

FORSYTH COUNTY

BOARD OF COMMISSIONERS

MEETING DATE: October 24, 2016 AGENDA ITEM NUMBER: 7

SUBJECT: ORDER APPROVING AND ADOPTING THE FINAL 2017 SCHEDULES OF VALUES, STANDARDS AND RULES FOR THE REAPPRAISAL OF REAL PROPERTY WITHIN FORSYTH COUNTY AT ITS TRUE VALUE AND AT ITS PRESENT-USE VALUE

COUNTY MANAGER'S RECOMMENDATION OR COMMENTS: Recommend Approval

SUMMARY OF INFORMATION:

G.S. 105-317 requires the assessor to prepare uniform schedules of values, standards and rules to be used in appraising real property at its true value and at its present-use value. The proposed schedules of values, standards and rules are to be reviewed and approved by the Board of County Commissioners (Board) before January 1 of the year they are applied. A public hearing on the proposed schedules, standards and rules must be held by the Board at least seven days before adopting the schedules, standards and rules. The proposed schedules of values, standards and rules were presented to the Board on September 26, 2016 and the Board held a public hearing on the proposed schedules of values, standards and rules on October 10, 2016.

ATTACHMENTS: YES NO

SIGNATURE: *J. Kendrick Watts, Jr. /cdh* DATE: October 19, 2016
COUNTY MANAGER

**ORDER APPROVING AND
ADOPTING THE FINAL 2017 SCHEDULES OF VALUES,
STANDARDS AND RULES FOR THE REAPPRAISAL
OF REAL PROPERTY WITHIN FORSYTH COUNTY
AT ITS TRUE VALUE AND ITS PRESENT-USE VALUE**

IT IS HEREBY ORDERED by the Board of Commissioners of Forsyth County, pursuant to the provisions of N.C.G.S. 105-317, after due notice and public hearing, that the final 2017 Schedules of Values, Standards, and Rules are hereby approved and adopted for use in the 2017 scheduled reappraisal of real property within Forsyth County, to be used in appraising real property at its true value and at its present-use value, and are hereby incorporated herein by reference, including any amendments to the proposed 2017 Schedules of Values, Standards and Rules made since the Schedules were originally submitted to the Board of County Commissioners.

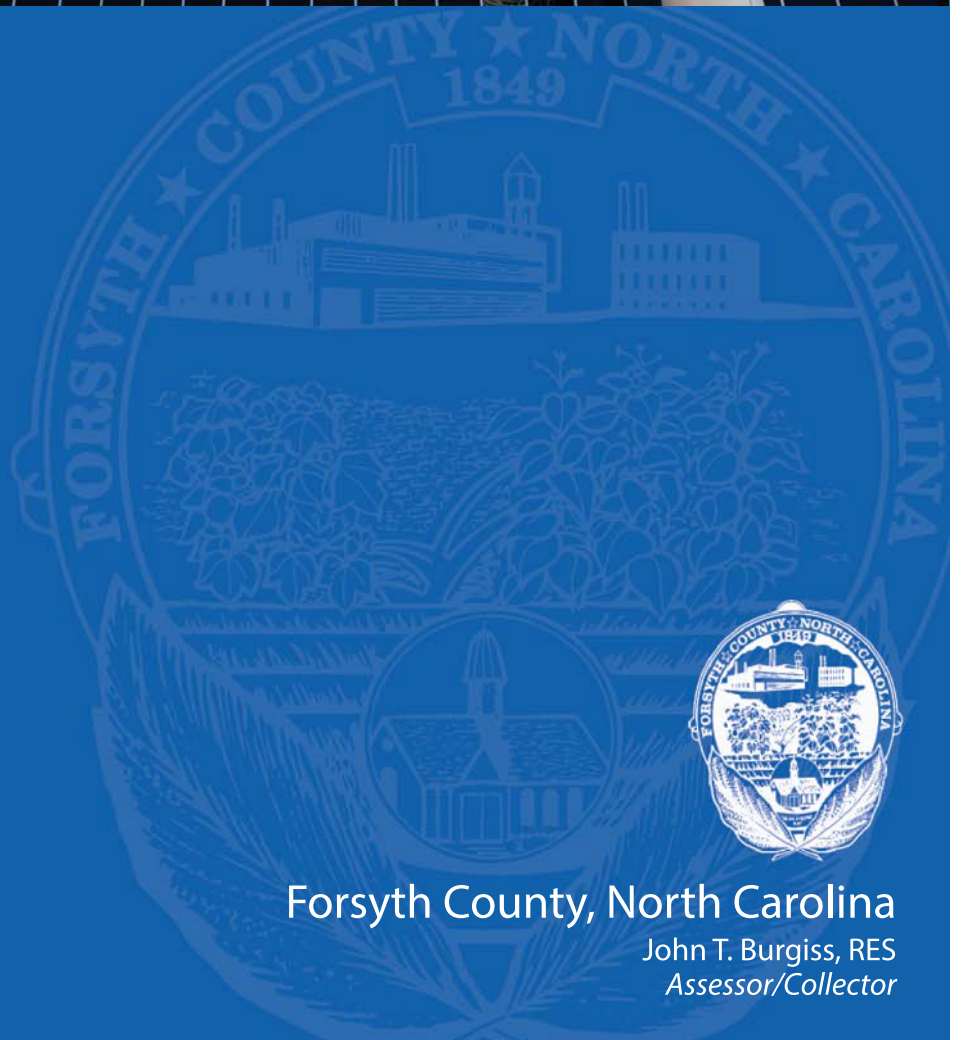
IT IS FURTHER ORDERED that notice of this Order shall be published once a week for four successive weeks in a newspaper having general circulation in Forsyth County pursuant to the provisions of G.S. 105-317, stating that the final 2017 Schedules of Values, Standards, and Rules to be used in the next scheduled reappraisal of real property in Forsyth County have been approved and adopted and are open to examination in the Office of the Tax Assessor; and that a property owner who asserts that the final schedules of values, standards, and rules are invalid may except to the order and appeal therefrom to the Property Tax Commission within 30 days of the date when the notice of the order approving and adopting the Schedules of Values, Standards, and Rules was first published.

Adopted this the 24th day of October, 2016.

2017 SCHEDULE

OF VALUES, STANDARDS AND RULES AS SUBMITTED

SEPTEMBER 26, 2016



Forsyth County, North Carolina

John T. Burgiss, RES
Assessor/Collector

Contents

Introduction.....	1
Standards for Appraisal and Assessment.....	5
Administration of Real and Personal Property Appraisal.....	6
Base Specifications for all Grades of Single Family Dwellings.....	8
Quality Grading – Residential Structures	9
Quality Grade Guides	9
Real Property Valuation.....	33
Dwelling Value	35
Grading Interior and Exterior Dwelling Appurtenances.....	36
Intensive Use Structures	39
Depreciation	40
Land Appraisals	44
Rural Acreage Appraisals	48
2017 Land Use-Value Schedule.....	51
Cost Approach	52
Income Capitalization Approach	53
Sales Comparison Approach.....	59
Real and Personal Property.....	60
Basic Formulas Used to Calculate Real Estate Elements	65

Introduction

Appraisals for assessment purposes are, of necessity, made on a mass basis. The task of assessing large numbers of individual parcels of real estate within a relatively short period of time has resulted in the refinement of traditional appraisal techniques to fit the realities of mass appraisal. However, the basic principles of real estate appraisal still apply. Thus, mass appraisal methods rest on the same technical and theoretical foundations as more traditional appraisal techniques. The three approaches to value--*cost, income, and sales comparison*--are the same for both mass and individual appraisals, the techniques or methods employed to complete the approaches, although, are often different for the mass appraisal for all properties within a county. It should also be pointed out that, although the Assessor's techniques are designed for mass appraisal, the resulting values constitute accurate and uniform individual appraisals of each property.

All appraisal techniques and valuations for the 2017 reappraisal are to be completed in compliance with applicable North Carolina General Statutes. N. C. General Statutes 105-283 and 105-317 require that the basis for valuation be an estimate of market value arrived at through the uniform application of valuation schedules, rules, and standards. The County-wide reappraisal effective January 1, 2017, will utilize a computer-assisted mass appraisal, or CAMA, system that has been developed. The computerized storage of data, automated valuation calculation abilities, and reporting capabilities of the CAMA system aids the County's appraisers in analyzing and modifying appraisal data in accordance with the changing economic forces which control the market for real property. The CAMA system features an automated cost approach that produces values depending on the characteristics of the property and that are derived from the cost data contained in this *Schedule of Values*.

A major component of the County's CAMA system is its sales module that captures valid, arms length, open-market sales and the data or characteristics of each sale parcel. This record that reflects the condition and characteristics of a parcel at the time of the sale is known as a "sale record". "Sale records" are valued like all other market area parcels by the CAMA system. Adjustments for market conditions (time) are applied by the CAMA system updating sale price amounts to a January 1, 2017 level to reflect value changes since the date of the sale. Through analysis of the "sale record" valuations and the trended sales prices the appraiser considers the qualified (valid) sales in each market area in establishing the new valuations. By reviewing the statistics reported by the CAMA system, such as sales price per square foot and the assessment ratios created by the new assessments, accuracy and consistency of the appraisals are assured. Assessment ratios compare the trended sale prices to the assessed valuations and are the major tool in measuring the accuracy of the valuations. Thus, the "Sale records" and resulting trended market sale prices are the foundation of the reappraisal values.

The County may generate valuations from sales approach using direct comparables and consider how those values compare to the cost approach value and when appropriate adopt that value for the parcel. Thus assessed values where supported may be derived by the sale comparison or market approach, through directly adjusting individual comparable sales to a subject property.

Income approach valuations are created for commercial income-producing properties and retained in the income and expense module of the CAMA system. The income approach considers the economic factors of the market as they apply to a property, capitalizing an appropriate income for the property to derive an indicated value.

For greater accuracy and for more efficient use of available personnel and computer resources, most of the County has been divided into homogeneous groupings called “*appraisal market areas*”, with the remaining area classified as rural “*catchalls market areas*”. Appraisal market areas are groups of parcels with similar uses and that are subject to similar economic forces. The use of appraisal market areas permits realistic analysis since they consist of market-determined groupings in defined locations which lend themselves to computer-aided mass appraisal analysis. Forsyth County’s computerized geographic information, GIS system, provides both graphic and non-graphic information on market area maps to also facilitate appraisal analysis.

Each property in Forsyth County is reviewed during in the field review stage of the reappraisal. All parcels except those in Catch-all areas were viewed by the appraisal staff. The assessment data is checked for accuracy and a digital image is taken of all improvements if not previously captured. A GIS location point is linked to the image and property address. This process provides field verification of parcel data. It also yields an excellent set of tools for market area and parcel valuation as well as quality control.

The computer-assisted mass appraisal, CAMA system, permits analysis of the 1,277 market areas and rural catchall market areas throughout the County, utilizing the market information from over **20,000 qualified arm’s length open market** real estate transactions occurring in 2013, 2014, 2015, and 2016. As an aid to value at 100% of market value, the CAMA system contains the ability to adjust residential improvement values by the use of a “market area factor”. The “market area factor” is a multiplier used on a market area wide basis that adjusts the calculated residential improvement values, in one percent increments. Thus, in analyzing a market area’s sales ratio report, the appraiser may adjust the values in the market area by the use of a “market area factor” to reach current market value of January 1, 2017.

Even with the help of computers, however, the appraisal of a parcel of real estate involves a series of actions, procedures, and decisions, most of which require some degree of training and judgment. The more this judgment is based on a standardized system of gathering, analyzing, weighing, and applying factors and schedules of value, the more uniform will be the final assessment. Therefore, this document serves as a source of information and a guide to standard procedures and uniform methods of appraising real property in order to secure more accurate and equitable assessments of real property in Forsyth County.

Sales Ratio Studies

North Carolina General Statute 105-289(h) requires counties to perform annual studies of the ratio of assessed value of real estate to its sale price. This is known as a sales ratio study. A sales ratio is simply the assessed value of a property divided by its sales price. For example if a property sells for \$100,000 and its assessed value is \$90,000, the ratio is 90%. Sales ratio studies thus determine the level of assessment.

Various other statistical measures are tracked by the Tax Administration Office report on the uniformity and equity of the assessed values. In order to ensure the accuracy of the studies and reported statistics, it is necessary to verify that a transaction and its sale price meet the definition of a valid market value transaction. All sales are analyzed to determine if they are arms-length transactions between willing and financially able buyers and willing sellers, with neither being under any compulsion to buy or sell (NC G.S. 105-283). If a sale fails to meet the definition of a valid (or qualified) market value sale for any reason, it is not utilized in the sales ratio study report under NC 105-289(h)

Distressed and Forced Sales

The Forsyth County real estate market has continued to experience forced or distressed sales over the past several years. For the 2017 Reappraisal, the County has identified and considered sales after foreclosure auctions from lenders. These are termed ‘foreclosure sales’ by the County. The County also considers ‘short sales’, which are defined as sales transactions at prices below the mortgage balance. Short sales are transacted to avoid a court ordered foreclosure action. ‘Foreclosure’ and ‘short sales’ have played a role in the general direction observed in the average selling price of existing homes in some areas since the last reappraisal.

While ‘foreclosures’ and ‘short sales’ have occurred in different areas of the County, some areas have been more heavily impacted than others. Staff appraisers may consider all sales that have occurred in each appraisal market area since January 1, 2013, but the greatest weight will be given to comparable sales that have happened without duress.

Outliers

Outliers are defined in the IAAO publication *Standard on Ratio Studies* as:

“Observations that have unusual values, that is, differ markedly from a measure of central tendency. Some outliers occur naturally; others are due to data errors.”

Outliers are first identified and then may be removed, so that queuing errors are not created, producing erroneous results in the reporting of statistics.

Types of Invalid Sales as defined by the North Carolina Department of Revenue

NCDOR DEED EDIT SHEET

CODE REASONS FOR REJECTION:

- A. The transaction includes the conveyance of two (2) or more parcels.
- B. Sales for which the improvements sold are not included in the tax assessment or the assessment included improvements built after the sale..
- C. Deed shows \$6.00* or less in revenue stamps. *Transaction is for \$3,000 or less.
- D. The date the deed was made, entered or notarized is outside the dates of the study period. (The study period runs from January 1 to December 31.)
- E. The transaction is between relatives or related businesses.
- F. The grantor is only conveying an undivided or fractional interest to the grantee.
- G. The deed reserves until the grantor, a life estate or some other interest.
- H. The deed reserves unto the grantor the possession of, or lease of, the property for specified period following the sale.
- I. One or both of the parties involved in the transaction is governmental, a public utility, lending institution, or relocation firm.
- J. The deed conveys a cemetery lot or other tax exempt property.
- K. One or both of the parties involved in the transaction is a church, school, lodge, or some other educational organization.
- M. The deed indicates that the property conveyed is situated in more than one county.
- N. The transaction is for minerals, timber, etc. or the rights to mine or cut same.
- O. The transaction includes the conveyance of personal property, and the value of such is not specified separate from the real property value in the deed.
- P. The transaction is the result of a forced sale or auction.
- Q. Transaction made by the use of a Contract for Deed, the agreement for which is executed and sale actually made prior to the study.
- R. The transaction involves the trade or exchange of real property.
- S. The transaction is for real property, which cannot be clearly identified on the county tax records.
- T. **Non-General Warranty Deed**
- X. Other (An explanation must be provided when this code is used.)

Standards for Appraisal and Assessment

G.S. 105-283. Uniform appraisal standards.

All property, real and personal, shall as far as practicable be appraised or valued at its true value in money. When used in this Subchapter, the words “true value” shall be interpreted as meaning market value, that is, the price estimated in terms of money at which the property would change hands between a willing and financially able buyer and a willing seller, neither being under any compulsion to buy or to sell and both having reasonable knowledge of all the uses to which the property is adapted and for which it is capable of being used. For the purposes of this section, the acquisition of an interest in land by an entity having the power of eminent domain with respect to the interest acquired shall not be considered competent evidence of the true value in money of comparable land. (1939, c. 310, s. 500; 1953, c. 970, s. 5; 1955, c. 1100, s. 2; 1959, c. 682; 1967, c. 892, s. 7; 1969, c. 945, s. 1; 1971, c. 806, s. 1; 1973, c. 695, s. 11; 1977, 2nd Sess., c. 1297.)

The Forsyth County Tax Administration Office utilizes assessment ratio analysis to ensure reappraisals reflect market value as of the assessment date and are equitable and uniform as well. The assessment ratio standards for this office meet and/or exceed those found in the 2013 *Standard on Ratio Studies* by the International Association of Assessing Officers. Assuming that an adequate number of sales exists within a given market area, the standards used by the Forsyth County Assessor’s Office are as follows:

- (a) The median level of assessment county-wide shall be within 10% of the legal level; i.e., not lower than 90% and no more than 110%.
- (b) Each market area as far as practical shall have a median level of assessment within 10% of the legal level; i.e., not lower than 90% and no more than 110%.
- (c) Coefficients of Dispersion (COD’s) as far as practical shall be:
 - (1) 20% or less in rural areas
 - (2) 15% or less for single family residences
 - (3) 10% or less for newer and fairly homogeneous single-family residences
 - (4) 20% or less for income-producing improved properties
 - (5) 25% or less on vacant land
- (d) The price-related differential as far as practical shall be between .98 and 1.03.

Administration of Real and Personal Property Appraisal

G.S. 105-317. Appraisal of real property; adoption of schedules, standards, and rules.

- (a) Whenever any real property is appraised it shall be the duty of the persons making appraisals:
 - (1) In determining the true value of land, to consider as to each tract, parcel, or lot separately listed at least its advantages and disadvantages as to location; zoning; quality of soil; waterpower; water privileges; dedication as a nature preserve; conservation or preservation agreements; mineral, quarry, or other valuable deposits; fertility; adaptability for agricultural, timber-producing, commercial, industrial, or other uses; past income; probable future income; and any other factors that may affect its value except growing crops of a seasonal or annual nature.
 - (2) In determining the true value of a building or other improvement, to consider at least its location; type of construction; age; replacement cost; cost; adaptability for residence, commercial, industrial, or other uses; past income; probable future income; and any other factors that may affect its value.
 - (3) To appraise partially completed buildings in accordance with the degree of completion on January 1.
- (b) In preparation for each revaluation of real property required by G.S. 105-286, it shall be the duty of the assessor to see that:
 - (1) Uniform schedules of values, standards, and rules to be used in appraising real property at its true value and at its present-use value are prepared and are sufficiently detailed to enable those making appraisals to adhere to them in appraising real property.
 - (2) Repealed by Session Laws 1981, c. 678, s.1.
 - (3) A separate property record be prepared for each tract, parcel, lot, or group of contiguous lots, which record shall show the information required for compliance with the provision of G.S. 105-309 insofar as they deal with real property, as well as that required by this section. (The purpose of this subdivision is to require that individual property records be maintained in sufficient detail to enable property owners to ascertain the method, rules, and standards of value by which property is appraised.)
 - (4) The property characteristics considered in appraising each lot, parcel, tract, building, structure and improvement, in accordance with the schedules of values, standards, and rules, be accurately recorded on the appropriate property record.
 - (5) Upon the request of the owner, the board of equalization and review, or the board of county commissioners, any particular lot, parcel, tract, building, structure or improvement be actually visited and observed to verify the accuracy of property characteristics on record for that property.
 - (6) Each lot, parcel, tract, building, structure and improvement be separately appraised by a competent appraiser, either one appointed under the provisions of G.S. 105-296 or one employed under the provisions of G.S. 105-299.

- (7) Notice is given in writing to the owner that he is entitled to have an actual visitation and observation of his property to verify the accuracy of property characteristics on record for that property.
- (c) The values, standards, and rules required by subdivision (b)(1) shall be reviewed and approved by the board of county commissioners before January 1 of the year they are applied. The board of county commissioners may approve the schedules of values, standards, and rules to be used in appraising real property at its true value and at its present-use value either separately or simultaneously. Notice of the receipt and adoption by the board of county commissioners of either or both the true value and present-use value schedules, standards, and rules, and notice of a property owner's right to comment on and contest the schedules, standards, and rules shall be given as follows:
- (1) The assessor shall submit the proposed schedules, standards, and rules to the board of county commissioners not less than 21 days before the meeting at which they will be considered by the board. On the same day that they are submitted to the board for its consideration, the assessor shall file a copy of the proposed schedules, standards, and rules in his office where they shall remain available for public inspection.
 - (2) Upon receipt of the proposed schedules, standards, and rules, the board of commissioners shall publish a statement in a newspaper having general circulation in the county stating:
 - (a) That the proposed schedules, standards, and rules to be used in appraising real property in the county have been submitted to the board of county commissioners and are available for public inspection in the assessor's office; and
 - (b) The time and place of a public hearing on the proposed schedules, standards, and rules that shall be held by the board of county commissioners at least seven days before adopting the final schedules, standards, and rules.
 - (3) When the board of county commissioners approves the final schedules, standards, and rules, it shall issue an order adopting them. Notice of this order shall be published once a week for four successive weeks in a newspaper having general circulation in the county, with the last publication being not less than seven days before the last day for challenging the validity of the schedules, standards, and rules by appeal to the Property Tax Commission. The notice shall state:
 - (a) That the schedules, standards, and rules to be used in the next scheduled reappraisal of real property in the county have been adopted and are open to examination in the office of the assessor; and
 - (b) That a property owner who asserts that the schedules, standards, and rules are invalid may except to the order and appeal therefrom to the Property Tax Commission within 30 days of the date when the notice of the order adopting the schedules, standards, and rules was first published.
 - (d) Before the board of county commissioners adopts the schedules of values, standards, and rules, the assessor may collect data needed to apply the schedules, standards, and rules to each parcel in the county. (1939, c. 310, s. 501; 1959, c. 704, s. 4; 1967, c. 944; 1971, c. 806, s. 1; 1973, c. 476, s. 193; c. 695, s. 5; 1981, c. 224; c. 678, s.1; 1985, c. 216, s. 2; c. 628, s. 4; 1987, c. 45, s. 1; c. 295, s. 1; 1997-226, s. 5.)

Base Specifications for all Grades of Single Family Dwellings

The Base Area of a single family residence is calculated from exterior measurements of the dwelling. This dwelling base includes the following items regardless of the quality grade of the dwelling:

- ❖ Footings and foundation (no basement), the exterior walls, floor structure, and roof structure.
- ❖ Finished floors or carpeting, finished ceilings, and walls (both the interior of the exterior walls and the interior partition walls).
- ❖ Electrical service to the structure, wiring, lighting fixtures, and electrical outlets.
- ❖ Plumbing system which includes a single three-fixture bath, one water heater, and one kitchen sink.
- ❖ Central heating (with ductwork or some means other than a fan to distribute the heated air) is included in the base value of the dwelling, for example: solar, forced warm air, wood furnace, steam, hot water, and electric baseboard/ceiling. A deduction is made when there is no heat (NONE), and a smaller deduction is made for a wall or floor furnace (WALL/FLR FURNACE) which depends on gravity for air distribution. Air conditioning is *not* included in the base cost of the dwelling.

Quality Grading – Residential Structures

Both materials and workmanship are fundamental to a determination of the overall quality of construction of a dwelling. While the quality of individual building components may vary, the combinations of all the elements will determine the overall quality of the residence. Exterior observations chiefly used for judgments include quality of wall design and finishes, window quality, and type, slope, and design and roof type. Interior workmanship is normally observable in level or plumb surfaces, smoothly-finished mitered joints, and properly-fitted components. The quality and quantity of materials used is normally apparent upon inspection. The grade of wood, floor coverings, fixtures, etc., are primary indications of quality. Finally, the overall design of the dwelling, including the number and type of items appurtenant to or within the structure, contribute to the quality of the dwelling as a whole.

All of these -- materials, workmanship, design, and appurtenances -- contribute to the cost of the structure. It is the task of the field appraiser to describe and to grade a dwelling so that the resultant assessment calculated from his information reflects the market value of the property as indicated by transactions involving similar properties in the residential market place.

Quality Grade Guides

The quality guides outlined for each grade of the dwellings described in the following pages, assist the field appraiser in determining an appropriate quality grade for each dwelling. These guides describe the materials used, construction, workmanship, design, and overall appearance of each type. Photographic illustrations are provided for each of the alphabetic grades from HA (the highest) to E (the lowest). In addition, field appraisers may make plus or minus adjustments in quality grades. This adjustment provision within the grade scale permits the appraiser to define accurately existing quality differences between dwellings of very similar quality.

Where there is a mixture of quality grades, predominant quality characteristics should be given the most weight in arriving at an appropriate grade selection.

For additional information, refer to the *Dwelling Grade Table*.

Note: These quality grade guides apply equally well to modular homes which are fabricated in factories to meet the requirements of the North Carolina Building Code just like site built homes. The quality grade guides, however, do *not* apply to manufactured housing fabricated in factories to meet the lesser requirements of the Federal Housing and Urban Development (HUD) Code. Because of system limitations, three designations of stick-built homes (D, D-20, and E+10) are also used to represent three distinct grades of manufactured housing meeting the four basic legal requirements of real property:

1. It must be a residential unit.
2. It must have the moving hitch, wheels and axles removed.
3. It must be placed on a permanent foundation.
4. It must be placed on land owned by the owner of the unit.

Photographs of the three grades of manufactured housing are provided at the end of the Quality Grade Guides section.

GRADE HA DWELLINGS

This quality of residence may be referred to as extremely high cost, unique construction. Thus, it is difficult to isolate any one physical characteristic of this grade. Typically the best of all types of materials available from domestic and foreign sources are used in construction. The design workmanship will normally be of superior and unique quality. There will be many special features and built-ins not commonly found in other homes. The total living area will usually be larger in this grade with very generous room sizes, halls, closets, storage space, and recreation rooms. The quality of hardware, lighting fixtures, and plumbing fixtures will be of superior quality for its time. Ornate and decorative design will normally be evident in such things as trim, doors, windows, and cabinets.

