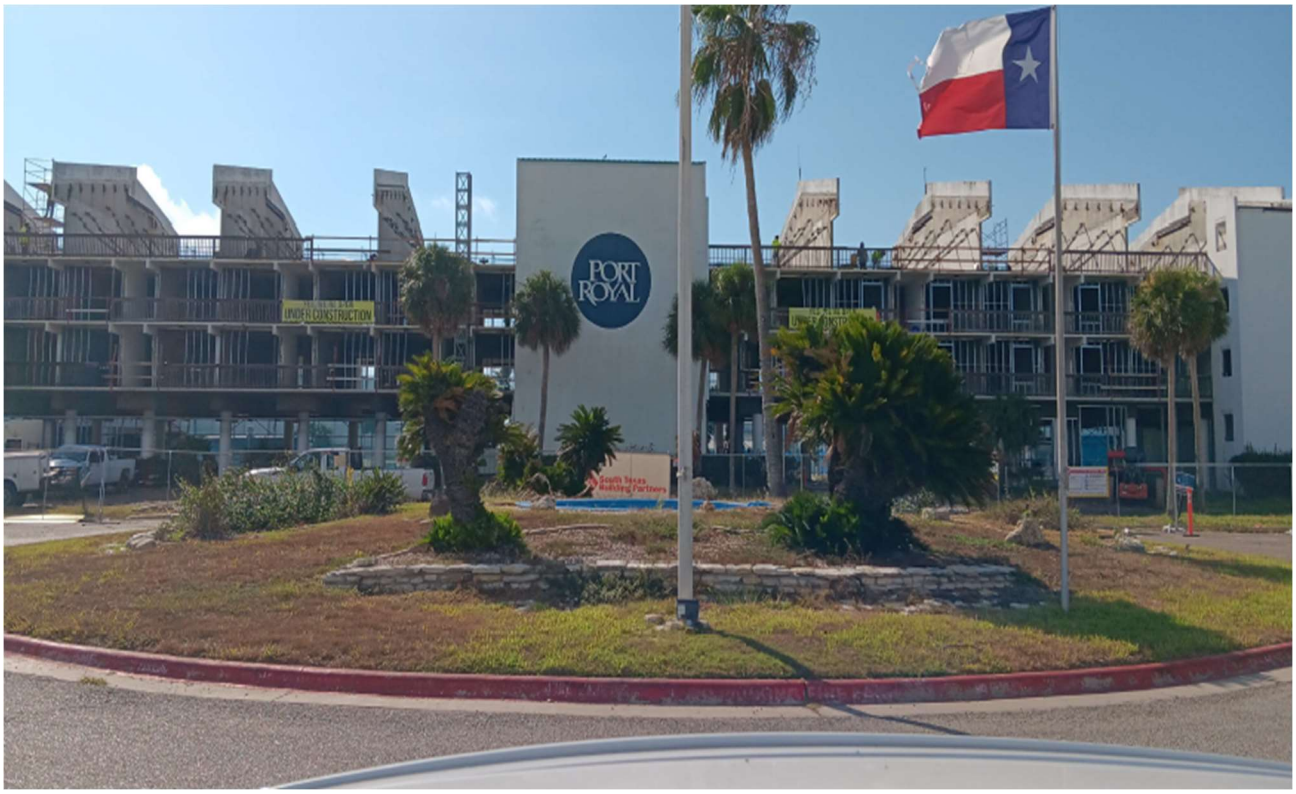
Exterior Finish: Brick, stucco, and/or vinyl, wood, or hardi-plank siding. Distinctive ornamentation and increased fenestration will be prominent.

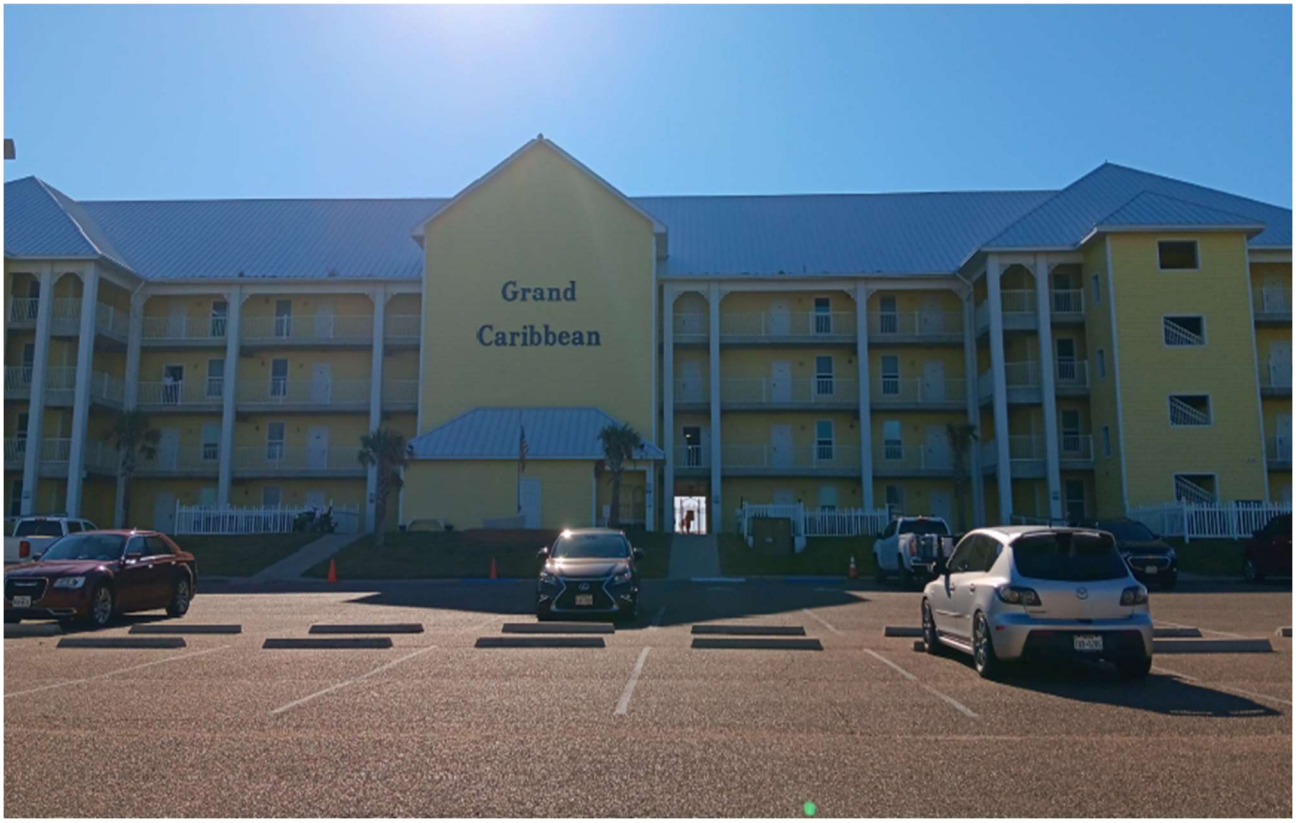
Garages: Attached garages or car ports with few exceptions with extra parking.