This grade of house is of special design, and consequently its construction is supervised closely by an architect. This grade house is built to rigid specifications of the owner. Comparatively this grade is higher than that described as “excellent” in the Marshal & Swift Residential Cost Handbook. (In that description of its “excellent” grade the Marshal & Swift Residential Cost Handbook explains, “these costs do not represent the highest cost in residential construction”.)

GRADE HA DWELLINGS



GRADE AA DWELLINGS

This is a very high grade residence combining some of the special materials found in grade HA residences with some of the best grade of materials normally carried as stock items by building supply houses. Workmanship is of very high, somewhat unique quality throughout.

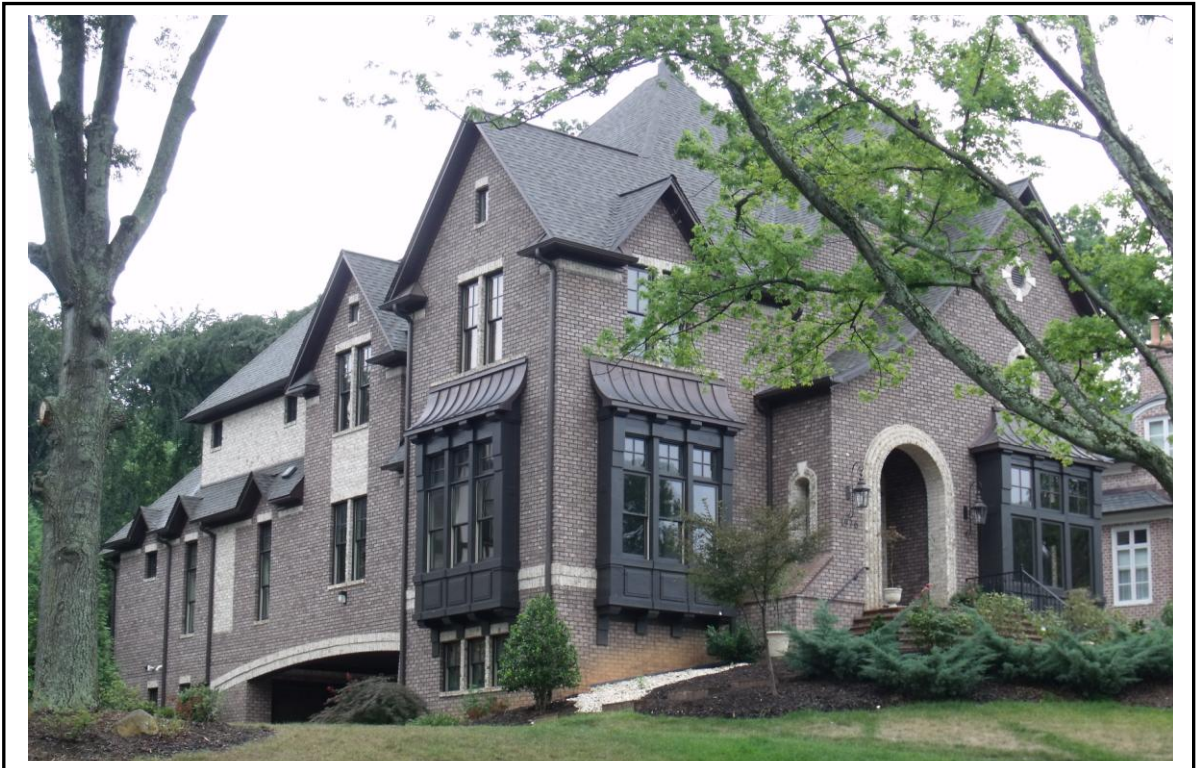
The quality of hardware, lighting fixtures, and plumbing fixtures will be of the highest grade custom or stock items with a few special items such as elaborate fireplace facings or intercom systems, special bathroom fixtures or facings, or other special features which are uncommon in good standard residential construction. In most instances, there will be numerous special features and built-ins over and above those found in the good grade houses but less elaborate in quality or quantity than those found in HA grade residences.

This type of residence is of custom design with some ornamentation and special effects evident in both the interior and exterior appointments. It has an above average number of good grade closets and storage areas of ample size. Appointments and features are a combination of the most expensive and upper range of the good grade residences.

In the practical application of quality grading, the appraiser will often encounter materials and workmanship which are found in the HA grade, the AA grade, and the A grade dwellings. Where there is a mixture of quality grades, the predominant quality characteristic should be given the most weight in arriving at the appropriate quality grade.

Comparatively, Grade AA dwellings generally correspond to those listed by Marshall & Swift Valuation Service as “excellent quality”.

GRADE AA DWELLINGS



GRADE AA DWELLINGS (Continued)



GRADE A DWELLINGS

This is a high grade residence combining some of the special materials found in grade AA residences with some of the high grade materials normally carried as stock items by building supply houses. Workmanship is of high quality throughout.

The quality of hardware, lighting fixtures, and plumbing fixtures will be of high grade stock items with few special items such as bathroom fixtures or facings, or other features not found in good standard residential construction. In most instances, there will be some special features and built-ins over and above those found in the good grade houses but less elaborate in quality or quantity than those found in AA grade residences.

This type of residence is of custom design with some ornamentation and special effects evident in both the interior and exterior appointments. It has an above average number of good grade closets and storage areas of ample size. Appointments and features are a blend of those found in the upper range of good grade residences.

Comparatively, Grade A dwellings generally correspond to the description of “very good quality” in the Marshall & Swift Valuation Service.

GRADE A DWELLINGS



GRADE A DWELLINGS (Continued)



GRADE B DWELLINGS

This is a good grade residence which is constructed basically of good grade of standard stock items combined with good workmanship.

Special features in this type house normally consist of an extra quantity of cabinets, closets, counters, etc., which are constructed of good quality materials. The quality of hardware, lighting fixtures, and plumbing fixtures includes good standard stock items or it may include a combination of high grade, good grade, and average grade appointments.

These houses may contain a limited number of special appointments contained in the Grade A residences, combined with some items of the quality found in the average grade residence so that the combination exceeds the quality and quantity of the average grade residence.

These residences are of good materials and workmanship. They may or may not have special design or ornamentation features.

Comparatively, Grade B dwellings generally correspond to those described by Marshall & Swift Valuation Service as “good” quality.

GRADE B DWELLINGS



GRADE B DWELLINGS (Continued)



GRADE C DWELLINGS

This is an average grade residence made of average quality materials and standard stock items. The workmanship is of professional quality. Interior features include an adequate number of cabinets, closets, counters, etc., constructed of average grade materials.

The quality and quantity of hardware, lighting fixtures, and plumbing fixtures will be the more widely used standard stock items available during the period of construction. This grade of dwelling will contain a number of electrical outlets adequate to meet consumer demand at the time of construction.

The exterior design and the floor plan are derived from basic plans furnished by the contractor or the buyer. In newer developments, the same architectural design may be repeated periodically throughout the development. This grade dwelling in new developments may be mass produced. The design, materials, and other features in this grade of dwelling are determined by the demands of the majority of home buyers and the requirements of mortgage lenders.

Comparatively Grade C dwellings generally correspond to those listed as “average quality” by Marshall & Swift Valuation Service.

GRADE C DWELLINGS



GRADE C DWELLINGS (Continued)



GRADE D DWELLINGS

Grade D includes those structures which utilize a less than average quality material and workmanship. Most are of plain or simple architectural design exhibiting few, if any, exterior innovations.

The interior features encompass only a minimum number of cabinets, counters, and closets. The cabinet work most often includes less expensive hardware and comes from stock items which may or may not be properly fitted to the space allowed for installation. The doors, windows, and wall trim are predominantly soft wood suitable for painting.

The quality and quantity of plumbing fixtures, lighting fixtures, door hardware, and window hardware are only adequate and are low cost stock items. The number of electrical outlets provided is strictly limited with few, if any, convenience outlets.

The exterior design and floor plan have only functional and necessary features. In some instances, the framing, flooring, interior wall finish, and exterior wall and roof coverings consist of substandard materials and workmanship.

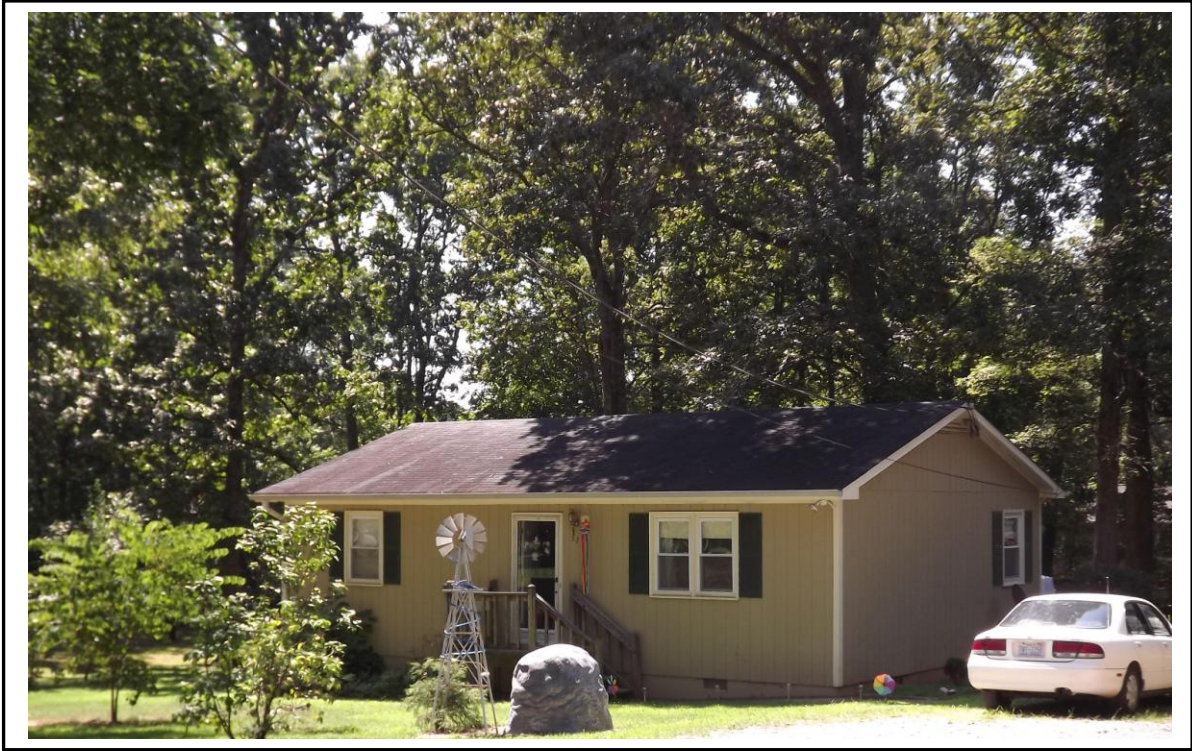
The overall design, quality of materials, quality of labor, and the absence of frills provide only those basic requirements for shelter and compliance with existing building codes.

Comparatively, Grade D dwellings generally correspond to the basic descriptions listed by Marshall & Swift Valuation Service for “fair quality”.

GRADE D DWELLINGS



GRADE D DWELLINGS (Continued)



GRADE E DWELLINGS

Grade E dwellings are constructed with minimum quality material, minimum quality workmanship, and no extra design factors.

The interior features provide only the base necessities. Any cabinets or work counters provided are usually of a cheaply constructed “set in place” or homemade type and may or may not be fitted to space provided. The doors, windows, and wall trim are made of cheap, low quality material, and the quality of workmanship is below average.

The base minimum quality and quantity of plumbing fixtures, lighting fixtures, doors, windows, and hardware are provided. The number of electrical outlets is less than adequate with no convenience outlets.

The exterior design and interior floor plan are very plain. The rooms are generally small; closet space is very limited, and in some instances nonexistent. The framing, flooring, interior wall finish, exterior wall covering, and roof are of substandard materials and workmanship.

The overall design, quality of materials, quality of labor, and basic design are those which barely meet the minimum standards required by regulatory agencies for health, safety, and zoning ordinances.

Comparatively, Grade E dwellings generally correspond to those described as ‘low quality’ by Marshall & Swift Valuation Service.

GRADE E DWELLINGS



GRADE E DWELLINGS (Continued)



GRADE D MANUFACTURED DWELLINGS



GRADE D-20 MANUFACTURED DWELLINGS



GRADE E+10 MANUFACTURED DWELLINGS



Real Property Valuation

The value of land and improvements and the loss in value of improvements, called depreciation, are in all cases dictated by the buying public or market. It is the appraiser's task to observe and analyze what the buying public has done and estimate what would occur as of the "appraisal date". The value of real property encompasses a promise of all the rights of ownership and amenities, which will be available to the buyer in the future. To a great extent, the value of real property derives from the anticipation of future benefits. The appraiser may only provide "an estimate, an opinion of value" as of a set date in time known as the "appraisal date". A valuation or "estimate of value" may be determined utilizing only information that existed in the market at the time of the "appraisal date". There are three distinct approaches to real value: cost, sales comparison, and income. It is up to the judgment and discretion of the appraiser to select and weigh the most appropriate approaches for a given property depending on its type and information or data available.

Land Development Costs and Entrepreneurial Profit

Historically, the Tax Assessor's Office has recorded a cost approach model to display on property records the appraised value of real properties in the County. The County will use, among others, the *Marshall Valuation Service* cost manual as a cost reference. For some residential properties, the sales comparison approach will be utilized. For some commercial or income producing properties the income approach to value is used to establish the valuation.

Cost values and the pertinent current and local multipliers are analyzed and modified, and supplemented as necessary to conform to information obtained directly from local contractors, developers, and others. This modified and supplemented cost data is then used by staff appraisers to determine the replacement cost new of all the real property improvements in the County. The replacement costs include what the *Marshall Valuation Service* manual identifies in Section 85 as, "Contractor's overhead and profit." However, it does not include entrepreneurial profit, which may vary according to the complexity and risk involved in the construction or investment and as determined by the prevailing market for the property. Other items that are not contained in the replacement costs are listed by *Marshall Valuation Service* in Section 1 and include land improvement costs such as storm drainage, rough grading, and other miscellaneous land development costs and fees.

In describing entrepreneurial profit the Thirteenth Edition of *The Appraisal of Real Estate*, gives a definition as: "A market derived figure that represents the amount an entrepreneur receives for his or her contribution to a project and risk; the difference between total cost of a property (cost of development) and its market value (property value after completion)." It continues, "Whether or not a profit is actually realized depends on how well the entrepreneur has analyzed the market demand for the property, selected the site, and constructed the improvements." The thirteenth edition, further states, "Entrepreneurial incentive is a market-derived figure that represents the amount an entrepreneur expects to receive as repayment for his or her contribution to a project and risk." "Entrepreneurial profit is the difference between total cost of development and marketing and the market value of a property after completion and achievement of stabilized occupancy and/or income." Clearly, the

REAL PROPERTY VALUATION (CONTINUED)

replacement cost new of an apartment house, for example, will be the same whether there is a shortage of apartments or an over supply. But a shortage will certainly enhance the market value of a desirable property. Thus, the staff appraisers must use their knowledge and judgment to determine the actual values of the properties they appraise. Physical, functional, and economic obsolescence will detract from their values; good entrepreneurial judgment and high demand will enhance value.

To quote from Section 40 of the *Marshall Valuation Service** manual, “Judgment is the basis of all appraising, since each cost or value is an estimate. The cost data in this manual are averages of actual costs, but it is necessary to select the proper cost and to recognize when the given cost must be modified up or down or a new cost developed. ... Any data source can only be a guide to the thought processes of the appraiser, who, alone, is finally responsible for the finished estimate of cost or value.”

In any case, the assessment appraisal must reflect the market value (fee simple, unencumbered) of a property in the open market. Amounts may be added to the cost approach, as necessary, to reflect the estimated entrepreneurial contribution, or other miscellaneous development costs and fees applicable to the value of a particular property. An addition for entrepreneurial profit may be made through added amounts on the structures pricing ladder shown on each section on the property record. For entrepreneurial profit the amount added is not dependent on a particular occupancy, but would consider the type of development, construction, and location involved. Land development costs and fees not included in the building replacement costs are added to the land value by the estimate and use of base rates for improved land or sites. Thus, the calculation of the land value for an improved site contains typical extra development costs and fees. Land values for improved sites contain the value of storm drainage systems, utility connections or underground utilities, water and sewer connections, site grading, landscaping, surveying, legal and miscellaneous costs associated with the land development as appropriate.

Thus, entrepreneurial profit (when applicable) is contained in the improvement valuations, while site development costs and fees are contained in the land valuations.

* All references to Marshall Valuation Service manual are from 1st Quarter, 2015 Edition

REAL PROPERTY VALUATION (CONTINUED)

Dwelling Value

The value of a single family dwelling is calculated from basic cost figures obtained by market analysis of recent sales and confirmed by information provided by local building contractors. This standard dwelling is a one-story, C Grade, frame structure with 1,400 square feet of living space. The basic cost (value) of construction of a standard dwelling has been established as \$74.00 per square foot.

Improvement Valuation

The relative costs of variations from the standard structure are expressed as percentages in the tables located in the Appendix for quality grade, dwelling size and construction type. It should be noted that the tables are *not* intended to be rigid or exact in application. No appraisal manual or cost schedule can be more than a guide to the appraiser. Where unique items exist, the appraiser will consider the actual cost information provided by the property owner, determine the appropriate value or cost to be used in the appraisal and perform any necessary calculations manually. The appraiser may utilize the descriptions and types established in the computer system and then apply a sound value override rate. The most common occurrences of these items are found in the Commercial Building Additions, Flat, Vertical Items table, the Miscellaneous Improvements – Commercial table, and the Miscellaneous Improvements – Residential table, and are denoted with “Cost or SV Rate” in the description column of each table. Occurrences may also exist in the rates shown in tables for the sales comparison approach, especially in the upper and lower grade ranges. If the subject real property is found to exceed the upper or lower limits of the schedules or to exceed the limits of the computer programming, it will be the appraiser’s task to determine the correct value or cost to be used in an appraisal and to perform any necessary calculations manually. In the final analysis, it is the appraiser who must use his judgment and discretion to determine the correct value of the subject property.

Grading Interior and Exterior Dwelling Appurtenances

In determining the quality grade of a dwelling, the fireplace stacks and fireplaces and basement finished area are graded separately from the dwelling structure. The grades applicable to these items are G (good), A (average), and P (poor). The grade selected will reflect the quality of the interior item as compared to the quality grade of the dwelling structure.

GRADING FIREPLACE STACKS AND FIREPLACES:

If the quality grade of the dwelling is a B (better than average), and the fireplace is also better than average in quality, then the fireplace will be graded A (average) to show that its quality is equivalent to that of the dwelling structure. If, on the other hand, the fireplace is of only average quality, it would be graded P (poor) to show that it is of lesser quality than the dwelling structure.

GRADING BASEMENT FINISHED AREA:

Quality of basement finished areas is determined by the non-sketched addition type selected.

Certain exterior appurtenances (appendages) are also graded separately from the dwelling structure. These items are as follows:

- ❖ Frame Decks
- ❖ Landings
- ❖ Patios
- ❖ Carports

The grades applicable to these structures are G (good), A (average), and P (poor). The quality grade guides for these appendages are given below:

FRAME DECKS:

- | | |
|-----------------------|--|
| <i>Good Grade:</i> | Good quality lumber with equivalent railings of wood or metal and good design and workmanship. |
| <i>Average Grade:</i> | Average quality lumber with equivalent railings of wood or metal and acceptable workmanship. |
| <i>Poor Grade:</i> | Inexpensive quality wood deck and equivalent quality of structural members with inexpensive railings or no railings. |

GRADING INTERIOR AND EXTERIOR (CONTINUED)

LANDINGS:

- Good Grade:* Concrete or masonry foundation walls with concrete deck of good masonry workmanship and attractive design. May or may not have railings.
- Average Grade:* Concrete deck supported on a low masonry wall with average workmanship. May or may not have railings.
- Poor Grade:* Poor grade concrete slab supported on a low masonry wall or no wall. This may also be of frame construction.

PATIOS:

Patios are outdoor masonry areas. The term masonry applies to concrete, clay tile, flagstone, or equivalent surface area material.

- Good Grade:* Masonry wall foundation, good grade surface material of concrete, clay tile, flagstone, or equivalent. Good grade patios usually have a low masonry wall extending part or all the way around the outside perimeter. Attractive design and good workmanship.
- Average Grade:* Patio surface supported by a low masonry wall or may be on grade. Average grade materials and workmanship. Plain functional design.
- Poor Grade:* Plain concrete slab resting on grade. No perimeter walls.

CARPORTS:

- Good Grade:* Good grade carports are usually designed as an extension of the dwelling roof line complementing the overall design of the entire structure. However, good grade carports may also have an independent roof configuration. Good grade materials with finished (painted, stained, or stuccoed) ceiling and a good grade concrete floor. May or may not have a low brick wall on one side and/or one end.
- Average Grade:* Carports which present an attached appearance to the dwelling structure are usually average grade. Once again, however, consider materials and workmanship as well as design. Average grade carports have finished ceilings and concrete floors.
- Poor Grade:* Carports which warrant a grade of poor are attached to, rather than an extension of, the dwelling structure. Simple design, such as a flat roof with light structural framing of low cost materials, no ceiling finish, and a concrete or asphalt floor.

GRADING INTERIOR AND EXTERIOR (CONTINUED)

Other exterior appurtenances (appendages) will automatically have the grade assigned to the dwelling structure. There is no need to grade the following structures separately:

- ❖ Additions, whether living space, utility areas, or other.
- ❖ Porches, open or enclosed.
- ❖ Stoops, which are small porches without roof supports.
- ❖ Attached or built-in garages.

For additional information, refer to the Dwelling Rate, Percentage, and Unit Values Table, and the Addition Percentages Table located in the Appendix.

Intensive Use Structures

An Intensive Use Structure may be of any age, but its design and features will require intensive use of the hand labor of skilled craftsmen. Most of the structures in this classification are dwellings which have been restored to their original appearance based on actual plans, photographs, or other documentation of the original structure. They contain most modern amenities including such items as central air conditioning, kitchen built-ins, excellent plumbing fixtures, etc. Many of these properties have been designated Historic Properties.

BASE SPECIFICATIONS

The base area of an extensive use dwelling is calculated from exterior measurements of the dwelling foundation. The base area includes the following items regardless of the quality grade of the structure:

- 1) The structure includes the footings and foundation (not basement), exterior walls, floor, and roof structures.
- 2) The interior of the structure includes finished floors or carpeting, finished ceilings and walls (both the interior of the exterior walls and the interior partition walls).
- 3) Electrical service includes wiring, lighting fixtures, and outlets.
- 4) Basic plumbing includes sewer and water connections with one three-fixture bath, one hot water heater, and one kitchen sink.
- 5) A central heating system is included; air conditioning is *not* included.
- 6) Any fireplaces and stacks are included.

INTENSIVE DWELLING VALUE

The square foot costs (values) for average quality intensive use structures are listed in the *Dwelling Rate, Percentage, and Unit Values* Table, and the *Addition Percentages* Table, located in the Appendix.

Depreciation

CAUSES OF DEPRECIATION

Improvements to land, whatever their nature, tend to depreciate or lose value over time. There are three general causes of accrued depreciation: physical deterioration, functional obsolescence, and economic obsolescence. Ways of measuring these are as follows:

PHYSICAL DETERIORATION

Physical deterioration is loss in value due to wear and tear and the forces of nature. All structures suffer natural physical decay due to tension, friction, compression, and chemical changes in the composition of materials. Some causes of physical deterioration are normal use, neglect, infestation of insects, dry rot, moisture, and the elements. Maintenance can slow physical deterioration but not arrest it altogether.

Physical deterioration may be classified as curable or incurable. Curable physical deterioration occurs when the value added by a repair equals or exceeds the cost of repair. A prudent property owner would make such repairs, which correct conditions caused by deferred maintenance. Examples include a failed heat pump or compressor, leaky plumbing, broken windows, cracked paint or plaster, a worn-out floor covering, a leaking roof, and broken built-in features

Incurable physical deterioration is that which, as of the date of the appraisal, is not economical to repair or replace, that is, the cost of repair exceeds the gain in value. Physical components that are not easily seen, such as the structural framework, foundation, subflooring, and ceiling structures, are more likely to suffer from incurable physical deterioration. Partially depreciated items, such as siding that does not yet need replacement, are usually treated in this category.

The classification of depreciation as curable or incurable will vary with the age and location of properties. Extensive renovations may be worth doing in an improving market area but not in a declining one. High demand for the location or desirability of the style or historical appearance may negate the applicability of normal accrued depreciation.

FUNCTIONAL OBSOLESCENCE

Functional obsolescence is loss in value due to inability of the structure to serve adequately its highest and best use, as of the appraisal date. Functional obsolescence results from changes in demand, design, and technology and can take the form of deficiency (for example, inadequate floor plan), need for modernization (for example, outmoded kitchen), or superadequacy (for example, overly high ceilings). In any case, buyers perceive a loss in utility; therefore, the price offered is lower due to reduced demand. Sometimes a deficiency in a single building component can affect the utility of the entire improvement. For example, the electrical system installed in an older house may be inadequate for today's energy demands.

DEPRECIATION (CONTINUED)

Functional obsolescence is also classified as either curable or incurable, depending on whether the cost to cure is economically justified as of the appraisal date. Examples of curable functional obsolescence include inadequate heating or cooling systems, old-fashioned bathroom and kitchen fixtures, a too-small hot water heater, too few electrical outlets per room, low-hanging pipes in commercial or industrial buildings, and the absence of a ventilating system. In these examples, the increase in value from correcting the problem usually exceeds the cost.

For deficiencies, curable functional obsolescence is measured by excess cost to cure--the difference in cost between adding the expected item to the existing structure and installing it in a new structure, as of the date of the appraisal. For example, if installing an air conditioning system in an existing structure costs \$12,000 and installing the same system in new construction costs \$9,000, the excess cost to cure is \$3,000. In general, the excess cost to cure reflects added labor costs to install the component in an existing structure.

Incurable functional obsolescence occurs when the cost of correcting the condition exceeds the increase in value. Examples include outmoded design, poor room arrangement, and inadequate column spacing in a warehouse.

Sometimes a structure can be functionally obsolete because of its location, for example, a large, custom-built house in a moderately priced market area or a small, low-quality house in a high-priced market area.

ECONOMIC OBSOLESCENCE

Economic obsolescence, also called locational or external obsolescence, is loss in value as a result of impairment in desirability caused by factors outside the property's boundaries. Economic obsolescence may arise from changes in the highest and best use of a property due to market shifts or governmental actions. It may be the result of inadequate public services, lack of parking facilities in a retail business district, narrow streets and heavy traffic in a residential market area, or proximity to inharmonious industrial and commercial land use.

Economic obsolescence is seldom, if ever, curable, and the assessor measures its effect from market data. It is possible that a market area-wide obsolescence factor may already be recognized by the appraiser as a part of the analysis of the market area. Of course, an undesirable location can affect land as well as improvement values, but the effects should be separated because land value, calculated from the market, already reflects this influence.

DEPRECIATION (CONTINUED)

METHODS OF ESTIMATING DEPRECIATION

Sales analysis combined with field inspection is required for the analysis and measurement of accrued depreciation. The appraiser will observe and note all conditions that diminish utility, including economic obsolescence, and estimate their combined effect on market value.

Five methods are commonly used to measure depreciation in single-property appraisal: sales comparison, capitalization of income, overall age-life, engineering breakdown, and observed condition breakdown. The first two are considered indirect methods in that depreciation is deduced from an analysis of similar properties. The last three are considered direct methods because they are based on direct analysis of the subject property, relying on estimates of effective age and remaining economic life.

Although it may not always be necessary to distinguish and label different forms and causes of depreciation, it is essential to account for all depreciation. The depreciation estimate must be supported by current market data. Depreciation, like land value and replacement cost new, must be estimated anew each time a property is reappraised.

DEPRECIATION SCHEDULES

The methods discussed above for estimating depreciation in single-property appraisals are usually too time-consuming for mass appraisal. In mass appraisal, depreciation is often estimated using depreciation schedules, which show the typical loss in value at various ages tempered or adjusted by the appraiser's observation of the property. By nature, such tables primarily recognize physical deterioration, so additional adjustments are required for any functional or economic obsolescence. Because various types of property depreciate at different rates, depreciation schedules need to be adjusted for different types of properties as well as different locations. While the tables are designed to fit the market, due to the rigidity of such predetermined depreciation tables, the County will derive proper depreciation amounts for each market area according to the market as evidenced by sales in the market area or similar properties.

The *Marshall Valuation Service* cost manual contains definitions and depreciation schedules that most closely reflect the County's position and use of depreciation. The concept of 'extended life' as defined in Section 97 of the *Marshall Valuation Service* manual was developed by their studies and forms the basis for their depreciation tables and generally conforms the County's use of depreciation.

In examining the market sales in each appraisal market area the appraiser will adjust the depreciations used according to his observation and judgment of the market. The sales ratios derived by the use of depreciation in establishing values in each market area, give feedback and proof as to the accuracy of its application. Thus as the assessed valuations match the sales that have occurred in the market area, and throughout the County, the appraiser's application of depreciation to the County's costing system is determined and calibrated by the market. The County in examining and valuing all the properties during a reappraisal is in a unique position to determine depreciations in this manner. This method is seen as an

DEPRECIATION (CONTINUED)

adaptation of the sales comparison method of deriving depreciation in a single property appraisal. From a mass appraisal format the appraiser considers the universe of sales available or appropriate for comparison and the resulting sales ratios produced verifies the correctness of the depreciations used.

Thus, during the 2017 reappraisal, the appraiser will analyze each market area and will essentially conduct a “best fit analysis” on depreciation by examining the sales ratios produced by individual valuations in each market area.

Any depreciation method must be used with judgment of the market by the appraiser. Depreciation amounts set by mathematical formulas such as “*straight-line*” or “*age-life*” depreciation are not held as leading to accurate appraisals without market support. It is the appraiser’s task to determine both the nature and extent of depreciation suffered by a property so that the resulting assessed value reflects what the buying public will pay – the market value of the property.

Land Appraisals

The purpose of this section is to describe the appraisal principles and techniques used to achieve a uniform market value appraisal of vacant land for residential, commercial, or industrial use. Recent sales of vacant land are identified through transfer documents and the Western Piedmont Multiple Listing Service. These sales are then documented and as possible confirmed. If these sales meet the qualification criteria of the North Carolina Department of Revenue, Ad Valorem Section, they are qualified as arm's length, open-market transactions. The qualified sales are then analyzed for market value information.

ANALYSIS

The highest and best use of a parcel is the reasonable and probable use that supports the highest value as of the date of the appraisal. This use must be physically possible, financially feasible, and legally permissible. Therefore zoning is a primary determinant whether a property's "highest and best use" and value will be used for residential, commercial, or industrial purposes. In addition, in analyzing recent sales within each appraisal market area, each of the following factors is considered and weighed. Any adjustments required by the following factors are made at the discretion of the appraiser. The appraiser will decide the amount of impact on value due to the various characteristics of each parcel. For example, topography problems or easements may have little or no impact on value if located at the rear of the parcel or in buffer areas.

Size

Size plays a major role in determining the price at which a parcel of land will sell. If the parcel does not have access to County water and sewer, the value of small parcels depends greatly on Health Department regulations pertaining to septic systems and watersheds. Size factors may be applied by use of homesite, excess acreage, commercial and industrial land size adjustment tables. Positive or negative adjustments are made as appropriate.

Location

Location is a key factor in determining the market value of a parcel. However, the sales of land being analyzed are grouped by appraisal market areas so location factors are minimized. Nevertheless, the market may offer higher prices for property in or near economically active areas including subdivisions, shopping centers, traffic arteries, etc. Conversely, parcels near declining market areas or under the influence of other adverse conditions have lower values than standard parcels. Positive or negative adjustments are made as appropriate.

Road Frontage

The market may indicate a relationship between the value of a parcel of land and the amount of usable road frontage. Positive or negative adjustments are made as appropriate.

LAND APPRAISALS (CONTINUED)

Topography

Topography is the surface configuration of a tract of land. This may include ditches, gullies, steep banks, areas prone to flooding, etc. These items are usually, but not always, due to natural causes. Negative adjustments are made as appropriate.

Shape

The shape of a parcel may render it less capable of being utilized as compared to a standard parcel. Negative adjustments are made as appropriate.

Access

Direct access to a parcel of land from a paved road is considered the standard. Parcels with access only from public gravel or dirt roads will have their values adjusted downward. Tracts that are accessible only by private drive or easement will be given a larger minus adjustment. Parcels inaccessible by road will be given a minus adjustment as applicable. Negative adjustments are made as appropriate.

Easement

Easements may be surface, subsurface, or overhead easements. Negative adjustments are made as appropriate.

Arm's length sales of vacant lots or tracts are primary sources of market value information, but when few similar or recent sales have been recorded, other techniques are used to arrive at current residential land values such as: abstraction, allocation, capitalization of ground rents, etc.

RESIDENTIAL LOT APPRAISALS

New Subdivisions

In new subdivisions, sale prices of vacant lots, construction costs, and sales prices of improved lots are usually available to the appraiser. However, lot values can be determined even in those market areas where vacant land sales are restricted to contractors who are not required to pay market value. Such lots are typically discounted to the contractor who in turn agrees to market the homes he builds through the developer's organization. Based on sales of vacant lots and sales of new homes including the lot and improvements in other new subdivisions, it is possible to determine a range of value allocated to land. This percentage of sales price may then be applied to sales prices of new homes in comparable market areas to get an estimate of the vacant lot value.

In addition, if there are not enough recent open market sales of vacant land in the subject subdivision, the appraiser can estimate lot values by using sales from a similar new subdivision or from earlier dates by adjusting the sales prices to account for the effects of any difference in location or time or both.

LAND APPRAISALS (CONTINUED)

Established Subdivisions

In established market areas where sales of vacant lots and of new home sales are rare, the technique called *abstraction* is used to determine the value of land. If all the value (replacement cost new, including builder's profit, etc.) of the improvements to land less any depreciation (see preceding section) is subtracted from the sale price of residential properties, the residual value must be the value of the vacant land in the subject market area. To use this technique successfully, the improvements must be valued at the highest and best use of the land and any depreciation must be accounted for.

As in the case of new subdivisions, if there are not enough recent open market sales of vacant land in an established subdivision, the appraiser can estimate lot value by using sales from a similar subdivision or other location, adjusting the sales prices to account for the effects of any differences.

Condominium, Townhouse, and Cluster House Developments

Although a deed for condominium ownership may not convey fee simple ownership of any land, the deed does convey a fractional, undivided ownership of all common area property, both land and improvements, (held in common with other owners in the same development). Similarly, owners of townhouses and cluster homes, who do have fee simple ownership of the land under their house, also own a fractional, undivided ownership of all common area property, both land and improvements (held in common with other owners in the same development). The land valuation of these parcels reflects the sites contribution to the total market value of the parcel. Thus the land valuation component is not merely a mathematical formula based on a percentage the total tracts square footage, or other measure, but is dependent on the market value of the each parcel, including market value of all common areas and any premiums for this type of ownership. The land component valuation in this manner is based in the "principle of contribution", which according to the thirteenth edition of *The Appraisal of Real Estate* holds, "that the value of an individual component of a property is measured in terms of how much it contributes to the value of the property as a whole".

G.S. 105-277.8. Taxation of property of nonprofit homeowners' association.

- (a) The value of real and personal property owned by a nonprofit homeowners' association shall be included in the appraisals of property owned by members of the association and shall not be assessed against the association if:
- (1) All property owned by the association is held for the use, benefit, and enjoyment of all members of the association equally;
 - (2) Each member of the association has an irrevocable right to use and enjoy, on an equal basis, all property owned by the association, subject to any restrictions imposed by the instruments conveying the right or the rules, regulations, or bylaws of the association; and
 - (3) Each irrevocable right to use and enjoy all property owned by the association is appurtenant to taxable real property owned by a member of the association.

The assessor may allocate the value of the association's property among the property of the association's members on any fair and reasonable basis.

LAND APPRAISALS (CONTINUED)

(b) As used in this section, “nonprofit homeowners’ association” means a homeowners’ association as defined in 528(c) of the internal Revenue Code. (1979, c. 686, s. 1; 1987, c. 130.)

COMMERCIAL LAND APPRAISALS

Unlike typical residential properties, commercial properties vary widely in size, usage, and other factors. The land is normally valued by square foot or acreage. Zoning is also variable and a major factor in the valuation of commercial land. As commercial property is zoned to serve a specific function, the size and shape of the tract and the road frontage must be evaluated from that standpoint. The availability of utilities and access to transportation arteries are also critical to value.

While recent sales of similar vacant tracts are primary indications of market value, vacant commercial land may be valued by the capitalization of ground rents technique. Also the income approach to value may be used to determine the value of improved parcels and by determining the replacement cost new of the improvements and any depreciation of those improvements, the land residual technique may be used to value the land.

The value of an isolated commercial parcel located in a rural area of the county is based on the value of comparable properties located in the nearest commercial market area, with appropriate adjustments for location and other parcel attributes.

INDUSTRIAL LAND APPRAISALS

Industrial land is normally priced by the square foot or acreage. The best indications of the value of vacant land zoned for industrial use are recent sales of similar tracts.

SUMMARY

In all cases, the best indications of the value of vacant land are recent open-market, arm’s length sales of similar tracts. Other indications of value may be obtained through the use of the land residual, abstraction, allocation, capitalization-of-ground rents techniques; however, these methods require that the improvements be valued in accordance with the highest and best use of the land and any depreciation be accounted for.

Rural Acreage Appraisals

The purpose of this section is to describe the appraisal principles and techniques used to achieve a uniform market value appraisal of rural land zoned for single family residences. Through careful collection and analysis of rural acreage sales in Forsyth County, it has been determined that the highest and best use of rural acreage is for residential use. By far the largest market in rural Forsyth County is for tracts of twenty acres or less to be utilized as or developed into residential homesites. Most tracts larger than twenty acres are purchased for residential development or as an investment.

Because of this increasing emphasis on the residential use of rural acreage tracts, it is extremely important that an appraisal technique be used which is accurate and consistent in application. In our opinion, the method described below will provide the best and most consistent indication of the market value of rural land tracts available for residential purposes.

THE METHOD

Throughout the County, rural land sales information has been collected and confirmed where possible. This information was then analyzed to determine geographical areas of similar land prices and the current land price (Base Price per Acre) for an unimproved twenty-acre tract of land. By election, our appraisal system is based upon a theoretical twenty-acre tract of land with no positive or adverse factors. In analyzing recent sales within each township, each of the following factors had to be considered and weighed.

Size

Size plays a major role in determining the per acre price at which a parcel of land will sell. Larger tracts will usually bring a lower price per acre while smaller tracts will usually command a higher price per acre. The value of small parcels depends greatly on Health Department regulations pertaining to septic systems. This relationship of parcel size to value has been detailed in the *Excess Acreage Adjustment Table*, located in the Appendix.

Location

Location is a key factor in determining the market value of a parcel. As noted above, however, the sales of rural land being analyzed are grouped by value and by market area, both, so location factors are minimized. Nevertheless, the market offers higher prices for property in or near economically active areas including subdivisions, shopping centers, traffic arteries, etc. Conversely, parcels near declining market areas or under the influence of other adverse conditions have lower values than standard parcels. Positive or negative adjustments are made to reflect these location influences.

RURAL ACREAGE APPRAISALS (CONTINUED)

Road Frontage

The market may indicate a relationship between the value of a parcel of land and the amount of usable road frontage. Positive or negative adjustments are made as appropriate.

Topography

Topography is the surface configuration of a tract of land. This may include ditches, gullies, steep banks, areas prone to flooding, etc. These items are usually, but not always, due to natural causes. Negative adjustments are made as appropriate.

Shape

The shape of a parcel may render it less capable of being utilized as compared to a standard parcel. Negative adjustments are made as appropriate.

Access

Direct access to a parcel of land from a paved road is considered the standard. Parcels with access only from public gravel or dirt roads will have their values adjusted downward. Tracts that are accessible only by private drive or easement will be given a larger minus adjustment. Parcels inaccessible by road will be given a minus adjustment as applicable. Negative adjustments are made as appropriate.

Easement

Easements may be surface, subsurface, or overhead easements. Negative adjustments are made as appropriate.

RURAL ACREAGE APPRAISALS (CONTINUED)

MARKET ANALYSIS OF RURAL LAND & RECOMMENDED BASE PRICES

Information on the arm's-length sales of vacant tracts and parcels in each market area in Forsyth County has been collected. Each rural land tract was visited and the conditions and factors that affect value were analyzed.

HOMESITE

An acreage tract with a dwelling on it will have the value of a homesite included in the value of the tract. For tracts of one acre or less, the entire tract will be valued as a homesite. For tracts of more than one acre, one acre will be valued as a homesite for each dwelling or residence (including modular and mobile homes) on the tract up to the total acreage of the parcel. The value of a homesite has been established by the market. The value of vacant land has been established by the base price per acre analysis. A further study of utility costs (water and septic system) indicated that an additional \$7,000 was required to account for the cost of the utility system.

2017 Land Use-Value Schedule **Major Land Resource Area 136 (Piedmont)**

Taxation on the basis of present-use value is authorized by North Carolina law for eligible land designated by use as agricultural, horticultural, or forestland. Section 105-277.7 of the General Statutes of North Carolina, as amended in 1985, establishes a nine member Use-Value Advisory Board and directs it to annually submit a recommended use-value manual to the Department of Revenue. The contents of the manual, as well as guidelines for its development, are further specified in Section 105-289(a)(5) of these statutes.

The following schedule is taken directly from the 2017 Use-Value Manual. Forsyth County has adopted the schedule recommended by the Use-Value Advisory Board in the 1988, 1993, 1997, 2001, 2005, 2009, and 2013 reappraisals.

AGRICULTURE

<u>Class</u>	<u>Price Per Acre</u>
I	\$865
II	\$590
III	\$385
IV	\$40

FORESTRY

<u>Class</u>	<u>Price Per Acre</u>
I	\$315
II	\$245
III	\$215
IV	\$135
V	\$95
VI	\$40

HORTICULTURE

<u>Class</u>	<u>Price Per Acre</u>
I	\$1,250
II	\$810
III	\$560
IV	\$40

Cost Approach

The cost approach is based on the theory that the market value of an improved parcel can be estimated as the sum of the land or site value and the depreciated value of the improvements (replacement cost new less depreciation). The cost approach is based on the principle of substitution and requires estimates of land value, accrued depreciation, the current cost of constructing the improvements, and the addition of entrepreneurial profit, if any. The cost approach attempts to replicate the workings of the real estate market. The current cost of construction and cost of a site of equal utility represent the supply side of the market. Other components of the cost approach, such as depreciation, the price of substitutes, location, and other non-cost market adjustments, represent the demand side of the market. When these components are derived from the market, the cost approach may be characterized as a 'hybrid' cost-market approach.

In mass appraisal, the cost approach, if correctly applied and all elements of cost are recognized, provides stable, consistent estimates of value. The cost approach usually works best for newer buildings, which have less depreciation and more easily estimated construction costs. It is especially useful for appraisal of certain property types – such as industrial and special-purpose – for which sales and income data are scarce. Even when values from the other approaches are used for assessments, calculation of the cost approach may be used as a check and support.

The County appraisers consider valid, arms-length sales during the reappraisal of each market area. In considering the sales ratios, and per square foot values of the sales while establishing the new valuations, the market approach to value is considered for each parcel. These statistics are also examined by property type, such as two-story frame dwellings or fast food restaurants during the reappraisal, and are retained for each appraisal market area.

Income Capitalization Approach

Income-producing real estate is typically viewed as an investment such as stocks and bonds. The investor perceives that there will be an income stream and/or an increase in equity value that will justify the investment. Since income-producing properties are principally purchased under these assumptions, the use of the cost and sales comparison approaches are secondary to the income approach.

The income approach provides an indication of what a prudent investor would pay for a given property based on an analysis of the potential income that the property would produce. Estimating the present value from income is called *capitalization*. The basic model for direct capitalization is in the form: **Value = Income/Rate**. The income is the estimate of annual net stabilized income. The rate is the capitalization rate appropriate for the subject property at the effective date of the appraisal. Direct capitalization uses a capitalization rate taken directly from the market by dividing the net income of a sale property by the sale price. It is the method most used for mass appraisal as it is easily understood, can be used consistently because few variables are used, and its components can be supported by market evidence.

The first step in analyzing income is the calculation of potential gross income. For direct capitalization this is the projected total earnings from the market rent of the property at one hundred percent occupancy for the next year after the appraisal date. Next, typical or stabilized vacancy and collection loss can be established considering recent occupancy levels of the subject property or similar, nearby properties, or through surveys of similar properties. The vacancy and collection loss allowances are subtracted from the potential gross income, and miscellaneous income is added. Miscellaneous income takes various forms depending on the property type. It may be forfeited deposits, interest on deposits, income from food and beverage, parking, laundry facilities, percentage rents, telephone service, etc. Potential gross income less vacancy and collection loss plus miscellaneous income equals effective gross income. From this figure a typical or stabilized operating expense allowance is deducted. The operating expenses allowance consists of expenditures for items that would be deducted from income during a typical or stabilized operating year. These amounts may be developed from source documents of the subject property, projections from data collected from similar properties, or standardized industry ratios. In mass appraisal, pass-through expenses are typically deducted from the owner's expense as they are paid by the tenant (net lease situation) and not included in potential gross income or in the actual or asking rents. In all cases the operating expense allowance must reflect effective and efficient operation of the property in a normal operating year.

Extraordinary expenses, capital improvements, depreciation, and debt service are not allowable operating expenses. "*Reserves for replacement*" is the name of an account established for the periodic replacement of short-lived items. To be accepted as an addition to the operating expenses, this account must exist in the operating documents of the subject property, in surveys of similar properties, or industry surveys of that property type. Also to be used as an operating expense in direct capitalization, "reserves" must be used in the calculation or derivation of the capitalization rate from the sales of similar properties that will

Income Capitalization Approach (Continued)

be used for valuing the subject. All data in regard to the income approach and operating expenses must be derived from the market. For “reserves”, this would be an amount recognized by the market, not just a mathematical compilation of items that could be included in a “reserves” account. Surveys of investors in income producing properties often show no consideration of “reserves” in direct capitalization or show use of only minimal amounts. Also, when using a “reserves for replacement” addition to the operating expense allowance, care must be taken to remove current expenditures for reserve items when analyzing financial or income and expense statements.

Real estate taxes are not used as an operating expense for ad valorem appraisals because the tax expense is directly related to the property’s market value, which is being determined by the appraisal. Two methods are commonly used to make adjustments in the capitalization rate, when necessary, to account for real estate taxes when doing mass appraisals for tax assessment purposes. If real estate taxes have been included as an expense in the development of the overall capitalization rate of comparable sales, an estimated effective tax rate (for the next year, for each tax jurisdiction) may be added to the market-derived overall capitalization rate. Alternatively in deriving the capitalization rates, real estate taxes can be taken out of the expenses of comparable sales, thus producing more net income and a higher overall capitalization rate.

When the owner typically will incur very little, if any, of the real estate tax expense, such as in long-term (or well occupied) net lease situations no adjustment to the capitalization rate is necessary. In many leases such as triple net and absolute net, the tenant is responsible for paying the real estate taxes.

Effective gross income less *operating expenses* equals *net operating income*. The net operating income is then divided by an appropriate capitalization rate for the subject property to estimate the value in direct capitalization. The capitalization rate can be derived from a variety of sources: comparable sale data provider companies, investor surveys, market sales, and data analysis by the appraiser. Like the other elements of income analysis, all elements of the capitalization rate must be based on market data relevant to the property type and market conditions at the effective date of the value estimate.

If yield capitalization or discounted cash flow is considered as an income approach technique, all assumptions must be based on prevailing market conditions and reasonable investor expectations tempered with reliable economic projections. To be considered and carry weight in the valuation decision, all other methods such as discounted cash flow, should have documented market support for the various economic factors used.

Other capitalization methods used for mass appraisal include gross rent multipliers and effective gross rent multipliers. These methods do not include or account for differences in operating expenses, so care must be taken to use comparable sales that have very similar long-term operating expense ratios, occupancy levels, and risk levels. These multipliers may be employed as sales comparison measures in the market approach to value.

INCOME CAPITALIZATION APPROACH (CONTINUED)

The objective of any approach to value is to capture the prevailing “mood” of the market and simulate its activities. All markets are cyclical in nature, but the objective of the appraisal is to evaluate property of a given type using the current elements that determine investor behavior.

Forsyth County collects economic data from local, regional, and national sources. Local, commercial property owners, appraisers, brokers, commercial multiple listing services, and commercial comparable sale data provider companies are primary sources for commercial economic information. The County has mailed over 6,800 questionnaires to owners of commercially improved properties seeking income and expense information which is used during the reappraisal. Commercial property owners, managers, brokers, appraisers and tenants are continuously contacted and interviewed to collect and verify economic data. Thus capitalization rates, vacancy rates, and expense ratios are derived considering local market data.

Published local, regional and national commercial rate information is considered in establishing guidelines for commercial valuation. Among the published sources the County reviews in rate establishment are Michael S. Clapp & Associates’ Winston-Salem Office and Shopping Center Surveys, Market Reports and Surveys by Triad Business Journal, The Karens Reports, Korpacz Real Estate Investor Survey, Carolina’s Real Data Surveys, Hotel Brokers International Transaction Recap, HOST by Smith Travel, quarterly Investor Surveys from RealtyRates.com., Institute of Real Estate Management’s Income/Expense Analyst books, Marcus & Millichap’s Investment Research National Reports, and the National Investment Center for the Senior Housing and Care Industry’s Quarterly Report. Also reporting services LoopNet and Costar Comps are used as sources for asking rents and offering prices, sale amounts, operating income, and capitalization rate information.

The US Census Bureau publishes various statistics that may be referenced. It ranks the Winston-Salem Metropolitan Area as the 110th largest metropolitan statistical area in the United States. Comparatively the Greensboro-High Point Metropolitan Area is 99th, Durham- Chapel Hill is 102th, and Raleigh-Cary is 66th.

One of the mostly widely accepted sources for commercial income rate information is the Korpacz Real Estate Investor Survey, a publication of PriceWatershouseCoopers L.L.P. Another widely used source of income approach factors is RealtyRates.com’s Investor Surveys. RealtyRate.com is used by Standards and Poor’s financial services and partners with Marshall-Swift Valuation Service in providing real estate information. Both the Korpacz Second Quarter 2016 Real Estate Investor Survey and RealtyRates.com’s Investor Survey Second Quarter 2016 have been utilized in the development of the following Commercial Rate Guide.

The RealtyRates.com information is taken from Class A & B properties on a nationwide basis and does not include “reserves for replacement”.

INCOME CAPITALIZATION APPROACH (CONTINUED)

As with any guide some properties may lay outside the stated range. As such, the following is a guide only; each individual property is to be analyzed separately. The following table reflects factors as reported by the market participants and published reports. The County adjusts operating expense and capitalization rates for ad valorem taxation as previously described.