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.




PORT
ROYAL


Grand
Caribbean

2026 COST SCHEDULE WORKSHEET

Square foot Method
Very Good Quality

The Square Foot Method is based on the square footage of a residence. Land and the cost of development are not included in the Marshall and Swift unit cost. All material, labor costs, and the contractor costs incurred during the period of construction of a RC5 Very Good Quality residence are reflected in the Marshall & Swift Replacement Cost Table below and found in the Marshall & Swift Valuation Service Section 12, Page 9.

RC5: Very Good Quality Construction

Total Area in SQ. FT.	2026 M&S Unit Cost
All square footages	$233.00

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.

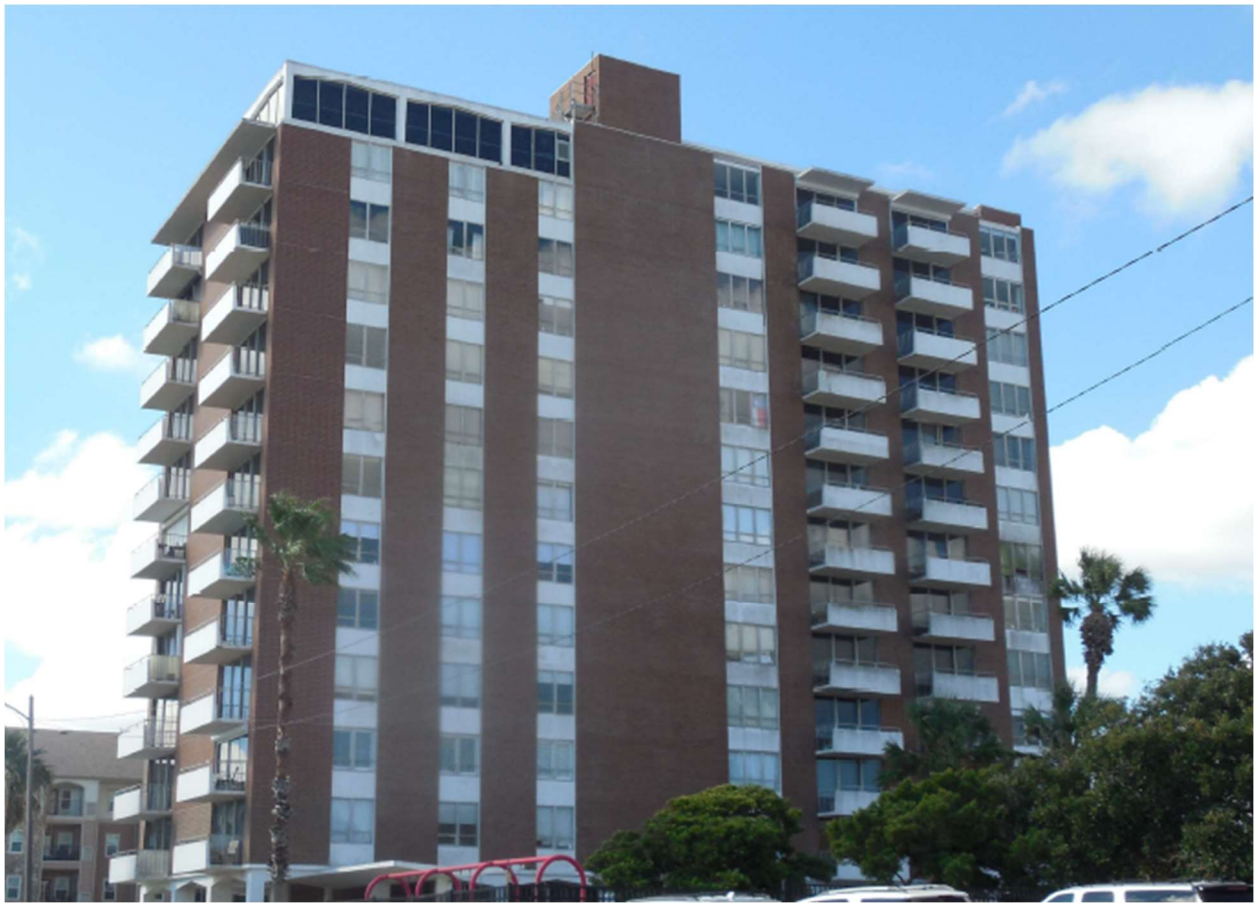
Foundation: Pier & Beam is common; some may have concrete slab depending on age.