Commercial Rate Guide

Super Regional /Regional Malls

Discount Rates:	4.50% - 17.00%
Overall Cap:	4.25% - 13.00%
Residual Cap:	4.50% - 14.00%
Expense Ratio:	2.50% - 36.00%

Community/Neighborhood/Power Strip Centers

Discount Rates:	5.00% - 18.00%
Overall Cap:	4.50% - 15.00%
Residual Cap:	5.50% - 15.00%
Expense Ratio:	2.50% - 40.00%

Central Business District Office

Discount Rates:	5.00% - 16.00%
Overall Cap:	4.50% - 16.00%
Residual Cap:	5.50% - 16.00%
Expense Ratio:	3.00% - 60.00%

Suburban Office

Discount Rates:	4.50% - 16.00%
Overall Cap:	4.00% - 15.00%
Residual Cap:	5.00% - 15.00%
Expense Ratio:	3.00% - 60.00%

Medical Office

Discount Rates:	5.50% - 16.00%
Overall Cap:	5.00% - 15.00%
Residual Cap:	5.50% - 17.00%
Expense Ratio:	3.00% - 55.00%

Apartment Complex

Discount Rates:	4.50% - 17.00%
Overall Cap:	3.50% - 14.00%
Residual Cap:	4.50% - 14.50%
Expense Ratio:	15.00% - 60.00%

INCOME CAPITALIZATION APPROACH (CONTINUED)

Hotel/Motel

Discount Rates:	6.00% - 21.00%
Overall Cap:	4.50% - 24.00%
Residual Cap:	6.00% - 24.00%
Expense Ratio:	35.00% - 85.00%
Reserves (when applicable)	1.00% - 8.00%

Parking Lots & Decks

Discount Rates:	5.00% - 15.00%
Overall Cap:	4.50% - 13.00%
Residual Cap:	5.50% - 14.50%
Expense Ratio:	10.00% - 60.00%

Flex/Research & Development

Discount Rates:	7.00% - 17.00%
Overall Cap:	6.00% - 17.00%
Residual Cap:	7.00% - 17.00%
Expense Ratio:	3.00% - 45.00%

Warehouse

Discount Rates:	5.50% - 17.00%
Overall Cap:	4.50% - 16.00%
Residual Cap:	6.00% - 16.00%
Expense Ratio:	2.50% - 45.00%

Net Lease Properties

Discount Rates:	5.00% - 14.50%
Overall Cap:	4.50% - 14.00%
Residual Cap:	5.00% - 14.00%
Expense Ratio:	1.50% - 20.00%

Golf Properties

Discount Rates:	6.00% - 25.00%
Overall Cap:	5.00% - 25.00%
Net Income Multiplier	4.00 - 25
Gross Income Multiplier	1.25 - 7
Residual Cap:	7.50% - 25.00%
Expense Ratio:	3.00% - 75.00%

INCOME CAPITALIZATION APPROACH (CONTINUED)

Self Storage

Discount Rates:	4.50% - 17.00%
Overall Cap:	4.50% - 17.00%
Residual Cap:	5.00% - 17.00%
Expense Ratio:	10.00% - 60.00%

Mobile Home Parks

Discount Rates:	4.00% - 20.00%
Overall Cap:	4.00% - 16.00%
Residual Cap:	5.00% - 16.00%
Expense Ratio:	12.00% - 55.00%

Health Care/Senior Housing

Discount Rates:	4.00% - 19.00%
Overall Cap:	4.25% - 20.00%
Residual Cap:	5.00% - 20.00%
Expense Ratio:	35.00% - 95.00%

Restaurants

Discount Rates:	6.00% - 20.00%
Overall Cap:	4.50% - 20.00%
Residual Cap:	5.50% - 20.00%
Expense Ratio:	5.00% - 60.00%

Note: Expense ratio is in terms of effective gross income and real estate taxes are included as operating expenses in gross lease situations. Expense ratios are for typical stabilized occupancy ranges. When applicable to the owner, real estate taxes are loaded to the capitalization rate, reducing the above operating expenses ratios for gross lease situations. Also expenses are exclusive of reserves, TI's (tenant incentives), and leasing commissions. Low expense ratios may be experienced by absolute net or triple net lease situations. When tenants pay management and service fees above actual expense costs, the above expense ratios do not apply. Condominiums and other small commercial property investments may sell for premiums and exhibit low capitalization rates.

Sales Comparison Approach

The sales comparison approach compares important attributes between recently sold properties and the property being appraised in order to derive an estimate of market value. The property being appraised is referred to as the “subject”, and the specific sales used in the analysis are called the “comparable sales” or “comps”. It is important that the properties chosen as comparable sales have very similar attributes and characteristics to the subject property. Property attributes and characteristics for a residential property would typically include: dwelling size (SFLA), condition, land or site value, construction quality, bathroom counts (fixture counts), heating/cooling, basements, car storage, house additions (decks, porches, etc.), etc.

The sales comparison approach begins with the identification of the property to be appraised – the subject. Next, sales of properties that are similar to the subject’s style (conventional, modern, A-frame, etc.), story height, SFLA, and age are identified. Typically, the preference is to find sale properties similar to the subject within the subject’s market area, or in a nearby competing market area. It is important to consider these items in narrowing down the initial search for comparable sales.

Once a group of similar sale properties are identified, each one is compared to the subject’s attributes. Where differences are determined, adjustments (in terms of dollars) are made to the comparable property’s sale price to account for differences between each comparable and the subject property. For example, if a comparable sale’s SFLA is superior to the subject’s, a negative or downward adjustment is made to the comparable for that attribute. If the comparable sale is inferior to the subject, a positive adjustment is made to the comparable. The adjustments for a given comparable are tallied, and the net adjustment is made to the comparable’s sales price.

This process continues until a minimum of three (and a maximum of five) comparables are selected and adjusted for each subject property appraised by the sales comparison approach. The resulting adjusted sales price for each comparable is considered and a sales comparison approach value is available for appraiser consideration.

The sales comparison approach is designed to estimate market value for a subject based on market derived adjustments to highly similar sale properties. The sales comparison approach is strongest when adjustments to each comparable sale are minimal. Forsyth’s current software capabilities enable the use of a mass sales comparison approach for residential properties. Mass application of the sales comparison approach is limited to market areas of high homogeneity with adequate sales activity.

Real and Personal Property

G.S. 105-273. Definitions.

“Real property,” “real estate,” and “land” mean not only the land itself, but also buildings, structures, improvements, and permanent fixtures thereon, and all rights and privileges belonging or in any wise appertaining to the property

Thus, what is not *real property* may be defined as *personal property*. The following list of real and personal property items, though not comprehensive or complete, may help clarify the distinction. It should be noted that the following list is to supply guidance for typical situations. When extraordinary levels of improvements exist, above what is normally found in the specifications of a particular property type, the extra items or amounts may be classified as personal property. Such extraordinary items or costs would not normally be included in standardized real estate improvement cost tables.

As of the year 2003 the following was added to the above Statute in regard to manufactured homes:

“These terms also mean a manufactured home as defined in GS 143-143.9(6) if it is a residential structure; has the moving hitch, wheels, and axles removed; and is placed upon a permanent foundation either on land owned by the owner of the manufactured home or land in which the owner of the manufactured home has a leasehold interest pursuant to a lease with a primary term of at least 20 years--“

REAL AND PERSONAL PROPERTY

	Property Type	Real Property	Personal Property
1	Acoustical fire resistant drapes & curtains		X
2	Air Conditioning - building air conditioning	X	
3	Air Conditioning - window units, package	COMM	
4	Asphalt plants - batch mix, etc., Moveable		X
5	ATM All Equipment and Housing Structure		X
6	Auto exhaust systems - built-in floor		X
7	Auto exhaust systems - flexible tube type		X
8	Awings	METAL	CANVAS
9	Balers (paper, cardboard, etc)		X
10	Banks -- Closed circuit TV		X
11	Banks -- Currency lockers		X
12	Banks -- Drive through canopies	X	
13	Banks -- Drive through windows	X	
14	Banks -- Inner gates		X
15	Banks -- Night Depository	X	
16	Banks -- Pneumatic tube systems		X
17	Banks -- Safe Deposit Boxes		X
18	Banks -- Teller lockers		X
19	Banks -- Teller service area		X
20	Banks -- Teller service system		X
21	Banks -- Vault doors		X
22	Banks -- Vaults	X	
23	Bar and bar equipment		X
24	Boiler - for service of building	X	
25	Boiler -- primarily for process		X
26	Bowling alley lanes		X
27	Broadcasting Equipment		X
28	Bulk Barns		X
29	Cabinets	RES	X
30	Canopies -- Attached to buildings	X	
31	Canopies -- Fabric, Vinyl, Plastic		X
32	Canopies -- Free Standing	X	
33	Canopies -- Gas Station	X	
34	Canopies -- Lights for	X	
35	Car Wash -- all equipment		X
36	Catwalk for equipment		X
37	Cellular Equipment -- Building at cell site		X
38	Cellular Equipment -- Fences at cell site		X
39	Cold storage -- built-in cold storage rooms	X	

REAL AND PERSONAL PROPERTY

	Property Type	Real Property	Personal Property
40	Cold storage -- refrigeration equipment		X
41	Compressed air systems		X
42	Computer Room -- Extra Capacity Air Conditioning		X
43	Computer Room --- Raised Floor		X
44	Computer Room --- Special Wiring		X
45	Concrete plant -- electronic mixing,		X
46	Control systems - electronic		X
47	Conveyor systems		X
48	Conveyor systems -- Overhead		X
49	Cooking equipment (restaurant, etc.)		X
50	Coolers -- Super Market all types		X
51	Coolers -- (walk-in) - not built-in		X
52	Coolers -- (walk-in) - prefab, portable		X
53	Cooling towers - primary use for building	X	
54	Cooling towers - primary use in manufacturing		X
55	Counters/reception areas -- Built-in		X
56	Counters/reception areas -- movable		X
57	Cranes -- All Elements		X
58	Dairy processing plants - all process items		X
59	Diagnostic center equipment (automotive)		X
60	Display cases		X
61	Dock levelers	X	
62	Drinking Fountains		X
63	Drying systems (special heating for process)		X
64	Dumpsters		X
65	Dust catchers, control systems, etc.		X
66	Electronic control systems (weighing, mixing, etc.)		X
67	Elevators	X	
68	Escalators	X	
69	Fans - Freestanding		X
70	Fast Food Restaurant -- Drive-thru windows		X
71	Fencing -- Inside buildings		X
72	Fencing -- Outside Buildings	COMM	
73	Fire alarm systems	X	
74	Flagpole		X
75	Floors, computer room		X
76	Foundations for machinery and equipment		X
77	Furnaces - steel mill process, etc. foundry		X
78	Grain bins, not permanently attached to realty		X

REAL AND PERSONAL PROPERTY

	Property Type	Real Property	Personal Property
79	Greenhouses benches,heating system, etc		X
80	Greenhouses PVC piping type		X
81	Greenhouses - if permanently affixed	X	
82	Heating systems, process		X
83	Hoppers - metal bin type		X
84	Hospital systems - oxygen, Equipment and piping		X
85	Humidifiers, process		X
86	Incinerators - moveable, metal type		X
87	Industrial piping, process		X
88	Irrigation equipment moveable		X
89	Irrigation equipment underground		X
90	Kiln heating system		X
91	Kilns - metal tunnel, moveable		X
92	Lagoons and settlement ponds	X	
93	Laundry Bins		X
94	Lifts - other than elevator		X
95	Lighting - yard lighting	X	
96	Milk handling - milking, cooling, piping		X
97	Mineral rights	X	
98	Mirrors other than bathrooms		X
99	Oil company equipment - pumps, supplies, etc.		X
100	Ovens - food processing		X
101	Package and labeling equipment		X
102	Paging systems		X
103	Paint spray booths		X
104	Piping systems - process piping		X
105	Playground equipment		X
106	Pneumatic tube systems		X
107	Portable buildings (greenhouse,construction,etc.)		X
108	Poultry equipment -- Feeders and water		X
109	Poultry equipment -- Heaters, fans, vents etc.		X
110	Poultry equipment -- Metal pen and gates		X
111	Power generator systems (auxiliary emergence, etc.)		X
112	Power wiring for process		X
113	Process Piping		X
114	Public address systems (intercom, music, etc.)		X
115	Railroad sidings (other than railroad-owned)	X	
116	Refrigerators in leased apartments		X
117	Refrigeration systems - compressors, etc.		X

REAL AND PERSONAL PROPERTY

	Property Type	Real Property	Personal Property
118	Restaurant -- Fans		X
119	Restaurant -- Furniture and seating packages		X
120	Restaurant -- Hoods		X
121	Restaurant -- Kitchen Equipment		X
122	Restaurant -- Kitchen Hot Water Heater	X	
123	Restaurant -- Sinks		X
124	Restaurant -- Vent		X
125	Rock crusher		X
126	Roll-up doors	X	
127	Room Dividers and Partitions		X
128	Safes -- Self-standing		X
129	Safes -- wall		X
130	Satellites Dishes -- Commercial use		X
131	Scale houses (not portable)	X	
132	Scales		X
133	Screens - drive-in outdoor theater	X	
134	Screens, movie-indoor		X
135	Seats - theater		X
136	Security Systems	RES	X
137	Service station equipment - canopies	X	
138	Service station equipment - lifts and other equipment		X
139	Service station equipment - pumps		X
140	Service station equipment - underground tanks		X
141	Signs --attached to building		X
142	Signs -- freestanding		X
143	Sinks -- Bathroom	X	
144	Sinks -- Kitchen area		X
145	Sound systems		X
146	Speakers -- built in		X
147	Speakers -- Freestanding		X
148	Special lighting		X
149	Special booths (unless built-in)		X
150	Sprinkler system attached to product racks		X
151	Sprinkler system - fire protection	X	
152	Sprinkler system - for process		X
153	Stove, Range, in leased apartments		X
154	Swimming pools -- above ground		X
155	Swimming pools -- in ground	X	
156	Switchboard (motel, etc.)		X

BASIC FORMULAS (CONTINUED)

Land (Continued)

EXAMPLE #3:

$$\boxed{[(\text{Unit of land X Homesite Rate}) \text{ X Other Adj.}] +$$

$$\boxed{[(\text{Unit of land X Utility Value}) \text{ X Other Adj.}] = \boxed{\text{Value}}$$

$$[(1.5 \text{ acre} \times \$18,500) \times 1.5 \times .85] + [(1.50 \times \$7,000) \times 1.5 \times .85] = \$48,769$$

2. **RESIDENTIAL DWELLING:** The dwelling is priced by a base square footage rate applied to the square footage of all areas. Some areas are priced by a percentage of the base square footage rate.

• **FORMULA FOR THE SQFT VALUE OF A FRAME CONSTRUCTION HOUSE:**

Base area:

$$\boxed{\text{Dwelling Sqft}} \text{ X } \boxed{(\text{Base Rate X Story Height Adj X Size Factor})} \text{ X } \boxed{\text{Grade}} \text{ X}$$

$$\boxed{\% \text{ Complete}} = \boxed{\text{Main Body Value}}$$

$$\text{EXAMPLE: } 2458\text{sf} \times (\$74.00 \times 1.00 \times 0.9457) \times 1.10 \text{ (C+10)} \times 100\% \\ = \$189,212$$

NOTE: *The dwelling size factor comes from tables listed within this Schedule of Values.*

• **FORMULA FOR THE SQFT VALUE OF A MASONRY HOUSE:**

Base area:

$$\boxed{\text{Dwelling Sqft}} \text{ X } \boxed{[(\text{Base Rate} + (\text{Base Rate X Masonry Adj Factor}))]} \text{ X}$$

$$\boxed{\text{Story Height Adj}} \text{ X } \boxed{\text{Dwelling Size Factor}} \text{ X } \boxed{\text{Grade}} \text{ X } \boxed{\% \text{ Complete}} = \boxed{\text{Main Body Value}}$$

$$\text{EXAMPLE: } 2458\text{sf} \times [\$74.00 + (\$74.00 \times 4.91\%)] \times 1.00 \times \\ 0.9457 \times 1.10 \text{ (C+10)} \times 100\% = \$198,499$$

NOTE: *The masonry adjustment factor comes from a residential table listed within this Schedule of Values.*

BASIC FORMULAS (CONTINUED)

RESIDENTIAL DWELLING(CONTINUED):

- FORMULA FOR MISCELLANEOUS AREAS OF THE DWELLING [Basements, attics, upper story finishes, decks, porches, and other areas not considered to be part of the base (main body) of a dwelling]:**

Additions to the dwelling are calculated and added to the Main Body value (which includes Refinements) after each is multiplied by a grade adjustment and percentage complete. Additions such as attached garages, decks, and porches are priced by a percentage of the base square footage rate.

$$\boxed{\text{Area Sqft}} \times \boxed{\text{Adj Base Rate}} \times \boxed{\text{Addn Percentage}} \times \boxed{\text{Grade}} \times \boxed{\% \text{ Complete}} = \boxed{\text{Addn Adjusted RCN Value}}$$

EXAMPLE (Frame Deck): 120sf x \$74.00 x 25% x 1.10 (C+10) x 100% = \$2,442

Refinements include bath fixtures, fireplaces, and heating/air conditioning. Refinements are summed and then added to the value of the Main Body of the dwelling before that total is multiplied by the dwelling grade and percentage complete. Each of the other miscellaneous dwelling area values are also multiplied by the grade and percentage complete and totaled with the Main Body (which includes Refinements) to arrive at a total adjusted reconstruction cost new (RCN).

EXAMPLE (Main Body): [(3497sf x \$70.90) + \$44,420 Refinements) x 2.47 (AA-10) x 100% = \$722,122

At this point, the flat item values of the Built-Ins (which include items such as alarm systems, electric garage doors, and basement car storage) will be added to the RCN. These values are given in the Dwelling Rate, Percentage, and Unit Values Table.

EXAMPLE: \$1,528,822 + \$4,650 (alarm, electric garage doors, basement car storage, etc.) = \$1,533,472

After the Built-Ins are added to the Total Adjusted RCN, depreciation and market area factors may be applied to arrive at a total assessed value for a building.

- FINAL FORMULA FOR RESIDENTIAL DWELLING:**

$$\boxed{(\text{Total Adjusted RCN} + \text{Total Built-Ins})} \times \boxed{(100\% - \text{Phy Dep}\%)} \times \boxed{[100\% - (\text{Functional Depr}\% + \text{Economic Depr}\%)]} \times \boxed{\text{Market Area Factor}} = \boxed{\text{Value}}$$

EXAMPLE: (\$1,528,822 + \$4,650) x (100 - 32%) x [100% - (5% + 10%)] x 1.00 = \$886,347

BASIC FORMULAS (CONTINUED)

3. **COMMERCIAL BUILDING CALCULATE:** Commercial buildings are priced using cost tables developed from the Marshall Valuation Service Manual. The Base Square Foot Cost for given occupancy-construction quality comes from these tables. Buildings are broken down into sections. Multipliers are applied for story height variation, perimeter variation, number of stories variation, and current cost. Each section may have different multipliers and adjustments applied. Dollar adjustments are applied for specific feature variations such as flooring, sprinklers, etc.

• **FORMULA FOR ONE SECTION OF A COMMERCIAL BUILDING:**

Building Section:

$$\boxed{\text{(Base Rate + Base Rate Adjustments)}} \times \boxed{\text{Base Rate Multipliers}} = \boxed{\text{Adj Base Rate}}$$

$$\boxed{\text{Adj Base Rate}} \times \boxed{\text{SQFT}} = \boxed{\text{Area Value}}$$

$$\boxed{\text{(Area Value X Local Multiplier)}} \times \boxed{\% \text{ Complete}} = \boxed{\text{Adj RCN}}$$

$$\boxed{\text{Adj RCN}} \times \boxed{\text{(100\% - Phy Dep\%)}} = \boxed{\text{Depreciated Section Value}}$$

EXAMPLE: $(\$55.38 + \$15.50) \times 1.01 = \$71.59$
 $\$71.59 \times 138,045 = \$9,882,641.55$
 $(\$9,882,641.55 \times 0.90) \times 100\% = \$8,894,377.40$
 $\$8,894,377.40 \times (100\% - 10\%) = \$8,004,940$

After each section is priced all sections are added together and any building additions, flat, or vertical item values are added. Additions, flat, and vertical items include loading docks, decks, canopies, etc.

EXAMPLE: $\$8,004,940 + \$30,000 \text{ (miscellaneous additional items)} = \$8,034,940$

After the total section + additions value is calculated, functional and economic depreciation factors may be applied. These relate to the condition and functionality of the building and the economic forces in the surrounding area.

• **FINAL FORMULA FOR THE COMPLETE BUILDING:**

$$\boxed{\text{Depreciated Value}} \times \boxed{\text{[100\% - (Functional Depr\% + Economic Depr\%)]}} =$$

$$\boxed{\text{Total Depreciated Value}}$$

$$\boxed{\text{Total Depreciated Value}} \times \boxed{\text{Market Area Factor}} = \boxed{\text{Building Total Assessed Value}}$$

EXAMPLE: $\$8,034,940 \times [(100\% - (3\% + 3\%))] = \$7,552,844$
 $\$7,552,844 \times 1.00 = \$7,552,844$

BASIC FORMULAS (CONTINUED)

4. **MISCELLANEOUS IMPROVEMENTS PRICING:** These are items separate from the main structure. Many are low-valued. Examples are: Shed, detached garage, fence, etc. These items are selected from a list of types. They may be priced by square footage or a flat rate per unit.

• **FORMULA FOR MISCELLANEOUS IMPROVEMENTS:**

$$\boxed{\text{Area (or unit)}} \times \boxed{\text{Rate}} \times \boxed{\text{Grade}} \times \boxed{(100\% - \text{Phy Dep}\%)} \times \boxed{(100\% - \text{EF Dep}\%)} \times \boxed{\text{Neighborhood Factor}} = \boxed{\text{Value}}$$

EXAMPLE: 64sf x \$16.53 x 1.22 x 0.90 x 0.92 x 1.00 = \$1,069

NOTE: The tables in the Appendix provide the values to be inserted in the preceding formulas.

TABLE 1

HOMESITE SIZE ADJUSTMENT TABLE

ACREAGE		ADJ PERCENT
LOW	HIGH	
0.01	0.13	1.000000
0.14	0.15	1.785710
0.16	0.17	1.671500
0.18	0.19	1.582690
0.20	0.21	1.511630
0.22	0.23	1.453480
0.24	0.25	1.405040
0.26	0.27	1.364040
0.28	0.29	1.328890
0.30	0.31	1.298450
0.32	0.33	1.271800
0.34	0.35	1.248290
0.36	0.37	1.227390
0.38	0.39	1.208680
0.40	0.41	1.191860
0.42	0.43	1.176630
0.44	0.45	1.162780
0.46	0.47	1.150150
0.48	0.49	1.138560
0.50	0.51	1.127910
0.52	0.53	1.118070
0.54	0.55	1.108950
0.56	0.57	1.100500
0.58	0.59	1.092620
0.60	0.61	1.085270
0.62	0.63	1.078400
0.64	0.65	1.071950
0.66	0.67	1.065890
0.68	0.69	1.060190
0.70	0.71	1.054810
0.72	0.73	1.049740
0.74	0.75	1.044940
0.76	0.77	1.040390
0.78	0.79	1.036080
0.80	0.81	1.031980
0.82	0.83	1.028080
0.84	0.85	1.024360
0.86	0.87	1.020820
0.88	0.89	1.017440
0.90	0.91	1.014210
0.92	0.93	1.011120
0.94	0.95	1.008160
0.96	0.97	1.005330
0.98	0.99	1.002610

ACREAGE ADJUSTMENT TABLE

ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT
LOW	HIGH		LOW	HIGH	
0.01	0.45	1.867570	2.11	2.15	1.686880
0.46	0.47	2.174870	2.16	2.20	1.678640
0.48	0.49	2.159930	2.21	2.25	1.670000
0.50	0.51	2.144650	2.26	2.30	1.661740
0.52	0.53	2.129370	2.31	2.35	1.653110
0.54	0.55	2.114430	2.36	2.40	1.644830
0.56	0.57	2.099150	2.41	2.45	1.636200
0.58	0.59	2.084210	2.46	2.50	1.627920
0.60	0.61	2.068930	2.51	2.55	1.619330
0.62	0.63	2.056700	2.56	2.60	1.611080
0.64	0.65	2.044820	2.61	2.65	1.602530
0.66	0.67	2.032590	2.66	2.70	1.594300
0.68	0.69	2.020710	2.71	2.75	1.585780
0.70	0.71	2.008480	2.76	2.80	1.577570
0.72	0.73	1.997620	2.81	2.85	1.569120
0.74	0.75	1.987090	2.86	2.90	1.560970
0.76	0.77	1.976230	2.91	2.95	1.552580
0.78	0.79	1.965700	2.96	3.00	1.544470
0.80	0.81	1.954830	3.01	3.05	1.536390
0.82	0.83	1.945330	3.06	3.10	1.528580
0.84	0.85	1.936160	3.11	3.15	1.520950
0.86	0.87	1.926650	3.16	3.20	1.513560
0.88	0.89	1.917480	3.21	3.25	1.506340
0.90	0.91	1.907970	3.26	3.30	1.499330
0.92	0.93	1.899830	3.31	3.35	1.492540
0.94	0.95	1.891680	3.36	3.40	1.485940
0.96	0.97	1.883870	3.41	3.45	1.479570
0.98	0.99	1.875720	3.46	3.50	1.473370
1.00	1.05	1.867570	3.51	3.55	1.467320
1.06	1.10	1.855450	3.56	3.60	1.461440
1.11	1.15	1.848260	3.61	3.65	1.455730
1.16	1.20	1.841670	3.66	3.70	1.450160
1.21	1.25	1.833920	3.71	3.75	1.444670
1.26	1.30	1.826770	3.76	3.80	1.439320
1.31	1.35	1.818670	3.81	3.85	1.434100
1.36	1.40	1.811140	3.86	3.90	1.429030
1.41	1.45	1.802900	3.91	3.95	1.424050
1.46	1.50	1.795200	3.96	4.00	1.419200
1.51	1.55	1.786840	4.01	4.05	1.414420
1.56	1.60	1.779000	4.06	4.10	1.409760
1.61	1.65	1.770550	4.11	4.15	1.405200
1.66	1.70	1.762590	4.16	4.20	1.400760
1.71	1.75	1.754060	4.21	4.25	1.396400
1.76	1.80	1.746000	4.26	4.30	1.392140
1.81	1.85	1.737410	4.31	4.35	1.387930
1.86	1.90	1.729260	4.36	4.40	1.383820
1.91	1.95	1.720620	4.41	4.45	1.379800
1.96	2.00	1.712400	4.46	4.50	1.375870
2.01	2.05	1.703760	4.51	4.55	1.372000
2.06	2.10	1.695520	4.56	4.60	1.368220