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.



2026 COST SCHEDULE WORKSHEET

Square foot Method
Low Quality

The Square Foot Method is based on the square footage of a residence. Land and the cost of development are not included in the Marshall and Swift unit cost. All material, labor costs, and the contractor costs incurred during the period of construction of a RHC1 Low Quality residence are reflected in the Marshall & Swift Replacement Cost Table below and found in the Marshall & Swift Valuation Service Section 11, Page 18.

RHC1: Low Quality Construction

Total Area in SQ. FT.	2026 M&S Unit Cost
All square footages	$163.00

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.

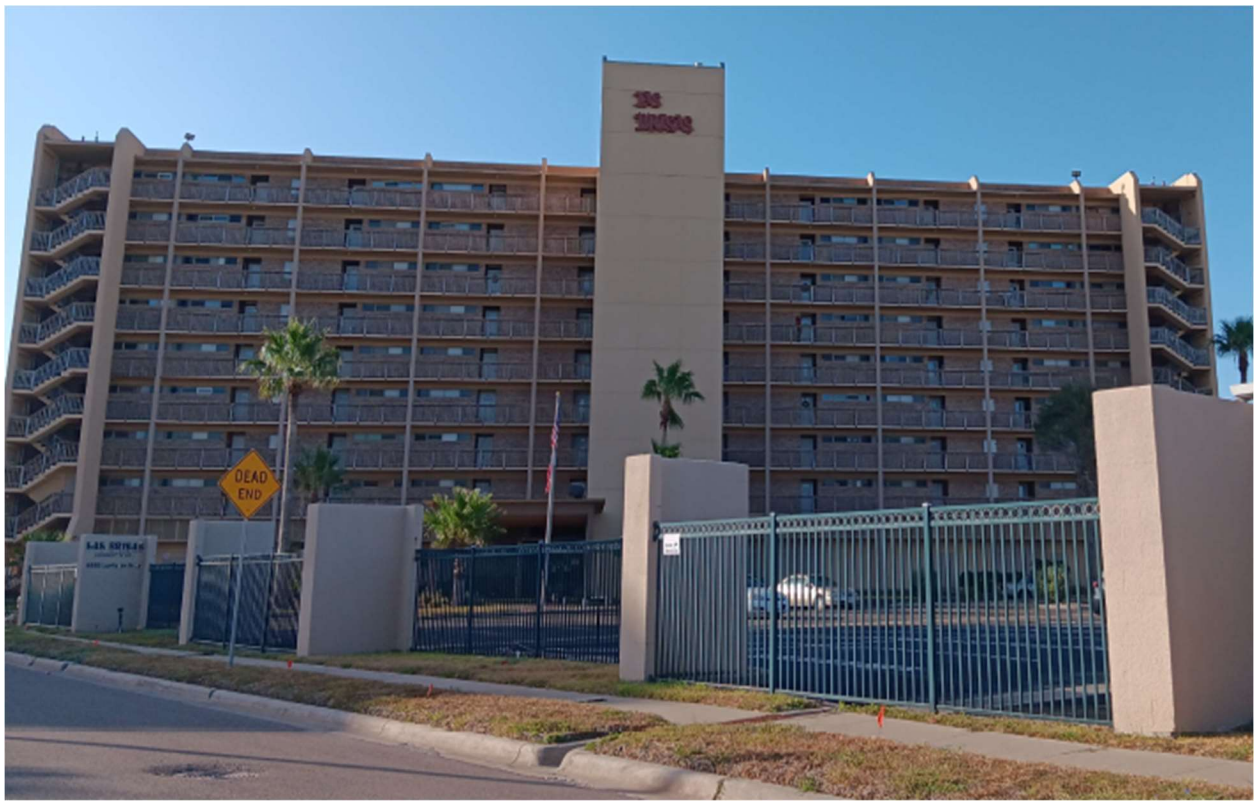
Foundation: Some may have concrete slab depending on age or Pier & Beam is common.

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.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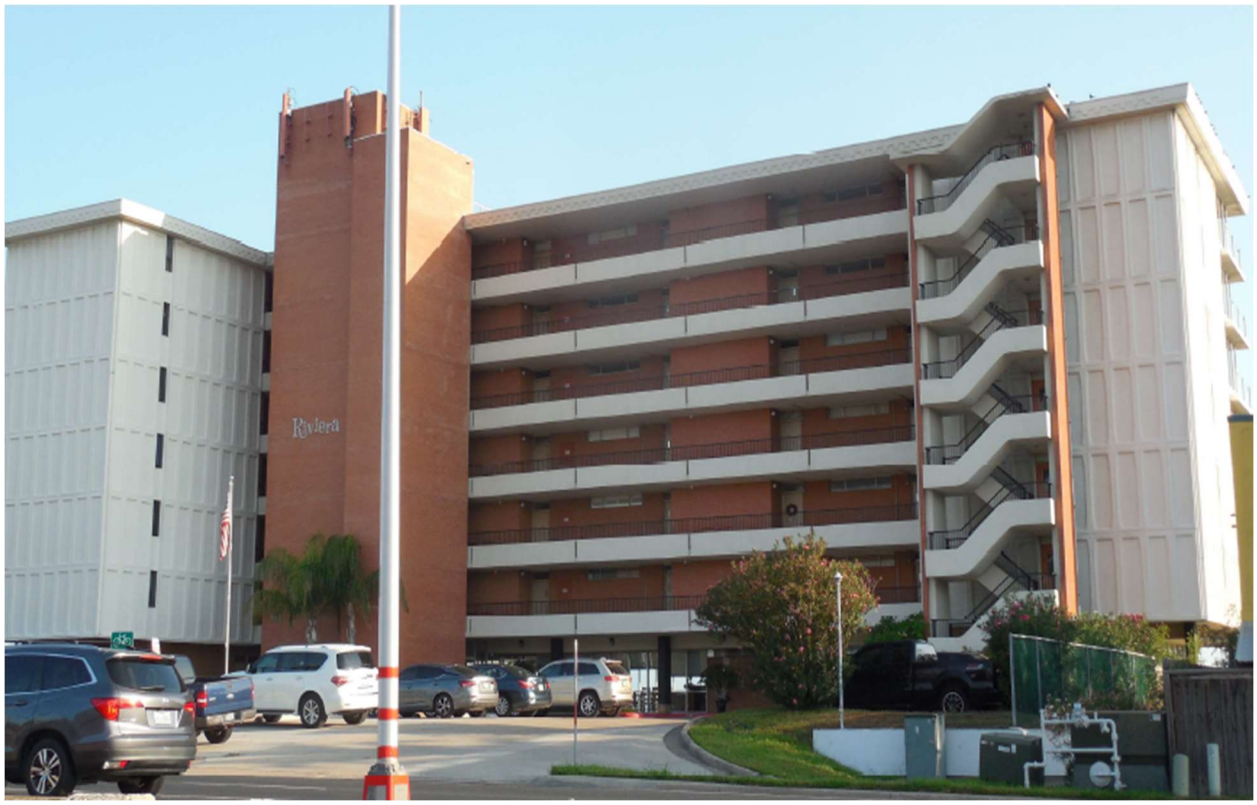

Riviera

2026 COST SCHEDULE WORKSHEET

Square foot Method
Fair Quality

The Square Foot Method is based on the square footage of a residence. Land and the cost of development are not included in the Marshall and Swift unit cost. All material, labor costs, and the contractor costs incurred during the period of construction of a RHC2 Fair Quality residence are reflected in the Marshall & Swift Replacement Cost Table below and found in the Marshall & Swift Valuation Service Section 11, Page 18.

RHC2: Fair Quality Construction

Total Area in SQ. FT.	2026 M&S Unit Cost
All square footages	$167.00

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.

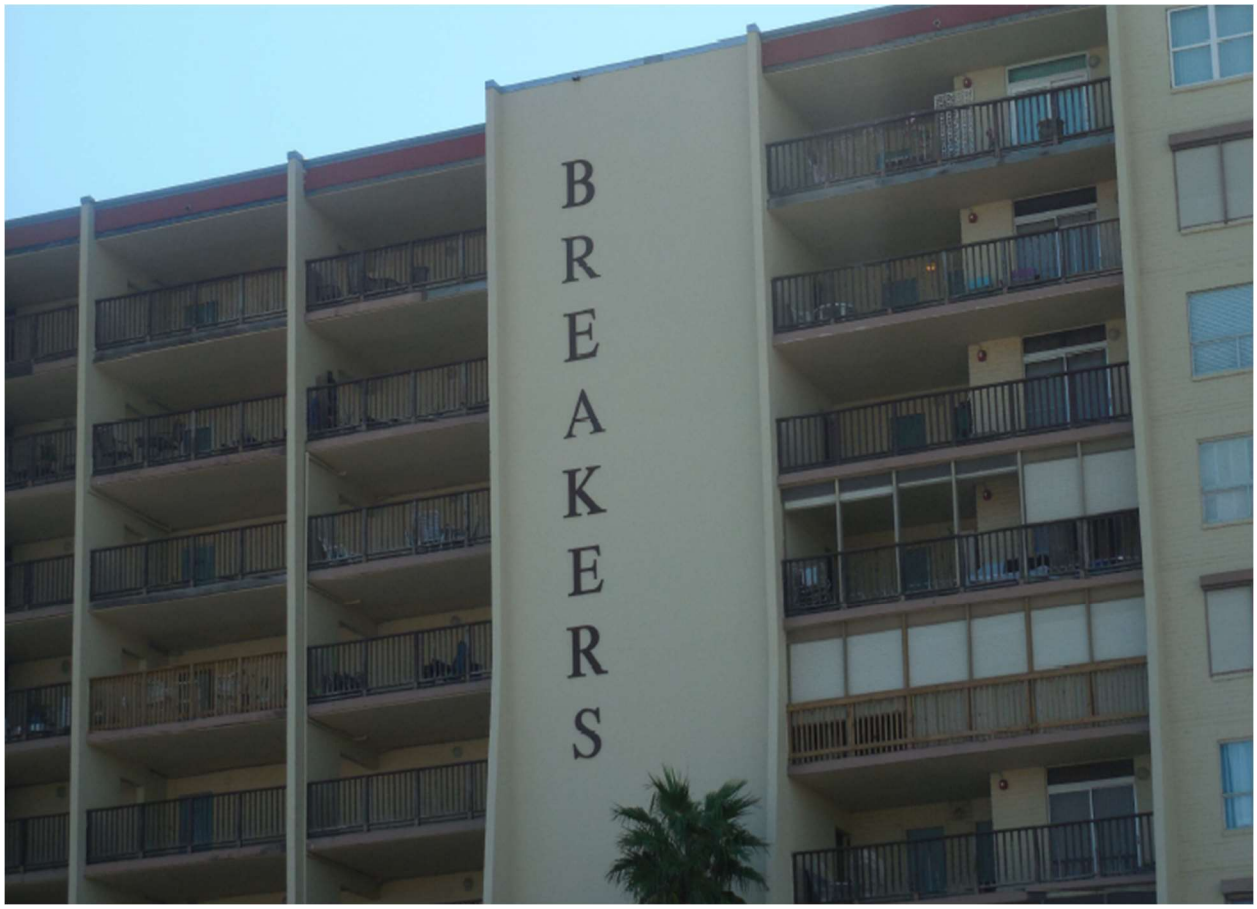
Foundation: Concrete Slab or Pier & Beam.