ACREAGE ADJUSTMENT TABLE

ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT
LOW	HIGH		LOW	HIGH	
4.61	4.65	1.364470	7.11	7.15	1.236830
4.66	4.70	1.360810	7.16	7.20	1.235030
4.71	4.75	1.357240	7.21	7.25	1.233230
4.76	4.80	1.353750	7.26	7.30	1.231450
4.81	4.85	1.350310	7.31	7.35	1.229620
4.86	4.90	1.346940	7.36	7.40	1.227810
4.91	4.95	1.343600	7.41	7.45	1.226170
4.96	5.00	1.340320	7.46	7.50	1.224560
5.01	5.05	1.337110	7.51	7.55	1.222860
5.06	5.10	1.333960	7.56	7.60	1.221180
5.11	5.15	1.330830	7.61	7.65	1.219530
5.16	5.20	1.327770	7.66	7.70	1.217900
5.21	5.25	1.324760	7.71	7.75	1.216280
5.26	5.30	1.321810	7.76	7.80	1.214690
5.31	5.35	1.318900	7.81	7.85	1.213100
5.36	5.40	1.316040	7.86	7.90	1.211520
5.41	5.45	1.313190	7.91	7.95	1.209960
5.46	5.50	1.310400	7.96	8.00	1.208430
5.51	5.55	1.307660	8.01	8.05	1.206890
5.56	5.60	1.304960	8.06	8.10	1.205380
5.61	5.65	1.302300	8.11	8.15	1.203870
5.66	5.70	1.299680	8.16	8.20	1.202370
5.71	5.75	1.297080	8.21	8.25	1.200880
5.76	5.80	1.294520	8.26	8.30	1.199420
5.81	5.85	1.292000	8.31	8.35	1.197960
5.86	5.90	1.289530	8.36	8.40	1.196520
5.91	5.95	1.287090	8.41	8.45	1.195080
5.96	6.00	1.284700	8.46	8.50	1.193650
6.01	6.05	1.282310	8.51	8.55	1.192230
6.06	6.10	1.279970	8.56	8.60	1.190840
6.11	6.15	1.277660	8.61	8.65	1.189450
6.16	6.20	1.275390	8.66	8.70	1.188070
6.21	6.25	1.273140	8.71	8.75	1.186690
6.26	6.30	1.270920	8.76	8.80	1.185320
6.31	6.35	1.268710	8.81	8.85	1.183970
6.36	6.40	1.266530	8.86	8.90	1.182630
6.41	6.45	1.264390	8.91	8.95	1.181310
6.46	6.50	1.262280	8.96	9.00	1.180000
6.51	6.55	1.260180	9.01	9.05	1.178690
6.56	6.60	1.258120	9.06	9.10	1.177380
6.61	6.65	1.256060	9.11	9.15	1.176100
6.66	6.70	1.254030	9.16	9.20	1.174830
6.71	6.75	1.251880	9.21	9.25	1.173560
6.76	6.80	1.249760	9.26	9.30	1.172300
6.81	6.85	1.247960	9.31	9.35	1.171040
6.86	6.90	1.246170	9.36	9.40	1.169790
6.91	6.95	1.244240	9.41	9.45	1.168550
6.96	7.00	1.242340	9.46	9.50	1.167330
7.01	7.05	1.240480	9.51	9.55	1.166090
7.06	7.10	1.238650	9.56	9.60	1.164880

ACREAGE ADJUSTMENT TABLE

ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT
LOW	HIGH		LOW	HIGH	
9.61	9.65	1.163670	12.11	12.15	1.111300
9.66	9.70	1.162470	12.16	12.20	1.110390
9.71	9.75	1.161280	12.21	12.25	1.109480
9.76	9.80	1.160100	12.26	12.30	1.108570
9.81	9.85	1.158910	12.31	12.35	1.107670
9.86	9.90	1.157740	12.36	12.40	1.106770
9.91	9.95	1.156570	12.41	12.45	1.105880
9.96	10.00	1.155420	12.46	12.50	1.104990
10.01	10.05	1.154270	12.51	12.55	1.104100
10.06	10.10	1.153130	12.56	12.60	1.103210
10.11	10.15	1.151990	12.61	12.65	1.102330
10.16	10.20	1.150860	12.66	12.70	1.101460
10.21	10.25	1.149750	12.71	12.75	1.100600
10.26	10.30	1.148640	12.76	12.80	1.099730
10.31	10.35	1.147540	12.81	12.85	1.098860
10.36	10.40	1.146440	12.86	12.90	1.098000
10.41	10.45	1.145340	12.91	12.95	1.097140
10.46	10.50	1.144250	12.96	13.00	1.096290
10.51	10.55	1.143170	13.01	13.05	1.095450
10.56	10.60	1.142090	13.06	13.10	1.094610
10.61	10.65	1.141020	13.11	13.15	1.093760
10.66	10.70	1.139960	13.16	13.20	1.092920
10.71	10.75	1.138890	13.21	13.25	1.092090
10.76	10.80	1.137830	13.26	13.30	1.091260
10.81	10.85	1.136780	13.31	13.35	1.090430
10.86	10.90	1.135740	13.36	13.40	1.089610
10.91	10.95	1.134700	13.41	13.45	1.088780
10.96	11.00	1.133670	13.46	13.50	1.087960
11.01	11.05	1.132630	13.51	13.55	1.087140
11.06	11.10	1.131600	13.56	13.60	1.086340
11.11	11.15	1.130580	13.61	13.65	1.085530
11.16	11.20	1.129570	13.66	13.70	1.084730
11.21	11.25	1.128570	13.71	13.75	1.083920
11.26	11.30	1.127580	13.76	13.80	1.083120
11.31	11.35	1.126570	13.81	13.85	1.082320
11.36	11.40	1.125580	13.86	13.90	1.081530
11.41	11.45	1.124540	13.91	13.95	1.080720
11.46	11.50	1.123510	13.96	14.00	1.079930
11.51	11.55	1.122590	14.01	14.05	1.079150
11.56	11.60	1.121670	14.06	14.10	1.078370
11.61	11.65	1.120700	14.11	14.15	1.077590
11.66	11.70	1.119730	14.16	14.20	1.076820
11.71	11.75	1.118770	14.21	14.25	1.076040
11.76	11.80	1.117830	14.26	14.30	1.075260
11.81	11.85	1.116890	14.31	14.35	1.074490
11.86	11.90	1.115950	14.36	14.40	1.073720
11.91	11.95	1.115000	14.41	14.45	1.072960
11.96	12.00	1.114070	14.46	14.50	1.072210
12.01	12.05	1.113140	14.51	14.55	1.071440
12.06	12.10	1.112210	14.56	14.60	1.070680

ACREAGE ADJUSTMENT TABLE

ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT
LOW	HIGH		LOW	HIGH	
14.61	14.65	1.069930	17.11	17.15	1.035080
14.66	14.70	1.069180	17.16	17.20	1.034430
14.71	14.75	1.068440	17.21	17.25	1.033770
14.76	14.80	1.067700	17.26	17.30	1.033120
14.81	14.85	1.066960	17.31	17.35	1.032470
14.86	14.90	1.066210	17.36	17.40	1.031830
14.91	14.95	1.065480	17.41	17.45	1.031190
14.96	15.00	1.064760	17.46	17.50	1.030550
15.01	15.05	1.064030	17.51	17.55	1.029900
15.06	15.10	1.063300	17.56	17.60	1.029260
15.11	15.15	1.062570	17.61	17.65	1.028620
15.16	15.20	1.061840	17.66	17.70	1.027990
15.21	15.25	1.061120	17.71	17.75	1.027350
15.26	15.30	1.060410	17.76	17.80	1.026720
15.31	15.35	1.059690	17.81	17.85	1.026080
15.36	15.40	1.058970	17.86	17.90	1.025440
15.41	15.45	1.058240	17.91	17.95	1.024810
15.46	15.50	1.057510	17.96	18.00	1.024190
15.51	15.55	1.056810	18.01	18.05	1.023560
15.56	15.60	1.056120	18.06	18.10	1.022930
15.61	15.65	1.055410	18.11	18.15	1.022300
15.66	15.70	1.054710	18.16	18.20	1.021680
15.71	15.75	1.054010	18.21	18.25	1.021060
15.76	15.80	1.053300	18.26	18.30	1.020440
15.81	15.85	1.052610	18.31	18.35	1.019810
15.86	15.90	1.051910	18.36	18.40	1.019200
15.91	15.95	1.051220	18.41	18.45	1.018580
15.96	16.00	1.050530	18.46	18.50	1.017970
16.01	16.05	1.049830	18.51	18.55	1.017350
16.06	16.10	1.049140	18.56	18.60	1.016740
16.11	16.15	1.048460	18.61	18.65	1.016120
16.16	16.20	1.047780	18.66	18.70	1.015510
16.21	16.25	1.046850	18.71	18.75	1.014900
16.26	16.30	1.045930	18.76	18.80	1.014290
16.31	16.35	1.045490	18.81	18.85	1.013680
16.36	16.40	1.045050	18.86	18.90	1.013080
16.41	16.45	1.044370	18.91	18.95	1.012470
16.46	16.50	1.043700	18.96	19.00	1.011860
16.51	16.55	1.043030	19.01	19.05	1.011260
16.56	16.60	1.042360	19.06	19.10	1.010660
16.61	16.65	1.041690	19.11	19.15	1.010060
16.66	16.70	1.041020	19.16	19.20	1.009460
16.71	16.75	1.040350	19.21	19.25	1.008830
16.76	16.80	1.039690	19.26	19.30	1.008200
16.81	16.85	1.039030	19.31	19.35	1.007630
16.86	16.90	1.038380	19.36	19.40	1.007070
16.91	16.95	1.037710	19.41	19.45	1.006480
16.96	17.00	1.037040	19.46	19.50	1.005890
17.01	17.05	1.036380	19.51	19.55	1.005290
17.06	17.10	1.035730	19.56	19.60	1.004690

ACREAGE ADJUSTMENT TABLE

ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT
LOW	HIGH		LOW	HIGH	
19.61	19.65	1.004100	22.11	22.15	0.978250
19.66	19.70	1.003510	22.16	22.20	0.977800
19.71	19.75	1.002930	22.21	22.25	0.977330
19.76	19.80	1.002340	22.26	22.30	0.976880
19.81	19.85	1.001750	22.31	22.35	0.976420
19.86	19.90	1.001170	22.36	22.40	0.975960
19.91	19.95	1.000580	22.41	22.45	0.975500
19.96	20.00	1.000000	22.46	22.50	0.975040
20.01	20.05	0.999470	22.51	22.55	0.974580
20.06	20.10	0.998950	22.56	22.60	0.974130
20.11	20.15	0.998420	22.61	22.65	0.973670
20.16	20.20	0.997890	22.66	22.70	0.973210
20.21	20.25	0.997370	22.71	22.75	0.972750
20.26	20.30	0.996840	22.76	22.80	0.972290
20.31	20.35	0.996320	22.81	22.85	0.971830
20.36	20.40	0.995790	22.86	22.90	0.971380
20.41	20.45	0.995260	22.91	22.95	0.970920
20.46	20.50	0.994740	22.96	23.00	0.970460
20.51	20.55	0.994210	23.01	23.05	0.970030
20.56	20.60	0.993680	23.06	23.10	0.969610
20.61	20.65	0.993160	23.11	23.15	0.969190
20.66	20.70	0.992630	23.16	23.20	0.968760
20.71	20.75	0.992110	23.21	23.25	0.968340
20.76	20.80	0.991580	23.26	23.30	0.967910
20.81	20.85	0.991050	23.31	23.35	0.967490
20.86	20.90	0.990530	23.36	23.40	0.967060
20.91	20.95	0.990000	23.41	23.45	0.966630
20.96	21.00	0.989470	23.46	23.50	0.966210
21.01	21.05	0.988980	23.51	23.55	0.965790
21.06	21.10	0.988490	23.56	23.60	0.965370
21.11	21.15	0.988000	23.61	23.65	0.964940
21.16	21.20	0.987500	23.66	23.70	0.964520
21.21	21.25	0.987010	23.71	23.75	0.964090
21.26	21.30	0.986520	23.76	23.80	0.963670
21.31	21.35	0.986030	23.81	23.85	0.963240
21.36	21.40	0.985530	23.86	23.90	0.962820
21.41	21.45	0.985040	23.91	23.95	0.962390
21.46	21.50	0.984550	23.96	24.00	0.961970
21.51	21.55	0.984060	24.01	24.05	0.961580
21.56	21.60	0.983570	24.06	24.10	0.961190
21.61	21.65	0.983070	24.11	24.15	0.960800
21.66	21.70	0.982580	24.16	24.20	0.960410
21.71	21.75	0.982090	24.21	24.25	0.960020
21.76	21.80	0.981600	24.26	24.30	0.959630
21.81	21.85	0.981100	24.31	24.35	0.959240
21.86	21.90	0.980610	24.36	24.40	0.958850
21.91	21.95	0.980120	24.41	24.45	0.958460
21.96	22.00	0.979630	24.46	24.50	0.958060
22.01	22.05	0.979170	24.51	24.55	0.957670
22.06	22.10	0.978710	24.56	24.60	0.957280

ACREAGE ADJUSTMENT TABLE

ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT
LOW	HIGH		LOW	HIGH	
24.61	24.65	0.956890	27.11	27.15	0.938540
24.66	24.70	0.956500	27.16	27.20	0.938200
24.71	24.75	0.956110	27.21	27.25	0.937860
24.76	24.80	0.955720	27.26	27.30	0.937520
24.81	24.85	0.955330	27.31	27.35	0.937180
24.86	24.90	0.954940	27.36	27.40	0.936840
24.91	24.95	0.954550	27.41	27.45	0.936500
24.96	25.00	0.954160	27.46	27.50	0.936160
25.01	25.05	0.953790	27.51	27.55	0.935820
25.06	25.10	0.953410	27.56	27.60	0.935480
25.11	25.15	0.953040	27.61	27.65	0.935140
25.16	25.20	0.952670	27.66	27.70	0.934800
25.21	25.25	0.952290	27.71	27.75	0.934470
25.26	25.30	0.951920	27.76	27.80	0.934130
25.31	25.35	0.951540	27.81	27.85	0.933790
25.36	25.40	0.951170	27.86	27.90	0.933450
25.41	25.45	0.950800	27.91	27.95	0.933110
25.46	25.50	0.950420	27.96	28.00	0.932770
25.51	25.55	0.950050	28.01	28.05	0.932440
25.56	25.60	0.949680	28.06	28.10	0.932120
25.61	25.65	0.949300	28.11	28.15	0.931800
25.66	25.70	0.948930	28.16	28.20	0.931480
25.71	25.75	0.948560	28.21	28.25	0.931150
25.76	25.80	0.948180	28.26	28.30	0.930830
25.81	25.85	0.947810	28.31	28.35	0.930510
25.86	25.90	0.947440	28.36	28.40	0.930190
25.91	25.95	0.947060	28.41	28.45	0.929860
25.96	26.00	0.946690	28.46	28.50	0.929540
26.01	26.05	0.946330	28.51	28.55	0.929220
26.06	26.10	0.945980	28.56	28.60	0.928900
26.11	26.15	0.945620	28.61	28.65	0.928570
26.16	26.20	0.945260	28.66	28.70	0.928250
26.21	26.25	0.944910	28.71	28.75	0.927930
26.26	26.30	0.944550	28.76	28.80	0.927610
26.31	26.35	0.944190	28.81	28.85	0.927280
26.36	26.40	0.943840	28.86	28.90	0.926960
26.41	26.45	0.943480	28.91	28.95	0.926640
26.46	26.50	0.943120	28.96	29.00	0.926320
26.51	26.55	0.942770	29.01	29.05	0.926010
26.56	26.60	0.942410	29.06	29.10	0.925700
26.61	26.65	0.942050	29.11	29.15	0.925400
26.66	26.70	0.941700	29.16	29.20	0.925090
26.71	26.75	0.941340	29.21	29.25	0.924790
26.76	26.80	0.940980	29.26	29.30	0.924480
26.81	26.85	0.940630	29.31	29.35	0.924180
26.86	26.90	0.940270	29.36	29.40	0.923870
26.91	26.95	0.939920	29.41	29.45	0.923570
26.96	27.00	0.939560	29.46	29.50	0.923260
27.01	27.05	0.939220	29.51	29.55	0.922950
27.06	27.10	0.938880	29.56	29.60	0.922650

ACREAGE ADJUSTMENT TABLE

ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT
LOW	HIGH		LOW	HIGH	
29.61	29.65	0.922340	34.21	34.30	0.895430
29.66	29.70	0.922040	34.31	34.40	0.894870
29.71	29.75	0.921730	34.41	34.50	0.894310
29.76	29.80	0.921430	34.51	34.60	0.893750
29.81	29.85	0.921120	34.61	34.70	0.893190
29.86	29.90	0.920810	34.71	34.80	0.892630
29.91	29.95	0.920510	34.81	34.90	0.892070
29.96	30.00	0.920200	34.91	35.00	0.891510
30.01	30.10	0.919630	35.01	35.10	0.890950
30.11	30.20	0.919050	35.11	35.20	0.890390
30.21	30.30	0.918470	35.21	35.30	0.889830
30.31	30.40	0.917890	35.31	35.40	0.889270
30.41	30.50	0.917320	35.41	35.50	0.888710
30.51	30.60	0.916740	35.51	35.60	0.888150
30.61	30.70	0.916160	35.61	35.70	0.887590
30.71	30.80	0.915590	35.71	35.80	0.887030
30.81	30.90	0.915010	35.81	35.90	0.886470
30.91	31.00	0.914430	35.91	36.00	0.885910
31.01	31.10	0.913850	36.01	36.10	0.885370
31.11	31.20	0.913280	36.11	36.20	0.884820
31.21	31.30	0.912700	36.21	36.30	0.884280
31.31	31.40	0.912120	36.31	36.40	0.883740
31.41	31.50	0.911540	36.41	36.50	0.883190
31.51	31.60	0.910970	36.51	36.60	0.882650
31.61	31.70	0.910390	36.61	36.70	0.882100
31.71	31.80	0.909810	36.71	36.80	0.881560
31.81	31.90	0.909240	36.81	36.90	0.881020
31.91	32.00	0.908660	36.91	37.00	0.880480
32.01	32.10	0.908080	37.01	37.10	0.879930
32.11	32.20	0.907500	37.11	37.20	0.879390
32.21	32.30	0.906930	37.21	37.30	0.878850
32.31	32.40	0.906350	37.31	37.40	0.878300
32.41	32.50	0.905770	37.41	37.50	0.877760
32.51	32.60	0.905200	37.51	37.60	0.877220
32.61	32.70	0.904620	37.61	37.70	0.876670
32.71	32.80	0.904040	37.71	37.80	0.876130
32.81	32.90	0.903460	37.81	37.90	0.875590
32.91	33.00	0.902890	37.91	38.00	0.875040
33.01	33.10	0.902310	38.01	38.10	0.874500
33.11	33.20	0.901730	38.11	38.20	0.873960
33.21	33.30	0.901150	38.21	38.30	0.873410
33.31	33.40	0.900580	38.31	38.40	0.872870
33.41	33.50	0.900000	38.41	38.50	0.872330
33.51	33.60	0.899420	38.51	38.60	0.871780
33.61	33.70	0.898850	38.61	38.70	0.871240
33.71	33.80	0.898270	38.71	38.80	0.870700
33.81	33.90	0.897690	38.81	38.90	0.870150
33.91	34.00	0.897110	38.91	39.00	0.869610
34.01	34.10	0.896550	39.01	39.10	0.869070
34.11	34.20	0.895990	39.11	39.20	0.868520

ACREAGE ADJUSTMENT TABLE

ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT
LOW	HIGH		LOW	HIGH	
39.21	39.30	0.867980	44.21	44.30	0.844770
39.31	39.40	0.867440	44.31	44.40	0.844410
39.41	39.50	0.866890	44.41	44.50	0.844060
39.51	39.60	0.866350	44.51	44.60	0.843700
39.61	39.70	0.865810	44.61	44.70	0.843340
39.71	39.80	0.865260	44.71	44.80	0.842990
39.81	39.90	0.864720	44.81	44.90	0.842630
39.91	40.00	0.864180	44.91	45.00	0.842280
40.01	40.10	0.863680	45.01	45.10	0.841920
40.11	40.20	0.863190	45.11	45.20	0.841560
40.21	40.30	0.862680	45.21	45.30	0.841210
40.31	40.40	0.862210	45.31	45.40	0.840850
40.41	40.50	0.861710	45.41	45.50	0.840490
40.51	40.60	0.861220	45.51	45.60	0.840140
40.61	40.70	0.860730	45.61	45.70	0.839780
40.71	40.80	0.860240	45.71	45.80	0.839420
40.81	40.90	0.859750	45.81	45.90	0.839070
40.91	41.00	0.859250	45.91	46.00	0.838710
41.01	41.10	0.858760	46.01	46.10	0.838420
41.11	41.20	0.858270	46.11	46.20	0.838130
41.21	41.30	0.857780	46.21	46.30	0.837840
41.31	41.40	0.857280	46.31	46.40	0.837560
41.41	41.50	0.856790	46.41	46.50	0.837270
41.51	41.60	0.856300	46.51	46.60	0.836980
41.61	41.70	0.855810	46.61	46.70	0.836690
41.71	41.80	0.855310	46.71	46.80	0.836400
41.81	41.90	0.854820	46.81	46.90	0.836110
41.91	42.00	0.854330	46.91	47.00	0.835820
42.01	42.10	0.853900	47.01	47.10	0.835530
42.11	42.20	0.853480	47.11	47.20	0.835250
42.21	42.30	0.853060	47.21	47.30	0.834960
42.31	42.40	0.852630	47.31	47.40	0.834670
42.41	42.50	0.852210	47.41	47.50	0.834380
42.51	42.60	0.851780	47.51	47.60	0.834090
42.61	42.70	0.851360	47.61	47.70	0.833800
42.71	42.80	0.850930	47.71	47.80	0.833510
42.81	42.90	0.850510	47.81	47.90	0.833220
42.91	43.00	0.850080	47.91	48.00	0.832940
43.01	43.10	0.849660	48.01	48.10	0.832670
43.11	43.20	0.849240	48.11	48.20	0.832390
43.21	43.30	0.848810	48.21	48.30	0.832120
43.31	43.40	0.848390	48.31	48.40	0.831850
43.41	43.50	0.847960	48.41	48.50	0.831580
43.51	43.60	0.847540	48.51	48.60	0.831310
43.61	43.70	0.847110	48.61	48.70	0.831040
43.71	43.80	0.846690	48.71	48.80	0.830760
43.81	43.90	0.846260	48.81	48.90	0.830490
43.91	44.00	0.845840	48.91	49.00	0.830220
44.01	44.10	0.845480	49.01	49.10	0.829950
44.11	44.20	0.845130	49.11	49.20	0.829680

ACREAGE ADJUSTMENT TABLE

ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT
LOW	HIGH		LOW	HIGH	
49.21	49.30	0.829410	54.21	54.30	0.815820
49.31	49.40	0.829130	54.31	54.40	0.815550
49.41	49.50	0.828860	54.41	54.50	0.815280
49.51	49.60	0.828590	54.51	54.60	0.815010
49.61	49.70	0.828320	54.61	54.70	0.814740
49.71	49.80	0.828050	54.71	54.80	0.814470
49.81	49.90	0.827780	54.81	54.90	0.814190
49.91	50.00	0.827500	54.91	55.00	0.813920
50.01	50.10	0.827230	55.01	55.10	0.813650
50.11	50.20	0.826960	55.11	55.20	0.813380
50.21	50.30	0.826690	55.21	55.30	0.813110
50.31	50.40	0.826420	55.31	55.40	0.812840
50.41	50.50	0.826150	55.41	55.50	0.812560
50.51	50.60	0.825870	55.51	55.60	0.812290
50.61	50.70	0.825600	55.61	55.70	0.812020
50.71	50.80	0.825330	55.71	55.80	0.811750
50.81	50.90	0.825060	55.81	55.90	0.811480
50.91	51.00	0.824790	55.91	56.00	0.811210
51.01	51.10	0.824520	56.01	56.10	0.810930
51.11	51.20	0.824240	56.11	56.20	0.810660
51.21	51.30	0.823970	56.21	56.30	0.810390
51.31	51.40	0.823700	56.31	56.40	0.810120
51.41	51.50	0.823430	56.41	56.50	0.809850
51.51	51.60	0.823160	56.51	56.60	0.809580
51.61	51.70	0.822890	56.61	56.70	0.809300
51.71	51.80	0.822610	56.71	56.80	0.809030
51.81	51.90	0.822340	56.81	56.90	0.808760
51.91	52.00	0.822070	56.91	57.00	0.808490
52.01	52.10	0.821800	57.01	57.10	0.808220
52.11	52.20	0.821530	57.11	57.20	0.807950
52.21	52.30	0.821260	57.21	57.30	0.807670
52.31	52.40	0.820980	57.31	57.40	0.807400
52.41	52.50	0.820710	57.41	57.50	0.807130
52.51	52.60	0.820440	57.51	57.60	0.806860
52.61	52.70	0.820170	57.61	57.70	0.806590
52.71	52.80	0.819900	57.71	57.80	0.806320
52.81	52.90	0.819630	57.81	57.90	0.806040
52.91	53.00	0.819350	57.91	58.00	0.805770
53.01	53.10	0.819080	58.01	58.10	0.805500
53.11	53.20	0.818810	58.11	58.20	0.805230
53.21	53.30	0.818540	58.21	58.30	0.804960
53.31	53.40	0.818270	58.31	58.40	0.804690
53.41	53.50	0.818000	58.41	58.50	0.804410
53.51	53.60	0.817720	58.51	58.60	0.804140
53.61	53.70	0.817450	58.61	58.70	0.803870
53.71	53.80	0.817180	58.71	58.80	0.803600
53.81	53.90	0.816910	58.81	58.90	0.803330
53.91	54.00	0.816640	58.91	59.00	0.803060
54.01	54.10	0.816370	59.01	59.10	0.802780
54.11	54.20	0.816100	59.11	59.20	0.802510

ACREAGE ADJUSTMENT TABLE

ACREAGE		ADJ PERCENT
LOW	HIGH	
59.21	59.30	0.802240
59.31	59.40	0.801970
59.41	59.50	0.801700
59.51	59.60	0.801430
59.61	59.70	0.801150
59.71	59.80	0.800880
59.81	59.90	0.800610
59.91	60.00	0.800340
60.01	60.10	0.800070
60.11	60.20	0.799810
60.21	60.30	0.799540
60.31	60.40	0.799280
60.41	60.50	0.799010
60.51	60.60	0.798750
60.61	60.70	0.798490
60.71	60.80	0.798220
60.81	60.90	0.797960
60.91	61.00	0.797690
61.01	61.10	0.797430
61.11	61.20	0.797160
61.21	61.30	0.796900
61.31	61.40	0.796630
61.41	61.50	0.796370
61.51	61.60	0.796100
61.61	61.70	0.795840
61.71	61.80	0.795570
61.81	61.90	0.795310
61.91	62.00	0.795040
62.01	62.10	0.794780
62.11	62.20	0.794510
62.21	62.30	0.794250
62.31	62.40	0.793980
62.41	62.50	0.793720
62.51	62.60	0.793450
62.61	62.70	0.793190
62.71	62.80	0.792920
62.81	62.90	0.792660
62.91	63.00	0.792390
63.01	63.10	0.792130
63.11	63.20	0.791860
63.21	63.30	0.791600
63.31	63.40	0.791330
63.41	63.50	0.791070
63.51	63.60	0.790800
63.61	63.70	0.790540
63.71	63.80	0.790280
63.81	63.90	0.790010
63.91	64.00	0.789750
64.01	64.10	0.789480
64.11	64.20	0.789220

ACREAGE		ADJ PERCENT
LOW	HIGH	
64.21	64.30	0.788950
64.31	64.40	0.788690
64.41	64.50	0.788420
64.51	64.60	0.788160
64.61	64.70	0.787890
64.71	64.80	0.787630
64.81	64.90	0.787360
64.91	65.00	0.787100
65.01	65.10	0.786860
65.11	65.20	0.786620
65.21	65.30	0.786380
65.31	65.40	0.786150
65.41	65.50	0.785910
65.51	65.60	0.785670
65.61	65.70	0.785430
65.71	65.80	0.785200
65.81	65.90	0.784960
65.91	66.00	0.784720
66.01	66.10	0.784480
66.11	66.20	0.784240
66.21	66.30	0.784010
66.31	66.40	0.783770
66.41	66.50	0.783530
66.51	66.60	0.783290
66.61	66.70	0.783060
66.71	66.80	0.782820
66.81	66.90	0.782580
66.91	67.00	0.782340
67.01	67.10	0.782110
67.11	67.20	0.781870
67.21	67.30	0.781630
67.31	67.40	0.781390
67.41	67.50	0.781150
67.51	67.60	0.780920
67.61	67.70	0.780680
67.71	67.80	0.780440
67.81	67.90	0.780200
67.91	68.00	0.779970
68.01	68.10	0.779730
68.11	68.20	0.779490
68.21	68.30	0.779250
68.31	68.40	0.779020
68.41	68.50	0.778780
68.51	68.60	0.778540
68.61	68.70	0.778300
68.71	68.80	0.778060
68.81	68.90	0.777830
68.91	69.00	0.777590
69.01	69.10	0.777350
69.11	69.20	0.777110

ACREAGE ADJUSTMENT TABLE

ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT
LOW	HIGH		LOW	HIGH	
69.21	69.30	0.776880	74.21	74.30	0.764990
69.31	69.40	0.776640	74.31	74.40	0.764750
69.41	69.50	0.776400	74.41	74.50	0.764520
69.51	69.60	0.776160	74.51	74.60	0.764280
69.61	69.70	0.775920	74.61	74.70	0.764040
69.71	69.80	0.775690	74.71	74.80	0.763800
69.81	69.90	0.775450	74.81	74.90	0.763570
69.91	70.00	0.775210	74.91	75.00	0.763330
70.01	70.10	0.774970	75.01	75.10	0.763090
70.11	70.20	0.774740	75.11	75.20	0.762850
70.21	70.30	0.774500	75.21	75.30	0.762610
70.31	70.40	0.774260	75.31	75.40	0.762380
70.41	70.50	0.774020	75.41	75.50	0.762140
70.51	70.60	0.773790	75.51	75.60	0.761900
70.61	70.70	0.773550	75.61	75.70	0.761660
70.71	70.80	0.773310	75.71	75.80	0.761430
70.81	70.90	0.773070	75.81	75.90	0.761190
70.91	71.00	0.772840	75.91	76.00	0.760950
71.01	71.10	0.772600	76.01	76.10	0.760710
71.11	71.20	0.772360	76.11	76.20	0.760480
71.21	71.30	0.772120	76.21	76.30	0.760240
71.31	71.40	0.771880	76.31	76.40	0.760000
71.41	71.50	0.771650	76.41	76.50	0.759760
71.51	71.60	0.771410	76.51	76.60	0.759520
71.61	71.70	0.771170	76.61	76.70	0.759290
71.71	71.80	0.770930	76.71	76.80	0.759050
71.81	71.90	0.770700	76.81	76.90	0.758810
71.91	72.00	0.770460	76.91	77.00	0.758570
72.01	72.10	0.770220	77.01	77.10	0.758340
72.11	72.20	0.769980	77.11	77.20	0.758100
72.21	72.30	0.769750	77.21	77.30	0.757860
72.31	72.40	0.769510	77.31	77.40	0.757620
72.41	72.50	0.769270	77.41	77.50	0.757390
72.51	72.60	0.769030	77.51	77.60	0.757150
72.61	72.70	0.768790	77.61	77.70	0.756910
72.71	72.80	0.768560	77.71	77.80	0.756670
72.81	72.90	0.768320	77.81	77.90	0.756430
72.91	73.00	0.768080	77.91	78.00	0.756200
73.01	73.10	0.767840	78.01	78.10	0.755960
73.11	73.20	0.767610	78.11	78.20	0.755720
73.21	73.30	0.767370	78.21	78.30	0.755480
73.31	73.40	0.767130	78.31	78.40	0.755250
73.41	73.50	0.766890	78.41	78.50	0.755010
73.51	73.60	0.766660	78.51	78.60	0.754770
73.61	73.70	0.766420	78.61	78.70	0.754530
73.71	73.80	0.766180	78.71	78.80	0.754300
73.81	73.90	0.765940	78.81	78.90	0.754060
73.91	74.00	0.765700	78.91	79.00	0.753820
74.01	74.10	0.765470	79.01	79.10	0.753580
74.11	74.20	0.765230	79.11	79.20	0.753340

ACREAGE ADJUSTMENT TABLE

ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT
LOW	HIGH		LOW	HIGH	
79.21	79.30	0.753110	84.21	84.30	0.742680
79.31	79.40	0.752870	84.31	84.40	0.742480
79.41	79.50	0.752630	84.41	84.50	0.742280
79.51	79.60	0.752390	84.51	84.60	0.742070
79.61	79.70	0.752160	84.61	84.70	0.741870
79.71	79.80	0.751920	84.71	84.80	0.741660
79.81	79.90	0.751680	84.81	84.90	0.741460
79.91	80.00	0.751440	84.91	85.00	0.741260
80.01	80.10	0.751240	85.01	85.10	0.741050
80.11	80.20	0.751040	85.11	85.20	0.740850
80.21	80.30	0.750830	85.21	85.30	0.740650
80.31	80.40	0.750630	85.31	85.40	0.740440
80.41	80.50	0.750420	85.41	85.50	0.740240
80.51	80.60	0.750220	85.51	85.60	0.740030
80.61	80.70	0.750020	85.61	85.70	0.739830
80.71	80.80	0.749810	85.71	85.80	0.739630
80.81	80.90	0.749610	85.81	85.90	0.739420
80.91	81.00	0.749410	85.91	86.00	0.739220
81.01	81.10	0.749200	86.01	86.10	0.739020
81.11	81.20	0.749000	86.11	86.20	0.738810
81.21	81.30	0.748790	86.21	86.30	0.738610
81.31	81.40	0.748590	86.31	86.40	0.738400
81.41	81.50	0.748390	86.41	86.50	0.738200
81.51	81.60	0.748180	86.51	86.60	0.738000
81.61	81.70	0.747980	86.61	86.70	0.737790
81.71	81.80	0.747780	86.71	86.80	0.737590
81.81	81.90	0.747570	86.81	86.90	0.737390
81.91	82.00	0.747370	86.91	87.00	0.737180
82.01	82.10	0.747160	87.01	87.10	0.736980
82.11	82.20	0.746960	87.11	87.20	0.736770
82.21	82.30	0.746760	87.21	87.30	0.736570
82.31	82.40	0.746550	87.31	87.40	0.736370
82.41	82.50	0.746350	87.41	87.50	0.736160
82.51	82.60	0.746150	87.51	87.60	0.735960
82.61	82.70	0.745940	87.61	87.70	0.735760
82.71	82.80	0.745740	87.71	87.80	0.735550
82.81	82.90	0.745530	87.81	87.90	0.735350
82.91	83.00	0.745330	87.91	88.00	0.735140
83.01	83.10	0.745130	88.01	88.10	0.734940
83.11	83.20	0.744920	88.11	88.20	0.734740
83.21	83.30	0.744720	88.21	88.30	0.734530
83.31	83.40	0.744520	88.31	88.40	0.734330
83.41	83.50	0.744310	88.41	88.50	0.734130
83.51	83.60	0.744110	88.51	88.60	0.733920
83.61	83.70	0.743900	88.61	88.70	0.733720
83.71	83.80	0.743700	88.71	88.80	0.733510
83.81	83.90	0.743500	88.81	88.90	0.733310
83.91	84.00	0.743290	88.91	89.00	0.733100
84.01	84.10	0.743090	89.01	89.10	0.732900
84.11	84.20	0.742890	89.11	89.20	0.732700

ACREAGE ADJUSTMENT TABLE

ACREAGE		ADJ PERCENT
LOW	HIGH	
89.21	89.30	0.732500
89.31	89.40	0.732290
89.41	89.50	0.732090
89.51	89.60	0.731880
89.61	89.70	0.731680
89.71	89.80	0.731480
89.81	89.90	0.731270
89.91	90.00	0.731070
90.01	90.10	0.730880
90.11	90.20	0.730690
90.21	90.30	0.730500
90.31	90.40	0.730310
90.41	90.50	0.730120
90.51	90.60	0.729930
90.61	90.70	0.729740
90.71	90.80	0.729550
90.81	90.90	0.729360
90.91	91.00	0.729170
91.01	91.10	0.728980
91.11	91.20	0.728790
91.21	91.30	0.728600
91.31	91.40	0.728410
91.41	91.50	0.728220
91.51	91.60	0.728030
91.61	91.70	0.727840
91.71	91.80	0.727650
91.81	91.90	0.727460
91.91	92.00	0.727270
92.01	92.10	0.727080
92.11	92.20	0.726890
92.21	92.30	0.726700
92.31	92.40	0.726510
92.41	92.50	0.726320
92.51	92.60	0.726130
92.61	92.70	0.725940
92.71	92.80	0.725750
92.81	92.90	0.725560
92.91	93.00	0.725370
93.01	93.10	0.725170
93.11	93.20	0.724980
93.21	93.30	0.724790
93.31	93.40	0.724600
93.41	93.50	0.724410
93.51	93.60	0.724220
93.61	93.70	0.724030
93.71	93.80	0.723840
93.81	93.90	0.723650
93.91	94.00	0.723460
94.01	94.10	0.723270
94.11	94.20	0.723080

ACREAGE		ADJ PERCENT
LOW	HIGH	
94.21	94.30	0.722880
94.31	94.40	0.722700
94.41	94.50	0.722510
94.51	94.60	0.722320
94.61	94.70	0.722100
94.71	94.80	0.721940
94.81	94.90	0.721750
94.91	95.00	0.721560
95.01	95.10	0.721390
95.11	95.20	0.721220
95.21	95.30	0.721050
95.31	95.40	0.720880
95.41	95.50	0.720710
95.51	95.60	0.720540
95.61	95.70	0.720370
95.71	95.80	0.720200
95.81	95.90	0.720030
95.91	96.00	0.719860
96.01	96.10	0.719690
96.11	96.20	0.719520
96.21	96.30	0.719350
96.31	96.40	0.719190
96.41	96.50	0.719020
96.51	96.60	0.718850
96.61	96.70	0.718680
96.71	96.80	0.718510
96.81	96.90	0.718340
96.91	97.00	0.718170
97.01	97.10	0.718000
97.11	97.20	0.717830
97.21	97.30	0.717660
97.31	97.40	0.717490
97.41	97.50	0.717320
97.51	97.60	0.717150
97.61	97.70	0.716980
97.71	97.80	0.716810
97.81	97.90	0.716640
97.91	98.00	0.716470
98.01	98.10	0.716300
98.11	98.20	0.716130
98.21	98.30	0.715960
98.31	98.40	0.715790
98.41	98.50	0.715620
98.51	98.60	0.715450
98.61	98.70	0.715280
98.71	98.80	0.715110
98.81	98.90	0.714940
98.91	99.00	0.714770
99.01	99.10	0.714600
99.11	99.20	0.714430

ACREAGE ADJUSTMENT TABLE

ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT
LOW	HIGH		LOW	HIGH	
99.21	99.30	0.714260	108.41	108.60	0.699930
99.31	99.40	0.714090	108.61	108.80	0.699630
99.41	99.50	0.713920	108.81	109.00	0.699320
99.51	99.60	0.713750	109.01	109.20	0.699020
99.61	99.70	0.713580	109.21	109.40	0.698710
99.71	99.80	0.713410	109.41	109.60	0.698400
99.81	99.90	0.713240	109.61	109.80	0.698100
99.91	100.00	0.713070	109.81	110.00	0.697790
100.01	100.20	0.712770	110.01	110.20	0.697520
100.21	100.40	0.712460	110.21	110.40	0.697250
100.41	100.60	0.712160	110.41	110.60	0.696980
100.61	100.80	0.711850	110.61	110.80	0.696710
100.81	101.00	0.711540	110.81	111.00	0.696430
101.01	101.20	0.711240	111.01	111.20	0.696160
101.21	101.40	0.710930	111.21	111.40	0.695890
101.41	101.60	0.710630	111.41	111.60	0.695620
101.61	101.80	0.710320	111.61	111.80	0.695350
101.81	102.00	0.710020	111.81	112.00	0.695080
102.01	102.20	0.709710	112.01	112.20	0.694800
102.21	102.40	0.709410	112.21	112.40	0.694530
102.41	102.60	0.709100	112.41	112.60	0.694260
102.61	102.80	0.708790	112.61	112.80	0.693990
102.81	103.00	0.708490	112.81	113.00	0.693720
103.01	103.20	0.708180	113.01	113.20	0.693450
103.21	103.40	0.707880	113.21	113.40	0.693170
103.41	103.60	0.707570	113.41	113.60	0.692900
103.61	103.80	0.707270	113.61	113.80	0.692630
103.81	104.00	0.706960	113.81	114.00	0.692360
104.01	104.20	0.706660	114.01	114.20	0.692090
104.21	104.40	0.706350	114.21	114.40	0.691820
104.41	104.60	0.706040	114.41	114.60	0.691540
104.61	104.80	0.705740	114.61	114.80	0.691270
104.81	105.00	0.705430	114.81	115.00	0.691000
105.01	105.20	0.705130	115.01	115.20	0.690730
105.21	105.40	0.704820	115.21	115.40	0.690460
105.41	105.60	0.704520	115.41	115.60	0.690190
105.61	105.80	0.704210	115.61	115.80	0.689920
105.81	106.00	0.703900	115.81	116.00	0.689640
106.01	106.20	0.703600	116.01	116.20	0.689370
106.21	106.40	0.703290	116.21	116.40	0.689100
106.41	106.60	0.702990	116.41	116.60	0.688830
106.61	106.80	0.702680	116.61	116.80	0.688560
106.81	107.00	0.702380	116.81	117.00	0.688290
107.01	107.20	0.702070	117.01	117.20	0.688010
107.21	107.40	0.701770	117.21	117.40	0.687740
107.41	107.60	0.701460	117.41	117.60	0.687470
107.61	107.80	0.701150	117.61	117.80	0.687200
107.81	108.00	0.700850	117.81	118.00	0.686830
108.01	108.20	0.700540	118.01	118.20	0.686660
108.21	108.40	0.700240	118.21	118.40	0.686380

ACREAGE ADJUSTMENT TABLE

ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT
LOW	HIGH		LOW	HIGH	
118.41	118.60	0.686110	128.41	128.60	0.673990
118.61	118.80	0.685840	128.61	128.80	0.673750
118.81	119.00	0.685570	128.81	129.00	0.673510
119.01	119.20	0.685300	129.01	129.20	0.673280
119.21	119.40	0.685030	129.21	129.40	0.673040
119.41	119.60	0.684750	129.41	129.60	0.672800
119.61	119.80	0.684480	129.61	129.80	0.672560
119.81	120.00	0.684210	129.81	130.00	0.672330
120.01	120.20	0.683970	130.01	130.20	0.672120
120.21	120.40	0.683740	130.21	130.40	0.671920
120.41	120.60	0.683500	130.41	130.60	0.671710
120.61	120.80	0.683260	130.61	130.80	0.671510
120.81	121.00	0.683020	130.81	131.00	0.671310
121.01	121.20	0.682780	131.01	131.20	0.671100
121.21	121.40	0.682550	131.21	131.40	0.670900
121.41	121.60	0.682310	131.41	131.60	0.670700
121.61	121.80	0.682070	131.61	131.80	0.670490
121.81	122.00	0.681830	131.81	132.00	0.670290
122.01	122.20	0.681600	132.01	132.20	0.670080
122.21	122.40	0.681360	132.21	132.40	0.669880
122.41	122.60	0.681120	132.41	132.60	0.669680
122.61	122.80	0.680880	132.61	132.80	0.669470
122.81	123.00	0.680650	132.81	133.00	0.669270
123.01	123.20	0.680410	133.01	133.20	0.669070
123.21	123.40	0.680170	133.21	133.40	0.668860
123.41	123.60	0.679930	133.41	133.60	0.668660
123.61	123.80	0.679690	133.61	133.80	0.668460
123.81	124.00	0.679460	133.81	134.00	0.668250
124.01	124.20	0.679220	134.01	134.20	0.668050
124.21	124.40	0.678980	134.21	134.40	0.667840
124.41	124.60	0.678740	134.41	134.60	0.667640
124.61	124.80	0.678510	134.61	134.80	0.667440
124.81	125.00	0.678270	134.81	135.00	0.667230
125.01	125.20	0.678030	135.01	135.20	0.667030
125.21	125.40	0.677790	135.21	135.40	0.666830
125.41	125.60	0.677560	135.41	135.60	0.666620
125.61	125.80	0.677320	135.61	135.80	0.666420
125.81	126.00	0.677080	135.81	136.00	0.666210
126.01	126.20	0.676840	136.01	136.20	0.666010
126.21	126.40	0.676600	136.21	136.40	0.665810
126.41	126.60	0.676370	136.41	136.60	0.665600
126.61	126.80	0.676130	136.61	136.80	0.665400
126.81	127.00	0.675890	136.81	137.00	0.665200
127.01	127.20	0.675650	137.01	137.20	0.664990
127.21	127.40	0.675420	137.21	137.40	0.664790
127.41	127.60	0.675180	137.41	137.60	0.664580
127.61	127.80	0.674940	137.61	137.80	0.664380
127.81	128.00	0.674700	137.81	138.00	0.664180
128.01	128.20	0.674470	138.01	138.20	0.663970
128.21	128.40	0.674230	138.21	138.40	0.663770

ACREAGE ADJUSTMENT TABLE

ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT
LOW	HIGH		LOW	HIGH	
138.41	138.60	0.663570	148.41	148.60	0.654840
138.61	138.80	0.663360	148.61	148.80	0.654670
138.81	139.00	0.663160	148.81	149.00	0.654500
139.01	139.20	0.662950	149.01	149.20	0.654330
139.21	139.40	0.662750	149.21	149.40	0.654160
139.41	139.60	0.662550	149.41	149.60	0.653990
139.61	139.80	0.662340	149.61	149.80	0.653820
139.81	140.00	0.662140	149.81	150.00	0.653650
140.01	140.20	0.661970	150.01	150.20	0.653480
140.21	140.40	0.661800	150.21	150.40	0.653310
140.41	140.60	0.661630	150.41	150.60	0.653140
140.61	140.80	0.661460	150.61	150.80	0.652970
140.81	141.00	0.661290	150.81	151.00	0.652800
141.01	141.20	0.661120	151.01	151.20	0.652630
141.21	141.40	0.660950	151.21	151.40	0.652460
141.41	141.60	0.660780	151.41	151.60	0.652290
141.61	141.80	0.660610	151.61	151.80	0.652120
141.81	142.00	0.660440	151.81	152.00	0.651950
142.01	142.20	0.660270	152.01	152.20	0.651780
142.21	142.40	0.660100	152.21	152.40	0.651610
142.41	142.60	0.659930	152.41	152.60	0.651440
142.61	142.80	0.659760	152.61	152.80	0.651270
142.81	143.00	0.659590	152.81	153.00	0.651100
143.01	143.20	0.659420	153.01	153.20	0.650930
143.21	143.40	0.659250	153.21	153.40	0.650760
143.41	143.60	0.659080	153.41	153.60	0.650590
143.61	143.80	0.658910	153.61	153.80	0.650420
143.81	144.00	0.658740	153.81	154.00	0.650250
144.01	144.20	0.658570	154.01	154.20	0.650080
144.21	144.40	0.658400	154.21	154.40	0.649920
144.41	144.60	0.658230	154.41	154.60	0.649750
144.61	144.80	0.658060	154.61	154.80	0.649580
144.81	145.00	0.657890	154.81	155.00	0.649410
145.01	145.20	0.657720	155.01	155.20	0.649240
145.21	145.40	0.657560	155.21	155.40	0.649070
145.41	145.60	0.657390	155.41	155.60	0.648900
145.61	145.80	0.657220	155.61	155.80	0.648730
145.81	146.00	0.657050	155.81	156.00	0.648560
146.01	146.20	0.656880	156.01	156.20	0.648390
146.21	146.40	0.656710	156.21	156.40	0.648220
146.41	146.60	0.656540	156.41	156.60	0.648050
146.61	146.80	0.656370	156.61	156.80	0.647880
146.81	147.00	0.656200	156.81	157.00	0.647710
147.01	147.20	0.656030	157.01	157.20	0.647540
147.21	147.40	0.655860	157.21	157.40	0.647370
147.41	147.60	0.655690	157.41	157.60	0.647200
147.61	147.80	0.655520	157.61	157.80	0.647030
147.81	148.00	0.655350	157.81	158.00	0.646860
148.01	148.20	0.655180	158.01	158.20	0.646690
148.21	148.40	0.655010	158.21	158.40	0.646520

ACREAGE ADJUSTMENT TABLE

ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT
LOW	HIGH		LOW	HIGH	
158.41	158.60	0.646350	168.41	168.60	0.639320
158.61	158.80	0.646180	168.61	168.80	0.639190
158.81	159.00	0.646010	168.81	169.00	0.639050
159.01	159.20	0.645840	169.01	169.20	0.638910
159.21	159.40	0.645670	169.21	169.40	0.638780
159.41	159.60	0.645500	169.41	169.60	0.638640
159.61	159.80	0.645330	169.61	169.80	0.638510
159.81	160.00	0.645160	169.81	170.00	0.638370
160.01	160.20	0.645030	170.01	170.20	0.638230
160.21	160.40	0.644890	170.21	170.40	0.638100
160.41	160.60	0.644750	170.41	170.60	0.637960
160.61	160.80	0.644620	170.61	170.80	0.637830
160.81	161.00	0.644480	170.81	171.00	0.637690
161.01	161.20	0.644350	171.01	171.20	0.637560
161.21	161.40	0.644210	171.21	171.40	0.637420
161.41	161.60	0.644070	171.41	171.60	0.637280
161.61	161.80	0.643940	171.61	171.80	0.637150
161.81	162.00	0.643800	171.81	172.00	0.637010
162.01	162.20	0.643670	172.01	172.20	0.636880
162.21	162.40	0.643530	172.21	172.40	0.636740
162.41	162.60	0.643400	172.41	172.60	0.636600
162.61	162.80	0.643260	172.61	172.80	0.636470
162.81	163.00	0.643120	172.81	173.00	0.636330
163.01	163.20	0.642990	173.01	173.20	0.636200
163.21	163.40	0.642850	173.21	173.40	0.636060
163.41	163.60	0.642720	173.41	173.60	0.635930
163.61	163.80	0.642580	173.61	173.80	0.635790
163.81	164.00	0.642440	173.81	174.00	0.635650
164.01	164.20	0.642310	174.01	174.20	0.635520
164.21	164.40	0.642170	174.21	174.40	0.635380
164.41	164.60	0.642040	174.41	174.60	0.635250
164.61	164.80	0.641900	174.61	174.80	0.635110
164.81	165.00	0.641770	174.81	175.00	0.634970
165.01	165.20	0.641630	175.01	175.20	0.634840
165.21	165.40	0.641490	175.21	175.40	0.634700
165.41	165.60	0.641360	175.41	175.60	0.634570
165.61	165.80	0.641220	175.61	175.80	0.634430
165.81	166.00	0.641090	175.81	176.00	0.634300
166.01	166.20	0.640950	176.01	176.20	0.634160
166.21	166.40	0.640810	176.21	176.40	0.634020
166.41	166.60	0.640680	176.41	176.60	0.633890
166.61	166.80	0.640540	176.61	176.80	0.633750
166.81	167.00	0.640410	176.81	177.00	0.633620
167.01	167.20	0.640270	177.01	177.20	0.633480
167.21	167.40	0.640140	177.21	177.40	0.633340
167.41	167.60	0.640000	177.41	177.60	0.633210
167.61	167.80	0.639860	177.61	177.80	0.633070
167.81	168.00	0.639730	177.81	178.00	0.632940
168.01	168.20	0.639590	178.01	178.20	0.632800
168.21	168.40	0.639460	178.21	178.40	0.632670