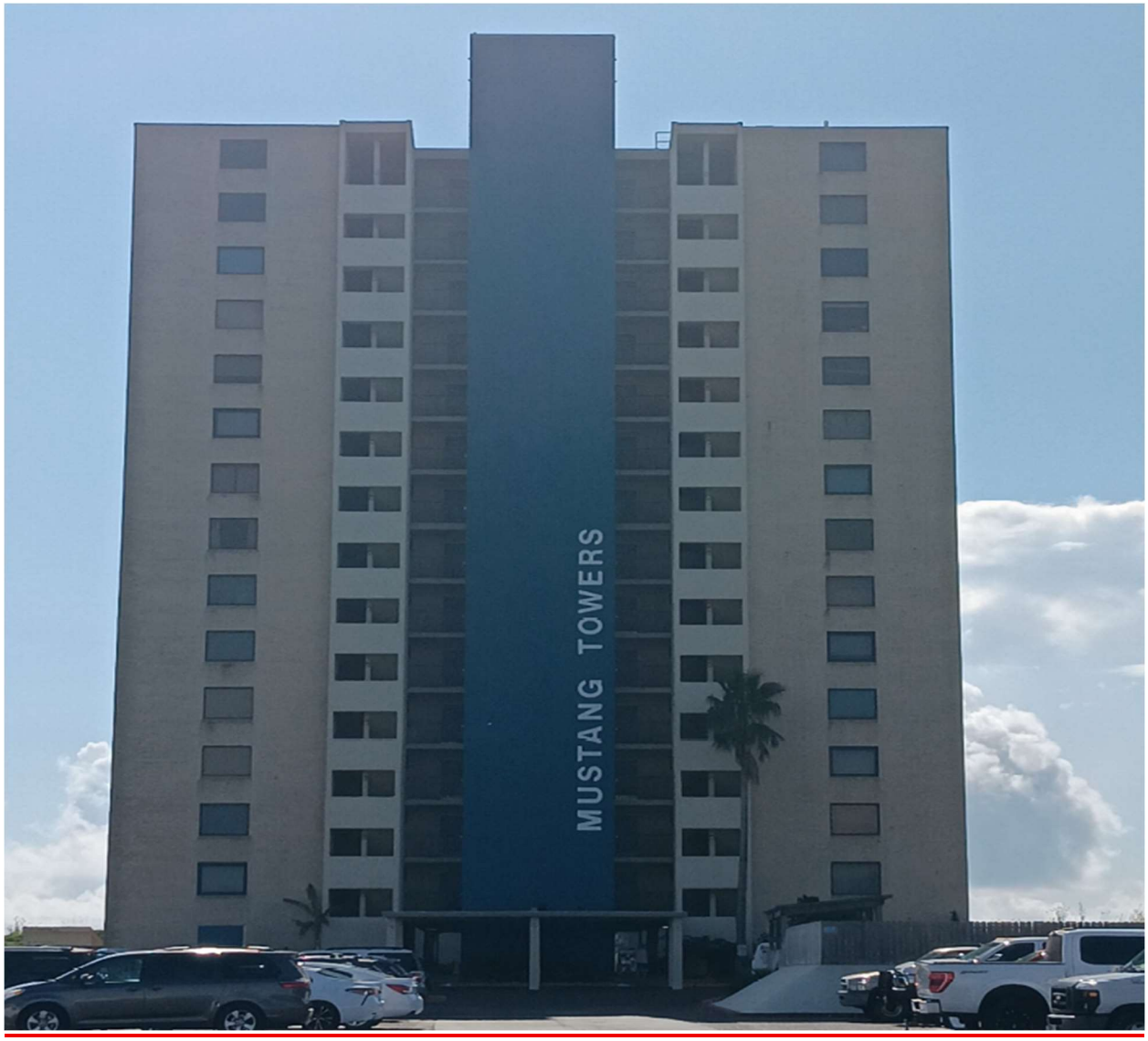
Exterior Finish: Brick, stucco, vinyl, wood, or hardi-plank siding with decorative features prominent.

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.




MUSTANG TOWERS

2026 COST SCHEDULE WORKSHEET

Square foot Method
Average Quality

The Square Foot Method is based on the square footage of a residence. Land and the cost of development are not included in the Marshall and Swift unit cost. All material, labor costs, and the contractor costs incurred during the period of construction of a RHC3 Average Quality residence are reflected in the Marshall & Swift Replacement Cost Table below and found in the Marshall & Swift Valuation Service Section 11, Page 18.

RHC3: Average Quality Construction

Total Area in SQ. FT.	2026 M&S Unit Cost
All square footages	$176.00

Class RHC4 –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.

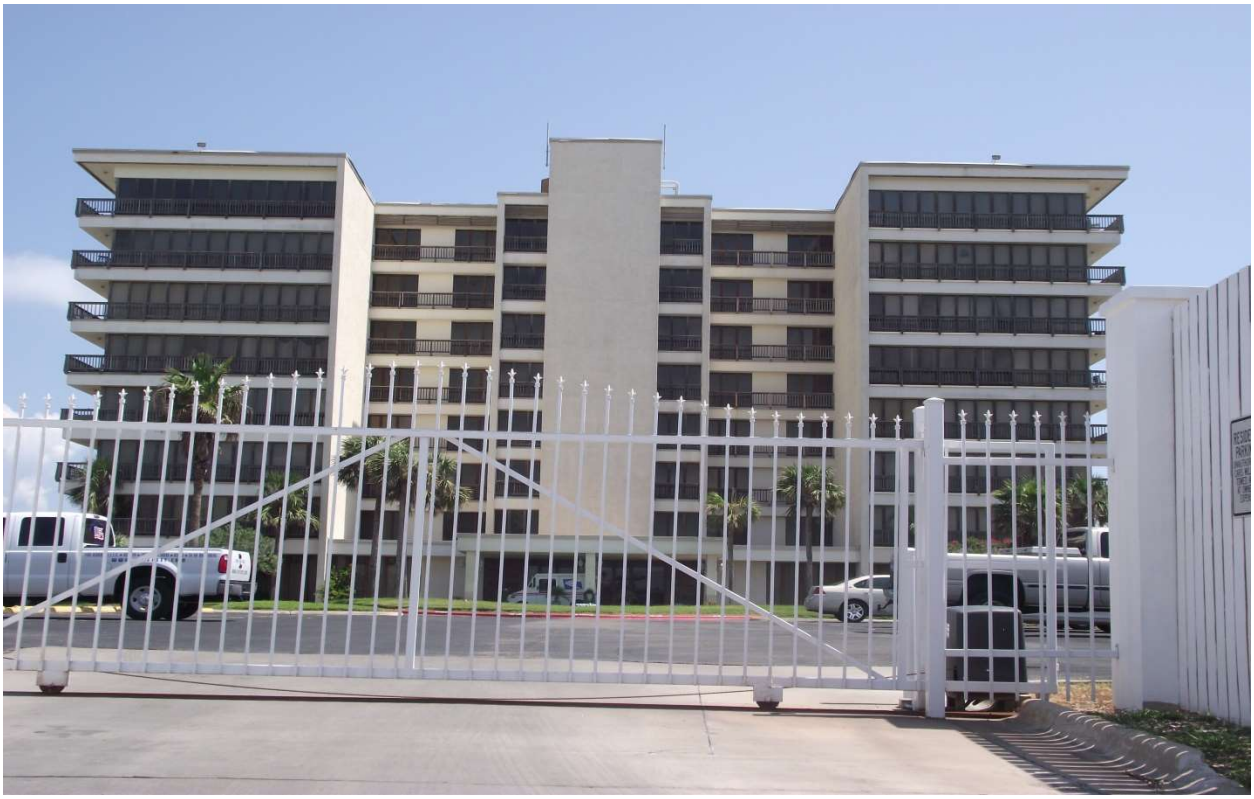
Foundation: Concrete Slab or Stilts are common.

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.



2026 COST SCHEDULE WORKSHEET

Square foot Method
Good Quality

The Square Foot Method is based on the square footage of a residence. Land and the cost of development are not included in the Marshall and Swift unit cost. All material, labor costs, and the contractor costs incurred during the period of construction of a RHC4 Good Quality residence are reflected in the Marshall & Swift Replacement Cost Table below and found in the Marshall & Swift Valuation Service Section 11, Page 18.

RHC4: Good Quality Construction

Total Area in SQ. FT.	2026 M&S Unit Cost
All square footages	$220.00

Class RHC5 –Very Good

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.