ACREAGE ADJUSTMENT TABLE

ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT
LOW	HIGH		LOW	HIGH	
178.41	178.60	0.632530	188.41	188.60	0.626030
178.61	178.80	0.632390	188.61	188.80	0.625900
178.81	179.00	0.632260	188.81	189.00	0.625770
179.01	179.20	0.632120	189.01	189.20	0.625640
179.21	179.40	0.631990	189.21	189.40	0.625510
179.41	179.60	0.631850	189.41	189.60	0.625390
179.61	179.80	0.631710	189.61	189.80	0.625260
179.81	180.00	0.631580	189.81	190.00	0.625130
180.01	180.20	0.631450	190.01	190.20	0.625010
180.21	180.40	0.631320	190.21	190.40	0.624880
180.41	180.60	0.631190	190.41	190.60	0.624760
180.61	180.80	0.631060	190.61	190.80	0.624640
180.81	181.00	0.630930	190.81	191.00	0.624520
181.01	181.20	0.630800	191.01	191.20	0.624390
181.21	181.40	0.630680	191.21	191.40	0.624270
181.41	181.60	0.630550	191.41	191.60	0.624150
181.61	181.80	0.630420	191.61	191.80	0.624030
181.81	182.00	0.630290	191.81	192.00	0.623900
182.01	182.20	0.630160	192.01	192.20	0.623780
182.21	182.40	0.630030	192.21	192.40	0.623660
182.41	182.60	0.629900	192.41	192.60	0.623540
182.61	182.80	0.629770	192.61	192.80	0.623420
182.81	183.00	0.629640	192.81	193.00	0.623290
183.01	183.20	0.629510	193.01	193.20	0.623170
183.21	183.40	0.629390	193.21	193.40	0.623050
183.41	183.60	0.629260	193.41	193.60	0.622930
183.61	183.80	0.629130	193.61	193.80	0.622800
183.81	184.00	0.629000	193.81	194.00	0.622680
184.01	184.20	0.628870	194.01	194.20	0.622560
184.21	184.40	0.628740	194.21	194.40	0.622440
184.41	184.60	0.628610	194.41	194.60	0.622320
184.61	184.80	0.628480	194.61	194.80	0.622190
184.81	185.00	0.628350	194.81	195.00	0.622070
185.01	185.20	0.628220	195.01	195.20	0.621950
185.21	185.40	0.628100	195.21	195.40	0.621830
185.41	185.60	0.627970	195.41	195.60	0.621700
185.61	185.80	0.627840	195.61	195.80	0.621580
185.81	186.00	0.627710	195.81	196.00	0.621460
186.01	186.20	0.627580	196.01	196.20	0.621340
186.21	186.40	0.627450	196.21	196.40	0.621220
186.41	186.60	0.627320	196.41	196.60	0.621090
186.61	186.80	0.627190	196.61	196.80	0.620970
186.81	187.00	0.627060	196.81	197.00	0.620850
187.01	187.20	0.626930	197.01	197.20	0.620730
187.21	187.40	0.626800	197.21	197.40	0.620600
187.41	187.60	0.626680	197.41	197.60	0.620480
187.61	187.80	0.626550	197.61	197.80	0.620360
187.81	188.00	0.626420	197.81	198.00	0.620240
188.01	188.20	0.626290	198.01	198.20	0.620120
188.21	188.40	0.626160	198.21	198.40	0.619990

ACREAGE ADJUSTMENT TABLE

ACREAGE		ADJ PERCENT	ACREAGE		ADJ PERCENT
LOW	HIGH		LOW	HIGH	
198.41	198.60	0.619870	221.01	221.50	0.610310
198.61	198.80	0.619750	221.51	222.00	0.610120
198.81	199.00	0.619630	222.01	222.50	0.609930
199.01	199.20	0.619500	222.51	223.00	0.609750
199.21	199.40	0.619380	223.01	223.50	0.609560
199.41	199.60	0.619260	223.51	224.00	0.609370
199.61	199.80	0.619140	224.01	224.50	0.609190
199.81	200.00	0.619020	224.51	225.00	0.609000
200.01	200.50	0.618810	225.01	225.50	0.608810
200.51	201.00	0.618610	225.51	226.00	0.608620
201.01	201.50	0.618400	226.01	226.50	0.608440
201.51	202.00	0.618200	226.51	227.00	0.608250
202.01	202.50	0.618000	227.01	227.50	0.608060
202.51	203.00	0.617790	227.51	228.00	0.607880
203.01	203.50	0.617590	228.01	228.50	0.607690
203.51	204.00	0.617390	228.51	229.00	0.607500
204.01	204.50	0.617180	229.01	229.50	0.607320
204.51	205.00	0.616980	229.51	230.00	0.607130
205.01	205.50	0.616770	230.01	230.50	0.606940
205.51	206.00	0.616570	230.51	231.00	0.606760
206.01	206.50	0.616370	231.01	231.50	0.606570
206.51	207.00	0.616160	231.51	232.00	0.606380
207.01	207.50	0.615960	232.01	232.50	0.606200
207.51	208.00	0.615760	232.51	233.00	0.606010
208.01	208.50	0.615550	233.01	233.50	0.605820
208.51	209.00	0.615350	233.51	234.00	0.605640
209.01	209.50	0.615140	234.01	234.50	0.605450
209.51	210.00	0.614940	234.51	235.00	0.605260
210.01	210.50	0.614740	235.01	235.50	0.605080
210.51	211.00	0.614530	235.51	236.00	0.604890
211.01	211.50	0.614330	236.01	236.50	0.604700
211.51	212.00	0.614130	236.51	237.00	0.604520
212.01	212.50	0.613920	237.01	237.50	0.604330
212.51	213.00	0.613720	237.51	238.00	0.604140
213.01	213.50	0.613510	238.01	238.50	0.603960
213.51	214.00	0.613310	238.51	239.00	0.603770
214.01	214.50	0.613110	239.01	239.50	0.603580
214.51	215.00	0.612900	239.51	240.00	0.603400
215.01	215.50	0.612700	240.01	300.00	0.603400
215.51	216.00	0.612500	300.01	400.00	0.603400
216.01	216.50	0.612290	400.01	500.00	0.603400
216.51	217.00	0.612090	500.01	700.00	0.603400
217.01	217.50	0.611880	700.01	1000.00	0.603400
217.51	218.00	0.611680	1000.01	2000.00	0.603400
218.01	218.50	0.611480			
218.51	219.00	0.611270			
219.01	219.50	0.611070			
219.51	220.00	0.610870			
220.01	220.50	0.610680			
220.51	221.00	0.610490			

DWELLING SQFT ADJUSTMENT TABLE

SQFT		ADJ PERCENT	SQFT		ADJ PERCENT
LOW	HIGH		LOW	HIGH	
1	297	1.4215	558	562	1.1896
298	302	1.4215	563	567	1.1867
303	307	1.4139	568	572	1.1837
308	312	1.4063	573	577	1.1808
313	317	1.3988	578	582	1.1782
318	322	1.3914	583	587	1.1757
323	327	1.3841	588	592	1.1731
328	332	1.3778	593	597	1.1706
333	337	1.3715	598	602	1.1680
338	342	1.3653	603	607	1.1656
343	347	1.3592	608	612	1.1633
348	352	1.3531	613	617	1.1609
353	357	1.3477	618	622	1.1586
358	362	1.3423	623	627	1.1562
363	367	1.3370	628	632	1.1540
368	372	1.3316	633	637	1.1519
373	377	1.3262	638	642	1.1497
378	382	1.3213	643	647	1.1476
383	387	1.3164	648	652	1.1454
388	392	1.3115	653	657	1.1434
393	397	1.3066	658	662	1.1414
398	402	1.3017	663	667	1.1393
403	407	1.2974	668	672	1.1373
408	412	1.2931	673	677	1.1353
413	417	1.2887	678	682	1.1334
418	422	1.2844	683	687	1.1316
423	427	1.2801	688	692	1.1297
428	432	1.2763	693	697	1.1279
433	437	1.2724	698	702	1.1260
438	442	1.2686	703	707	1.1243
443	447	1.2647	708	712	1.1225
448	452	1.2609	713	717	1.1208
453	457	1.2571	718	722	1.1190
458	462	1.2533	723	727	1.1173
463	467	1.2496	728	732	1.1157
468	472	1.2458	733	737	1.1141
473	477	1.2420	738	742	1.1124
478	482	1.2387	743	747	1.1108
483	487	1.2355	748	752	1.1092
488	492	1.2322	753	757	1.1077
493	497	1.2290	758	762	1.1062
498	502	1.2257	763	767	1.1046
503	507	1.2226	768	772	1.1031
508	512	1.2195	773	777	1.1016
513	517	1.2165	778	782	1.1002
518	522	1.2134	783	787	1.0988
523	527	1.2103	788	792	1.0973
528	532	1.2073	793	797	1.0959
533	537	1.2044	798	802	1.0945
538	542	1.2014	803	807	1.0932
543	547	1.1985	808	812	1.0918
548	552	1.1955	813	817	1.0905
553	557	1.1926	818	822	1.0891

DWELLING SQFT ADJUSTMENT TABLE

SQFT		ADJ PERCENT	SQFT		ADJ PERCENT
LOW	HIGH		LOW	HIGH	
823	827	1.0878	1088	1092	1.0358
828	832	1.0865	1093	1097	1.0351
833	837	1.0853	1098	1102	1.0343
838	842	1.0840	1103	1107	1.0336
843	847	1.0828	1108	1112	1.0329
848	852	1.0815	1113	1117	1.0323
853	857	1.0803	1118	1122	1.0316
858	862	1.0791	1123	1127	1.0309
863	867	1.0780	1128	1132	1.0302
868	872	1.0768	1133	1137	1.0295
873	877	1.0756	1138	1142	1.0288
878	882	1.0745	1143	1147	1.0281
883	887	1.0734	1148	1152	1.0274
888	892	1.0722	1153	1157	1.0267
893	897	1.0711	1158	1162	1.0261
898	902	1.0700	1163	1167	1.0254
903	907	1.0689	1168	1172	1.0248
908	912	1.0679	1173	1177	1.0241
913	917	1.0668	1178	1182	1.0235
918	922	1.0658	1183	1187	1.0229
923	927	1.0647	1188	1192	1.0222
928	932	1.0637	1193	1197	1.0216
933	937	1.0627	1198	1202	1.0210
938	942	1.0616	1203	1207	1.0204
943	947	1.0606	1208	1212	1.0198
948	952	1.0596	1213	1217	1.0192
953	957	1.0587	1218	1222	1.0186
958	962	1.0577	1223	1227	1.0180
963	967	1.0568	1228	1232	1.0174
968	972	1.0558	1233	1237	1.0168
973	977	1.0549	1238	1242	1.0163
978	982	1.0540	1243	1247	1.0157
983	987	1.0531	1248	1252	1.0151
988	992	1.0522	1253	1257	1.0145
993	997	1.0513	1258	1262	1.0140
998	1002	1.0504	1263	1267	1.0134
1003	1007	1.0495	1268	1272	1.0129
1008	1012	1.0487	1273	1277	1.0123
1013	1017	1.0478	1278	1282	1.0118
1018	1022	1.0470	1283	1287	1.0113
1023	1027	1.0461	1288	1292	1.0107
1028	1032	1.0453	1293	1297	1.0102
1033	1037	1.0445	1298	1302	1.0097
1038	1042	1.0436	1303	1307	1.0092
1043	1047	1.0428	1308	1312	1.0087
1048	1052	1.0420	1313	1317	1.0081
1053	1057	1.0412	1318	1322	1.0076
1058	1062	1.0404	1323	1327	1.0071
1063	1067	1.0397	1328	1332	1.0066
1068	1072	1.0389	1333	1337	1.0061
1073	1077	1.0381	1338	1342	1.0056
1078	1082	1.0373	1343	1347	1.0051
1083	1087	1.0366	1348	1352	1.0046

DWELLING SQFT ADJUSTMENT TABLE

SQFT		ADJ PERCENT	SQFT		ADJ PERCENT
LOW	HIGH		LOW	HIGH	
1353	1357	1.0041	1618	1622	0.9829
1358	1362	1.0037	1623	1627	0.9826
1363	1367	1.0032	1628	1632	0.9823
1368	1372	1.0028	1633	1637	0.9819
1373	1377	1.0023	1638	1642	0.9815
1378	1382	1.0018	1643	1647	0.9812
1383	1387	1.0014	1648	1652	0.9809
1388	1392	1.0009	1653	1657	0.9806
1393	1397	1.0005	1658	1662	0.9803
1398	1402	1.0000	1663	1667	0.9799
1403	1407	0.9995	1668	1672	0.9796
1408	1412	0.9991	1673	1677	0.9793
1413	1417	0.9986	1678	1682	0.9790
1418	1422	0.9982	1683	1687	0.9787
1423	1427	0.9977	1688	1692	0.9783
1428	1432	0.9973	1693	1697	0.9780
1433	1437	0.9969	1698	1702	0.9777
1438	1442	0.9964	1703	1707	0.9774
1443	1447	0.9960	1708	1712	0.9771
1448	1452	0.9956	1713	1717	0.9768
1453	1457	0.9952	1718	1722	0.9765
1458	1462	0.9948	1723	1727	0.9762
1463	1467	0.9944	1728	1732	0.9759
1468	1472	0.9940	1733	1737	0.9756
1473	1477	0.9936	1738	1742	0.9754
1478	1482	0.9932	1743	1747	0.9751
1483	1487	0.9928	1748	1752	0.9748
1488	1492	0.9924	1753	1757	0.9745
1493	1497	0.9920	1758	1762	0.9742
1498	1502	0.9916	1763	1767	0.9739
1503	1507	0.9912	1768	1772	0.9736
1508	1512	0.9908	1773	1777	0.9733
1513	1517	0.9904	1778	1782	0.9730
1518	1522	0.9900	1783	1787	0.9728
1523	1527	0.9896	1788	1792	0.9725
1528	1532	0.9892	1793	1797	0.9723
1533	1537	0.9889	1798	1802	0.9720
1538	1542	0.9885	1803	1807	0.9717
1543	1547	0.9882	1808	1812	0.9714
1548	1552	0.9878	1813	1817	0.9712
1553	1557	0.9874	1818	1822	0.9709
1558	1562	0.9870	1823	1827	0.9706
1563	1567	0.9867	1828	1832	0.9703
1568	1572	0.9863	1833	1837	0.9701
1573	1577	0.9859	1838	1842	0.9698
1578	1582	0.9856	1843	1847	0.9696
1583	1587	0.9852	1848	1852	0.9693
1588	1592	0.9849	1853	1857	0.9690
1593	1597	0.9845	1858	1862	0.9688
1598	1602	0.9842	1863	1867	0.9685
1603	1607	0.9839	1868	1872	0.9683
1608	1612	0.9835	1873	1877	0.9680
1613	1617	0.9832	1878	1882	0.9678

DWELLING SQFT ADJUSTMENT TABLE

SQFT		ADJ PERCENT	SQFT		ADJ PERCENT
LOW	HIGH		LOW	HIGH	
1883	1887	0.9675	2148	2152	0.9560
1888	1892	0.9673	2153	2157	0.9558
1893	1897	0.9670	2158	2162	0.9556
1898	1902	0.9668	2163	2167	0.9555
1903	1907	0.9666	2168	2172	0.9553
1908	1912	0.9663	2173	2177	0.9551
1913	1917	0.9661	2178	2182	0.9549
1918	1922	0.9658	2183	2187	0.9547
1923	1927	0.9656	2188	2192	0.9546
1928	1932	0.9654	2193	2197	0.9544
1933	1937	0.9651	2198	2202	0.9542
1938	1942	0.9649	2203	2207	0.9540
1943	1947	0.9646	2208	2212	0.9538
1948	1952	0.9644	2213	2217	0.9537
1953	1957	0.9642	2218	2222	0.9535
1958	1962	0.9640	2223	2227	0.9533
1963	1967	0.9637	2228	2232	0.9531
1968	1972	0.9635	2233	2237	0.9529
1973	1977	0.9633	2238	2242	0.9528
1978	1982	0.9631	2243	2247	0.9526
1983	1987	0.9629	2248	2252	0.9524
1988	1992	0.9626	2253	2257	0.9522
1993	1997	0.9624	2258	2262	0.9520
1998	2002	0.9622	2263	2267	0.9519
2003	2007	0.9620	2268	2272	0.9517
2008	2012	0.9618	2273	2277	0.9515
2013	2017	0.9615	2278	2282	0.9513
2018	2022	0.9613	2283	2287	0.9512
2023	2027	0.9611	2288	2292	0.9510
2028	2032	0.9609	2293	2297	0.9509
2033	2037	0.9607	2298	2302	0.9507
2038	2042	0.9604	2303	2307	0.9505
2043	2047	0.9602	2308	2312	0.9503
2048	2052	0.9600	2313	2317	0.9502
2053	2057	0.9598	2318	2322	0.9500
2058	2062	0.9596	2323	2327	0.9498
2063	2067	0.9594	2328	2332	0.9496
2068	2072	0.9592	2333	2337	0.9495
2073	2077	0.9590	2338	2342	0.9493
2078	2082	0.9588	2343	2347	0.9492
2083	2087	0.9586	2348	2352	0.9490
2088	2092	0.9584	2353	2357	0.9489
2093	2097	0.9582	2358	2362	0.9487
2098	2102	0.9580	2363	2367	0.9486
2103	2107	0.9578	2368	2372	0.9484
2108	2112	0.9576	2373	2377	0.9483
2113	2117	0.9574	2378	2382	0.9481
2118	2122	0.9572	2383	2387	0.9480
2123	2127	0.9570	2388	2392	0.9478
2128	2132	0.9568	2393	2397	0.9477
2133	2137	0.9566	2398	2402	0.9475
2138	2142	0.9564	2403	2407	0.9473
2143	2147	0.9562	2408	2412	0.9472

DWELLING SQFT ADJUSTMENT TABLE

SQFT		ADJ PERCENT	SQFT		ADJ PERCENT
LOW	HIGH		LOW	HIGH	
2413	2417	0.9470	2678	2682	0.9398
2418	2422	0.9469	2683	2687	0.9397
2423	2427	0.9467	2688	2692	0.9395
2428	2432	0.9466	2693	2697	0.9394
2433	2437	0.9464	2698	2702	0.9393
2438	2442	0.9463	2703	2707	0.9392
2443	2447	0.9461	2708	2712	0.9391
2448	2452	0.9460	2713	2717	0.9389
2453	2457	0.9459	2718	2722	0.9388
2458	2462	0.9457	2723	2727	0.9387
2463	2467	0.9456	2728	2732	0.9386
2468	2472	0.9454	2733	2737	0.9385
2473	2477	0.9453	2738	2742	0.9383
2478	2482	0.9451	2743	2747	0.9382
2483	2487	0.9450	2748	2752	0.9381
2488	2492	0.9448	2753	2757	0.9380
2493	2497	0.9447	2758	2762	0.9379
2498	2502	0.9445	2763	2767	0.9377
2503	2507	0.9444	2768	2772	0.9376
2508	2512	0.9442	2773	2777	0.9375
2513	2517	0.9441	2778	2782	0.9374
2518	2522	0.9439	2783	2787	0.9373
2523	2527	0.9438	2788	2792	0.9372
2528	2532	0.9437	2793	2797	0.9371
2533	2537	0.9435	2798	2802	0.9370
2538	2542	0.9434	2803	2807	0.9369
2543	2547	0.9432	2808	2812	0.9368
2548	2552	0.9431	2813	2817	0.9366
2553	2557	0.9430	2818	2822	0.9365
2558	2562	0.9429	2823	2827	0.9364
2563	2567	0.9427	2828	2832	0.9363
2568	2572	0.9426	2833	2837	0.9362
2573	2577	0.9425	2838	2842	0.9361
2578	2582	0.9424	2843	2847	0.9360
2583	2587	0.9422	2848	2852	0.9359
2588	2592	0.9421	2853	2857	0.9358
2593	2597	0.9419	2858	2862	0.9357
2598	2602	0.9418	2863	2867	0.9355
2603	2607	0.9417	2868	2872	0.9354
2608	2612	0.9416	2873	2877	0.9353
2613	2617	0.9414	2878	2882	0.9352
2618	2622	0.9413	2883	2887	0.9351
2623	2627	0.9412	2888	2892	0.9350
2628	2632	0.9411	2893	2897	0.9349
2633	2637	0.9409	2898	2902	0.9348
2638	2642	0.9408	2903	2907	0.9347
2643	2647	0.9406	2908	2912	0.9346
2648	2652	0.9405	2913	2917	0.9345
2653	2657	0.9404	2918	2922	0.9344
2658	2662	0.9403	2923	2927	0.9343
2663	2667	0.9401	2928	2932	0.9342
2668	2672	0.9400	2933	2937	0.9341
2673	2677	0.9399	2938	2942	0.9340

DWELLING SQFT ADJUSTMENT TABLE

SQFT		ADJ PERCENT	SQFT		ADJ PERCENT
LOW	HIGH		LOW	HIGH	
2943	2947	0.9339	3208	3212	0.9289
2948	2952	0.9338	3213	3217	0.9289
2953	2957	0.9337	3218	3222	0.9288
2958	2962	0.9336	3223	3227	0.9287
2963	2967	0.9335	3228	3232	0.9286
2968	2972	0.9334	3233	3237	0.9285
2973	2977	0.9333	3238	3242	0.9284
2978	2982	0.9332	3243	3247	0.9283
2983	2987	0.9331	3248	3252	0.9282
2988	2992	0.9330	3253	3257	0.9281
2993	2997	0.9329	3258	3262	0.9280
2998	3002	0.9328	3263	3267	0.9280
3003	3007	0.9327	3268	3272	0.9279
3008	3012	0.9326	3273	3277	0.9278
3013	3017	0.9325	3278	3282	0.9277
3018	3022	0.9324	3283	3287	0.9276
3023	3027	0.9323	3288	3292	0.9276
3028	3032	0.9322	3293	3297	0.9275
3033	3037	0.9321	3298	3302	0.9274
3038	3042	0.9320	3303	3307	0.9273
3043	3047	0.9319	3308	3312	0.9272
3048	3052	0.9318	3313	3317	0.9272
3053	3057	0.9317	3318	3322	0.9271
3058	3062	0.9316	3323	3327	0.9270
3063	3067	0.9315	3328	3332	0.9269
3068	3072	0.9314	3333	3337	0.9268
3073	3077	0.9313	3338	3342	0.9268
3078	3082	0.9312	3343	3347	0.9267
3083	3087	0.9311	3348	3352	0.9266
3088	3092	0.9310	3353	3357	0.9265
3093	3097	0.9309	3358	3362	0.9264
3098	3102	0.9308	3363	3367	0.9264
3103	3107	0.9307	3368	3372	0.9263
3108	3112	0.9306	3373	3377	0.9262
3113	3117	0.9306	3378	3382	0.9261
3118	3122	0.9305	3383	3387	0.9261
3123	3127	0.9304	3388	3392	0.9260
3128	3132	0.9303	3393	3397	0.9260
3133	3137	0.9302	3398	3402	0.9259
3138	3142	0.9302	3403	3407	0.9258
3143	3147	0.9301	3408	3412	0.9257
3148	3152	0.9300	3413	3417	0.9257
3153	3157	0.9299	3418	3422	0.9256
3158	3162	0.9298	3423	3427	0.9255
3163	3167	0.9297	3428	3432	0.9254
3168	3172	0.9296	3433	3437	0.9253
3173	3177	0.9295	3438	3442	0.9253
3178	3182	0.9294	3443	3447	0.9252
3183	3187	0.9293	3448	3452	0.9251
3188	3192	0.9293	3453	3457	0.9250
3193	3197	0.9292	3458	3462	0.9249
3198	3202	0.9291	3463	3467	0.9249
3203	3207	0.9290	3468	3472	0.9248

DWELLING SQFT ADJUSTMENT TABLE					
SQFT		ADJ PERCENT	SQFT		ADJ PERCENT
LOW	HIGH		LOW	HIGH	
3473	3477	0.9247	4288	4312	0.9202
3478	3482	0.9246	4313	4337	0.9201
3483	3487	0.9246	4338	4362	0.9200
3488	3492	0.9245	4363	4387	0.9199
3493	3497	0.9245	4388	4412	0.9198
3498	3502	0.9244	4413	4437	0.9197
3503	3507	0.9243	4438	4462	0.9196
3508	3512	0.9242	4463	4487	0.9195
3513	3517	0.9242	4488	4512	0.9194
3518	3522	0.9241	4513	4537	0.9193
3523	3527	0.9240	4538	4562	0.9192
3528	3532	0.9239	4563	4587	0.9191
3533	3537	0.9238	4588	4612	0.9190
3538	3542	0.9238	4613	4637	0.9189
3543	3547	0.9237	4638	4662	0.9188
3548	3552	0.9236	4663	4687	0.9187
3553	3557	0.9235	4688	4712	0.9186
3558	3562	0.9235	4713	4737	0.9185
3563	3567	0.9234	4738	4762	0.9184
3568	3572	0.9234	4763	4787	0.9183
3573	3577	0.9233	4788	4812	0.9182
3578	3582	0.9232	4813	4837	0.9181
3583	3587	0.9232	4838	4862	0.9180
3588	3592	0.9231	4863	4887	0.9179
3593	3597	0.9231	4888	4912	0.9178
3598	3602	0.9230	4913	4937	0.9177
3603	3637	0.9229	4938	4962	0.9176
3638	3662	0.9228	4963	4987	0.9175
3663	3687	0.9227	4988	5012	0.9174
3688	3712	0.9226	5013	5037	0.9173
3713	3737	0.9225	5038	5062	0.9172
3738	3762	0.9224	5063	5087	0.9171
3763	3787	0.9223	5088	5112	0.9170
3788	3812	0.9222	5113	5137	0.9169
3813	3837	0.9221	5138	5162	0.9168
3838	3862	0.9220	5163	5187	0.9167
3863	3887	0.9219	5188	5212	0.9166
3888	3912	0.9218	5213	5237	0.9165
3913	3937	0.9217	5238	5262	0.9164
3938	3962	0.9216	5263	5287	0.9163
3963	3987	0.9215	5288	5312	0.9162
3988	4012	0.9214	5313	5337	0.9161
4013	4037	0.9213	5338	5362	0.9160
4038	4062	0.9212	5363	5387	0.9159
4063	4087	0.9211	5388	5412	0.9158
4088	4112	0.9210	5413	5437	0.9157
4113	4137	0.9209	5438	5462	0.9156
4138	4162	0.9208	5463	5487	0.9155
4163	4187	0.9207	5488	5512	0.9154
4188	4212	0.9206	5513	5537	0.9153
4213	4237	0.9205	5538	5562	0.9152
4238	4262	0.9204	5563	5587	0.9151
4263	4287	0.9203	5588	5612	0.9150