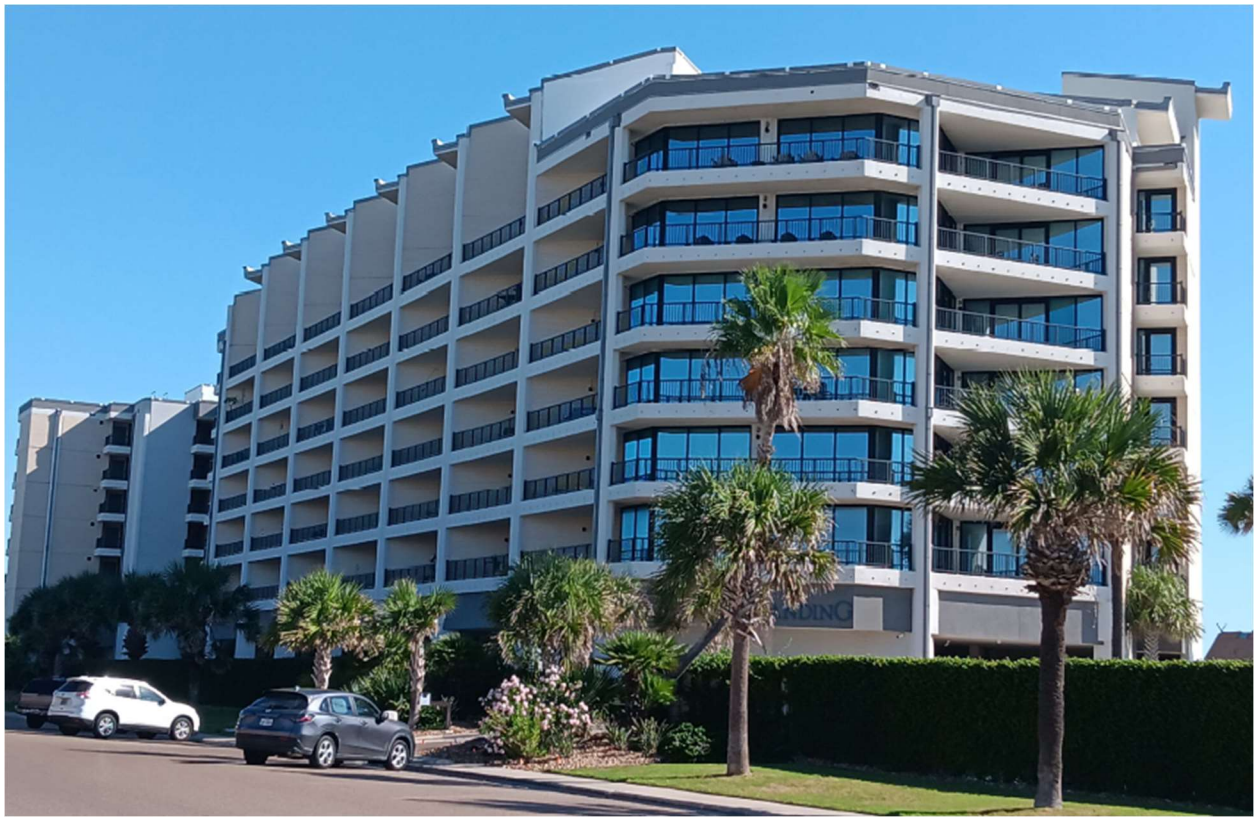
Foundation: Concrete Slab or Stilts are common, Pier & Beam is rare

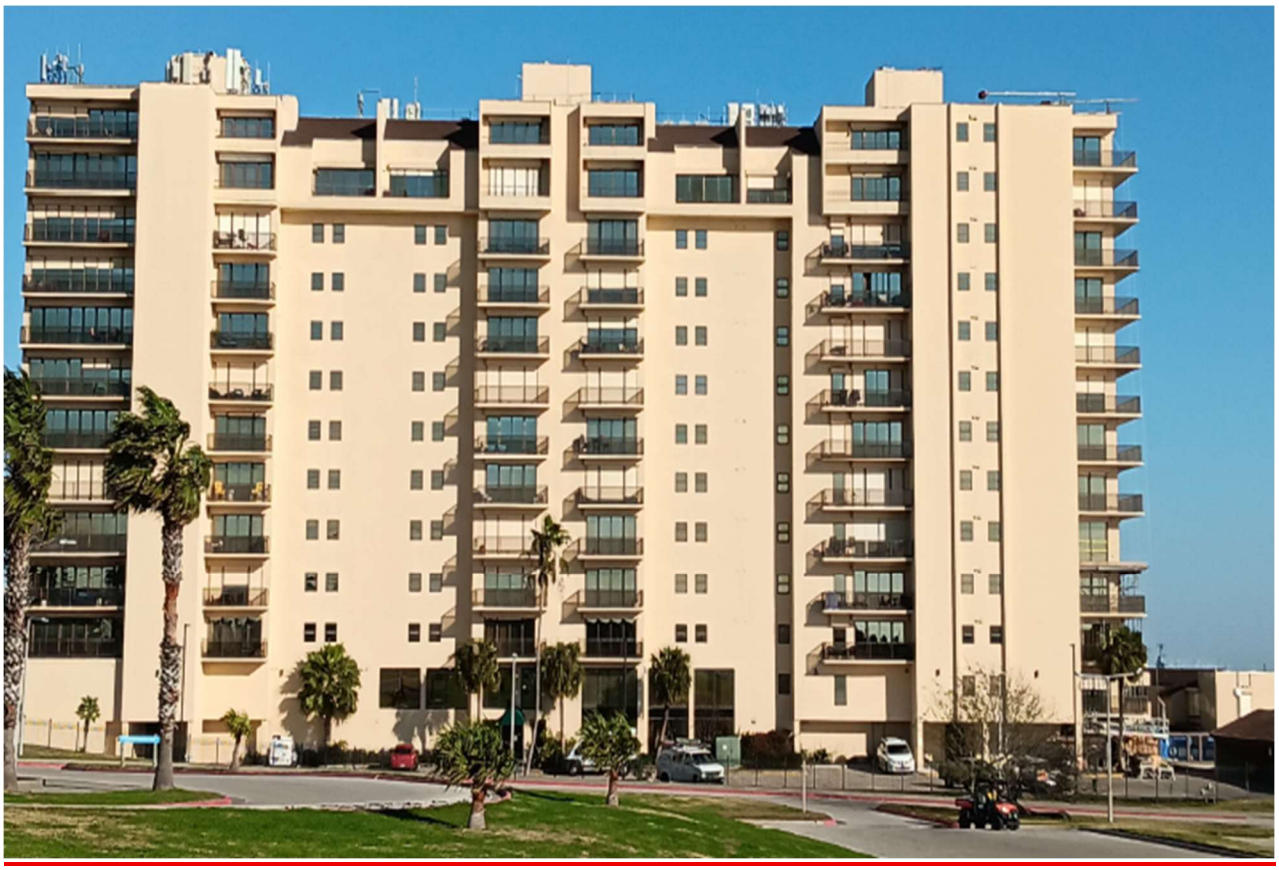
Exterior Finish: Brick, stucco, and/or vinyl, wood, or hardi-plank siding. Distinctive ornamentation may be prominent.

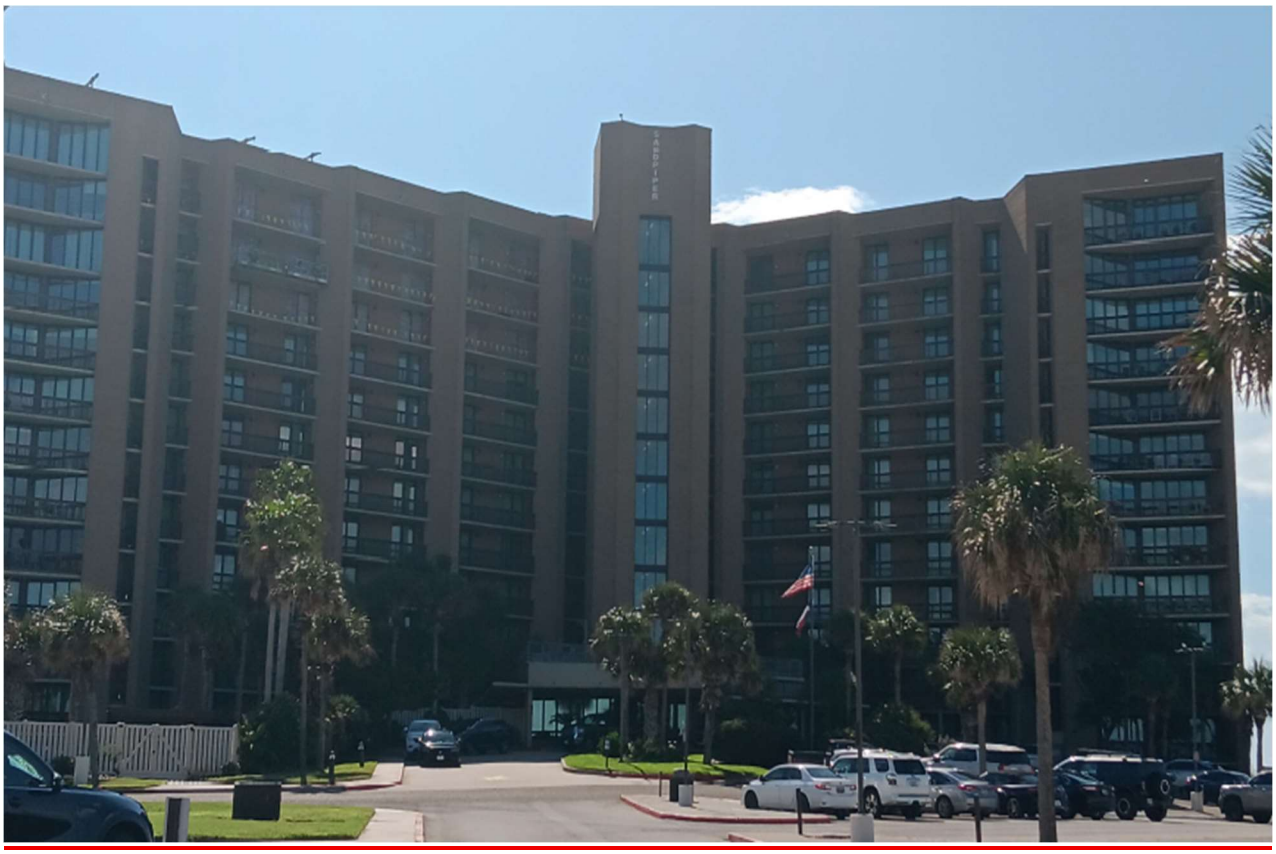
Garages: Covered parking with few exceptions as well as extra guest parking is common.

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.







2026 COST SCHEDULE WORKSHEET

Square foot Method
Very Good Quality

The Square Foot Method is based on the square footage of a residence. Land and the cost of development are not included in the Marshall and Swift unit cost. All material, labor costs, and the contractor costs incurred during the period of construction of a RHC5 Very Good Quality residence are reflected in the Marshall & Swift Replacement Cost Table below and found in the Marshall & Swift Valuation Service Section 11, Page 18.

RHC5: Very Good Quality Construction

Total Area in SQ. FT.	2026 M&S Unit Cost
All square footages	$249.00

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.