DWELLING GRADE TABLE

GRADE	GRADE PERCENT	GRADE DESCRIPTION	GRADE	GRADE PERCENT	GRADE DESCRIPTION
HA+25	5.54	HA+25	D-20	0.66	FAIR MINUS 20
HA+20	5.33	HA+20	D-25	0.62	FAIR MINUS 25
HA+15	5.12	HA+15	E+25	0.62	LOW COST PLUS 25
HA+10	4.91	HA+10	E+20	0.59	LOW COST PLUS 20
HA+5	4.70	HA+5	E+15	0.56	LOW COST PLUS 15
HA	4.49	HA	E+10	0.54	LOW COST PLUS 10
HA-5	4.28	HA-5	E+5	0.52	LOW COST PLUS 5
HA-10	4.07	HA-10	E	0.49	LOW COST
HA-15	3.86	HA-15	E-10	0.44	LOW COST MINUS 10
HA-20	3.65	HA-20	E-20	0.39	LOW COST MINUS 20
HA-25	3.44	HA-25	E-30	0.34	LOW COST MINUS 30
AA+25	3.44	AA+25	E-40	0.29	LOW COST MINUS 40
AA+20	3.30	AA+20	I+10	1.10	I+10
AA+15	3.16	AA+15	I+5	1.05	I+5
AA+10	3.02	AA+10	I	1.00	I
AA+5	2.89	AA+5	I-5	0.95	I-5
AA	2.75	AA	I-10	0.90	I-10
AA-5	2.61	AA-5			
AA-10	2.47	AA-10			
AA-15	2.34	AA-15			
AA-20	2.20	AA-20			
A+20	2.20	VERY GOOD PLUS 20			
A+15	2.10	VERY GOOD PLUS 15			
A+10	2.01	VERY GOOD PLUS 10			
A+5	1.92	VERY GOOD PLUS 5			
A	1.83	VERY GOOD			
A-5	1.74	VERY GOOD MINUS 5			
A-10	1.65	VERY GOOD MINUS 10			
A-15	1.55	VERY GOOD MINUS 15			
A-20	1.46	VERY GOOD MINUS 20			
B+20	1.46	GOOD PLUS 20			
B+15	1.40	GOOD PLUS 15			
B+10	1.34	GOOD PLUS 10			
B+5	1.28	GOOD PLUS 5			
B	1.22	GOOD			
B-5	1.16	GOOD MINUS 5			
B-10	1.10	GOOD MINUS 10			
C+10	1.10	AVERAGE PLUS 10			
C+5	1.05	AVERAGE PLUS 5			
C	1.00	AVERAGE			
C-5	0.95	AVERAGE MINUS 5			
C-10	0.90	AVERAGE MINUS 10			
D+10	0.90	FAIR PLUS 10			
D+5	0.86	FAIR PLUS 5			
D	0.82	FAIR			
D-5	0.78	FAIR MINUS 5			
D-10	0.74	FAIR MINUS 10			
D-15	0.70	FAIR MINUS 15			

DWELLING RATE, PERCENTAGE, AND UNIT VALUES
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DESCRIPTION		% of BASE RATE	BASE RATE ADJ MULTIPLIER	UNIT VALUE	INTENSIVE SQFT RATE	INTENSIVE UNIT VALUE
Per SQFT BASE RATE:				74.00		
MASONRY:		0.0491				
ADJ FOR STORY HGT:	0 - 1.24		1.00000			
	1.25 - 1.69		0.91186			
	1.7 - 1.99		0.91461			
	2 - 2.24		0.8780256			
	2.25 - 2.99		0.8610148			
	3 - 999		0.8309794			
AIR CONDITIONING:	CENTRAL	0.03			6.00	
	HEAT PUMP	0.03			6.00	
	NONE	0			0.00	
	WINDOW UNIT	0			0.00	
HEATING:	NONE	-0.04				
	WALL/FURNACE	-0.02				
BATHROOMS:	BATH FIXTURES			1,100.00		5,000.00
FIREPLACE (STACK):	GOOD			1,400.00		
	AVERAGE			800.00		
	POOR			500.00		
ADD FIREPLACE:	GOOD			2,100.00		
	AVERAGE			1,000.00		
	POOR			600.00		
EXTRA STACK LEVEL:	GOOD			800.00		
	AVERAGE			400.00		
	POOR			250.00		
GARAGE DOOR:	ELECTRIC			250.00		
	NONE			-500.00		
	BASEMENT CAR STORAGE			500.00		
BUILT-INS:	ALARM			1,000.00		
	ELEVATOR			14,000.00		
	JENN-AIRE			1,500.00		
	MICROWAVE			400.00		
	RADIO INTERCOM			1,000.00		
	VACCUUM			1,400.00		
HOMESITE UTILITIES:	WELL & SEPTIC			7,000.00		

ADDITION PERCENTAGES

ADDITION TYPE	% of BASE RATE	FLAT VALUE	INTENSIVE SQFT RATE	INTENSIVE FLAT VALUE
Attic Finished	0.36		90.00	
Attic Unfinished	0.10		25.00	
Basement Under Sktch	0.25			
Basement-Fin-Airc-Nr	0.22			
Basement-Fin-Airc-R	0.2354			
Basement-Fin-Avg-Nr	0.51		87.50	
Basement-Fin-Avg-R	0.5457		87.50	
Basement-Fin-Good-Nr	0.61		87.50	
Basement-Fin-Good-R	0.6527		87.50	
Basement-Fin-Poor-Nr	0.36		87.50	
Basement-Fin-Poor-R	0.3852		87.50	
Basement-Unfin-Cf	0.20		22.50	
Basement-Unfin-Ef	0.07		22.50	
Brick Addition	0.75		202.00	
Carport Average	0.22			
Carport Good	0.32			
Carport Poor	0.12			
Conc Blk Addition	0.70		188.00	
Enc Masonry Porch	0.64		75.00	
Enc/Frm/Porch/Unfin	0.42		60.00	
Enc/Mas/Porch/Unfin	0.47		65.00	
Enclosed Frame Porch	0.59		72.00	
Frame Addition	0.70		192.00	
Frame Bsmt Entry	0.35			
Frame Deck Average	0.25			
Frame Deck Good	0.30			
Frame Deck Poor	0.20			
Gar/Cb/Floor/Fin	0.37			
Gar/Cb/Floor/Unfin	0.32			
Gar/Cb/No Flr/Unfin	0.27			
Gar/Frm/Floor/Fin	0.37			
Gar/Frm/Floor/Unfin	0.32			
Gar/Frm/No Flr/Unfin	0.27			
Gar/Mas/Floor/Fin	0.41			
Gar/Mas/Floor/Unfin	0.36			
Gar/Mas/No Flr/Unfin	0.31			
Gar/Scb/Floor/Fin	0.37			
Gar/Scb/Floor/Unfin	0.32			
Gar/Scb/No Flr/Unfin	0.27			
Landing Average		400		800
Landing Good		500		1000
Landing Poor		200		700
Log Addition	0.70		192.00	
Masonary Bsmt Entry	0.40			
Masonry Addition	0.75		202.00	
Open Brick Porch	0.40		62.00	
Open Frame Porch	0.37		54.00	
Open Masonry Porch	0.40		62.00	
Patio Average	0.07		7.00	
Patio Covered	0.16		16.00	
Patio Good	0.12		12.00	
Patio Poor	0.05		5.00	
Stone Addition	0.95		192.00	
Stoop	0.33			
Stucco/Cb Addition	0.70		192.00	
Stucco/Frm Addition	0.70		192.00	
Stucco/Mas Addition	0.75		202.00	
Upper Story Finished	0.56		144.00	
Upper Sty Unfinished	0.27			
Utility Frame	0.50			
Utility Masonry	0.55			

TABLE 7

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1100		1101					Cost Table
Apts Frm							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	111.58	0.00	
N-EX-G	3	0.00	0.00	0.00	99.16	0.00	
N-GOOD	6	0.00	0.00	0.00	86.73	85.92	
N-GD-AVG	7	0.00	0.00	0.00	77.06	76.34	
N-AVG	8	0.00	0.00	0.00	67.39	66.75	
N-AVG-LC	10	0.00	0.00	0.00	59.96	0.00	
N-LC	16	0.00	0.00	0.00	52.52	0.00	

SECTION 1100		1101					Elevators
Apts Frm							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	6.15	6.15	3.68	3.35	3.35	
N-EX-G	3	5.45	5.45	3.39	3.05	3.05	
N-GOOD	6	4.75	4.75	3.10	2.75	2.75	
N-GD-AVG	7	4.20	4.20	2.80	2.52	2.52	
N-AVG	8	3.65	3.65	2.50	2.30	2.30	
N-AVG-LC	10	3.20	3.20	2.26	0.00	0.00	
N-LC	16	2.75	2.75	2.02	0.00	0.00	

SECTION 1100		1102					Cost Table
Apts Brk							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	156.02	147.66	119.94	114.41	0.00	
N-EX-G	3	139.66	132.23	106.86	101.90	0.00	
N-GOOD	6	123.30	116.80	93.77	89.40	0.00	
N-GD-AVG	7	110.37	104.60	83.54	79.63	0.00	
N-AVG	8	97.44	92.39	73.32	69.86	0.00	
N-AVG-LC	10	87.22	82.73	65.38	0.00	0.00	
N-LC	16	76.99	73.07	57.43	0.00	0.00	

SECTION 1100		1102					Elevators
Apts Brk							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	6.15	6.15	3.68	3.35	3.35	
N-EX-G	3	5.45	5.45	3.39	3.05	3.05	
N-GOOD	6	4.75	4.75	3.10	2.75	2.75	
N-GD-AVG	7	4.20	4.20	2.80	2.52	2.52	
N-AVG	8	3.65	3.65	2.50	2.30	2.30	
N-AVG-LC	10	3.20	3.20	2.26	0.00	0.00	
N-LC	16	2.75	2.75	2.02	0.00	0.00	

TABLE 7

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1100		1103					Cost Table
Rectory							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	148.37	141.13	0.00	
N-EX-G	3	0.00	0.00	129.74	122.80	0.00	
N-GOOD	6	0.00	0.00	111.10	104.48	0.00	
N-GD-AVG	7	0.00	0.00	97.11	90.88	0.00	
N-AVG	8	0.00	0.00	83.12	77.28	0.00	
N-AVG-LC	10	0.00	0.00	72.71	67.27	0.00	
N-LC	16	0.00	0.00	62.30	57.26	0.00	

SECTION 1100		1104					Cost Table
Fratrnty							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	143.16	135.71	0.00	
N-EX-G	3	0.00	0.00	126.63	119.58	0.00	
N-GOOD	6	0.00	0.00	110.10	103.46	0.00	
N-GD-AVG	7	0.00	0.00	97.32	91.09	0.00	
N-AVG	8	0.00	0.00	84.53	78.72	0.00	

SECTION 1100		1105					Cost Table
Dorms							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	217.36	209.85	192.99	184.57	0.00	
N-EX-VG	2	196.24	189.29	171.13	162.72	0.00	
N-VG	4	175.12	168.73	149.27	140.87	0.00	
N-VG-G	5	157.98	152.09	132.27	119.30	0.00	
N-GOOD	6	140.83	135.45	115.27	97.72	0.00	
N-GD-AVG	7	127.14	122.20	102.15	88.04	0.00	
N-AVG	8	113.46	108.94	89.03	78.36	88.96	
N-AVG-LC	10	102.40	98.24	79.04	69.12	0.00	
N-LC	16	91.34	87.54	69.06	59.88	0.00	

SECTION 1100		1105					Elevators
Dorms							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	6.10	6.10	3.75	3.75	0.00	
N-EX-VG	2	5.70	5.70	3.52	3.52	0.00	
N-VG	4	5.30	5.30	3.30	3.30	0.00	
N-VG-G	5	4.92	4.92	3.10	3.10	0.00	
N-GOOD	6	4.55	4.55	2.90	2.90	0.00	
N-GD-AVG	7	4.03	4.03	2.35	2.35	0.00	
N-AVG	8	3.50	3.50	0.00	0.00	0.00	
N-AVG-LC	10	3.08	3.08	0.00	0.00	0.00	
N-LC	16	2.65	2.65	0.00	0.00	0.00	

TABLE 7

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1100		1106					Cost Table
Hotelfulls							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	187.33	181.15	145.90	135.38	0.00	
N-EX-G	3	168.84	163.10	134.10	124.12	0.00	
N-GOOD	6	150.35	145.06	122.31	112.86	0.00	
N-GD-AVG	7	135.68	130.78	112.56	103.60	0.00	
N-AVG	8	121.01	116.49	102.81	94.34	0.00	
N-AVG-LC	10	109.26	105.07	94.74	86.72	0.00	
N-LC	16	97.51	93.65	86.67	79.09	0.00	

SECTION 1100		1106					Elevators
Hotelfulls							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	7.75	7.75	4.65	4.65	0.00	
N-EX-G	3	6.70	6.70	4.10	4.10	0.00	
N-GOOD	6	5.65	5.65	3.55	3.55	0.00	
N-GD-AVG	7	4.92	4.92	3.15	3.15	0.00	
N-AVG	8	4.20	4.20	2.75	2.75	0.00	
N-AVG-LC	10	3.62	3.62	2.43	2.43	0.00	
N-LC	16	3.05	3.05	2.10	2.10	0.00	

SECTION 1100		1107					Cost Table
Hmfeldy							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	147.87	142.76	123.58	117.06	116.17	
N-GD-AVG	7	133.22	128.45	108.74	102.61	101.34	
N-AVG	8	118.56	114.14	93.90	88.16	86.50	
N-AVG-LC	10	106.82	102.70	82.80	77.46	0.00	
N-LC	16	95.09	91.27	71.71	66.75	0.00	

SECTION 1100		1107					Elevators
Hmfeldy							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	4.55	4.55	2.85	2.85	2.85	
N-GD-AVG	7	3.98	3.98	2.55	2.55	2.55	
N-AVG	8	3.40	3.40	2.25	2.25	2.25	
N-AVG-LC	10	3.00	3.00	2.00	2.00	2.00	
N-LC	16	2.60	2.60	1.75	1.75	1.75	

TABLE 7

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1100		1108					Cost Table
Clubho							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	152.59	145.03	130.89	
N-EX-G	3	0.00	0.00	131.71	124.40	112.80	
N-GOOD	6	0.00	0.00	110.83	103.78	94.72	
N-GD-AVG	7	0.00	0.00	95.78	89.13	81.73	
N-AVG	8	0.00	0.00	80.72	74.48	68.73	
N-AVG-LC	10	0.00	0.00	69.78	63.99	59.32	
N-LC	16	0.00	0.00	58.85	53.50	49.92	

SECTION 1100		1109					Cost Table
Ctryclub							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	194.16	186.21	0.00	
N-EX-G	3	0.00	0.00	170.42	162.40	0.00	
N-GOOD	6	0.00	0.00	146.68	138.59	0.00	
N-GD-AVG	7	0.00	0.00	128.84	120.96	0.00	
N-AVG	8	0.00	0.00	111.01	103.34	99.01	
N-AVG-LC	10	0.00	0.00	97.51	90.20	86.27	
N-LC	16	0.00	0.00	84.01	77.06	73.53	

SECTION 1100		1110					Cost Table
Cityclub							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	154.05	154.05	128.59	0.00	0.00	
N-GD-AVG	7	138.50	138.50	114.97	0.00	0.00	
N-AVG	8	122.94	122.94	101.34	0.00	0.00	

SECTION 1100		1110					Elevators
Cityclub							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	4.65	4.65	3.00	0.00	0.00	
N-GD-AVG	7	4.15	4.15	2.70	0.00	0.00	
N-AVG	8	3.65	3.65	2.40	0.00	0.00	

SECTION 1100		1111					Cost Table
Hlthclub							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	130.71	122.88	0.00	
N-GD-AVG	7	0.00	0.00	112.51	105.24	0.00	
N-AVG	8	0.00	0.00	94.31	87.61	85.51	
N-AVG-LC	10	0.00	0.00	81.18	75.04	72.87	
N-LC	16	0.00	0.00	68.04	62.46	60.23	

TABLE 7

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1100		1112					Cost Table
Mortuary							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	163.96	155.92	0.00	
N-EX-G	3	0.00	0.00	141.99	134.19	0.00	
N-GOOD	6	177.29	177.29	120.01	112.46	0.00	
N-GD-AVG	7	157.99	157.99	103.92	96.78	0.00	
N-AVG	8	138.69	138.69	87.84	81.11	77.93	
N-AVG-LC	10	0.00	0.00	76.06	69.81	66.82	
N-LC	16	0.00	0.00	64.29	58.50	55.70	

SECTION 1100		1113					Cost Table
Grpcareh							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	170.38	160.57	0.00	
N-EX-VG	2	0.00	0.00	152.27	143.08	0.00	
N-EX-G	3	0.00	0.00	138.02	129.39	0.00	
N-VG	4	0.00	0.00	134.16	125.58	0.00	
N-VG-G	5	0.00	0.00	119.90	111.90	0.00	
N-GOOD	6	0.00	0.00	105.65	98.21	0.00	
N-GD-AVG	7	0.00	0.00	94.30	87.40	0.00	
N-AVG	8	0.00	0.00	82.96	76.59	0.00	
N-AVG-LC	10	0.00	0.00	74.11	68.22	0.00	
N-LC	16	0.00	0.00	65.26	59.84	0.00	

SECTION 1100		1114					Cost Table
Sen Ctr							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	206.58	195.81	0.00	
N-EX-G	3	0.00	0.00	181.44	171.24	0.00	
N-GOOD	6	0.00	0.00	156.31	146.67	0.00	
N-GD-AVG	7	0.00	0.00	137.34	129.82	0.00	
N-AVG	8	0.00	0.00	118.38	112.97	0.00	
N-AVG-LC	10	0.00	0.00	103.98	97.67	0.00	
N-LC	16	0.00	0.00	89.57	82.37	76.87	

SECTION 1100		1115					Cost Table
Hotellmser							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	129.37	124.98	119.43	109.78	0.00	
N-EX-G	3	120.91	116.52	108.98	100.19	0.00	
N-GOOD	6	112.45	108.06	98.53	90.60	0.00	
N-GD-AVG	7	105.23	101.12	90.02	82.72	0.00	
N-AVG	8	98.01	94.17	81.51	74.84	75.92	
N-AVG-LC	10	91.84	88.12	74.56	68.40	0.00	
N-LC	16	85.66	82.08	67.62	61.95	0.00	

TABLE 7

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1100		1115					Elevators
Hotelimser							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	4.70	4.70	2.90	2.90	0.00	
N-EX-G	3	4.35	4.35	2.52	2.52	0.00	
N-GOOD	6	4.00	4.00	2.15	2.15	0.00	
N-GD-AVG	7	3.68	3.68	1.88	1.88	0.00	
N-AVG	8	3.35	3.35	1.60	1.60	1.60	
N-AVG-LC	10	3.10	3.10	1.38	1.38	0.00	
N-LC	16	2.85	2.85	1.15	1.15	0.00	

SECTION 1100		1116					Cost Table
Apts Mill							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	108.25	0.00	0.00	
N-GD-AVG	7	0.00	0.00	98.09	0.00	0.00	
N-AVG	8	0.00	0.00	87.93	0.00	0.00	

SECTION 1100		1116					Elevators
Apts Mill							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	3.10	0.00	0.00	
N-GD-AVG	7	0.00	0.00	2.80	0.00	0.00	
N-AVG	8	0.00	0.00	2.50	0.00	0.00	

SECTION 1100		1117					Cost Table
Aptsluxbr							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	190.46	179.07	0.00	
N-EX-G	3	0.00	0.00	171.16	160.53	0.00	
N-GOOD	6	201.16	190.17	151.86	141.99	0.00	
N-GD-AVG	7	179.29	169.58	136.48	127.28	0.00	
N-AVG	8	157.42	148.98	121.09	112.58	0.00	

SECTION 1100		1117					Elevators
Elevator							
GRADE		A/1	B/2	C/3	D/4	S/5	
EXCEL	1	0.00	0.00	4.85	4.30	0.00	
EX-G	3	0.00	0.00	4.58	4.05	0.00	
GOOD	6	7.25	7.25	4.30	3.80	0.00	
GD-AVG	7	6.80	6.80	4.05	3.58	0.00	
N-Avg	8	6.35	6.35	3.80	3.35	0.00	

TABLE 7

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1100		1118					Cost Table
Aptsluxfr							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	182.48	0.00	
N-EX-G	3	0.00	0.00	0.00	163.83	0.00	
N-GOOD	6	0.00	0.00	0.00	145.18	0.00	
N-GD-AVG	7	0.00	0.00	0.00	130.34	0.00	
N-AVG	8	0.00	0.00	0.00	115.51	0.00	

SECTION 1100		1118					Elevators
Elevator							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	4.85	4.30	0.00	
N-EX-G	3	0.00	0.00	4.58	4.05	0.00	
N-GOOD	6	7.25	7.25	4.30	3.80	0.00	
N-GD-AVG	7	6.80	6.80	4.05	3.58	0.00	
N-AVG	8	6.35	6.35	3.80	3.35	0.00	

SECTION 1100		1120					Cost Table
Roomhse							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	90.57	82.94	0.00	
N-GD-AVG	7	0.00	0.00	80.29	73.44	0.00	
N-AVG	8	0.00	0.00	70.01	63.94	0.00	
N-AVG-FR	9	0.00	0.00	65.77	60.02	0.00	
N-AVG-LC	10	0.00	0.00	0.00	56.60	0.00	
N-FAIR	14	0.00	0.00	61.53	56.11	0.00	
N-FAIRLC	15	0.00	0.00	0.00	52.68	0.00	
N-LC	16	0.00	0.00	0.00	49.25	0.00	

SECTION 1100		1125					Cost Table
Recpoolenc							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	67.07	60.97	59.58	
N-GD-AVG	7	0.00	0.00	55.74	50.20	48.34	
N-AVG	8	0.00	0.00	44.42	39.43	37.10	
N-AVG-LC	10	0.00	0.00	36.92	32.47	30.12	
N-FAIRLC	15	0.00	0.00	0.00	0.00	25.76	
N-LC	16	0.00	0.00	29.42	25.50	23.13	
N-CHP-LC	17	0.00	0.00	0.00	0.00	18.77	
N-CHEAP	18	0.00	0.00	0.00	0.00	14.41	

TABLE 7

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1100		1130					Cost Table
Aptbrshlb							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	104.72	96.94	83.04	94.65	0.00	
N-EX-G	3	92.88	85.99	73.81	84.13	0.00	
N-GOOD	6	81.04	75.04	64.58	73.61	0.00	
N-GD-AVG	7	72.54	67.20	56.70	59.40	0.00	
N-AVG	8	64.03	59.37	48.83	45.19	0.00	
N-AVG-LC	10	57.36	53.22	43.58	0.00	0.00	
N-LC	16	50.68	47.07	38.33	0.00	0.00	

SECTION 1100		1131					Cost Table
Aptfrshlbl							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	72.22	0.00	
N-EX-G	3	0.00	0.00	0.00	64.18	0.00	
N-GOOD	6	0.00	0.00	0.00	56.15	54.71	
N-GD-AVG	7	0.00	0.00	0.00	49.86	48.58	
N-AVG	8	0.00	0.00	0.00	43.58	42.45	
N-AVG-LC	10	0.00	0.00	0.00	38.75	0.00	
N-LC	16	0.00	0.00	0.00	33.92	0.00	

SECTION 1100		1135					Cost Table
Apt Inter							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	55.12	55.12	43.85	43.85	43.85	
N-EX-G	3	48.67	48.67	37.83	37.83	37.83	
N-GOOD	6	42.22	42.22	31.81	31.81	31.81	
N-GD-AVG	7	37.80	37.80	28.29	28.29	28.29	
N-AVG	8	33.38	33.38	24.77	24.77	24.77	
N-AVG-LC	10	29.84	29.84	22.06	22.06	22.06	
N-LC	16	26.29	26.29	19.34	19.34	19.34	

SECTION 1100		1140					Cost Table
Hiriserhfr							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	122.36	112.32	0.00	
N-EX-G	3	0.00	0.00	107.12	98.36	0.00	
N-GOOD	6	0.00	0.00	91.89	84.39	0.00	
N-GD-AVG	7	0.00	0.00	80.50	73.95	0.00	
N-AVG	8	0.00	0.00	69.11	63.50	0.00	
N-AVG-LC	10	0.00	0.00	60.74	55.82	0.00	
N-LC	16	0.00	0.00	52.36	48.14	0.00	

TABLE 7

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1100		1141					Cost Table
Hiriserhmi							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	134.93	0.00	0.00	
N-EX-G	3	0.00	0.00	120.76	0.00	0.00	
N-GOOD	6	0.00	0.00	106.59	0.00	0.00	
N-GD-AVG	7	0.00	0.00	95.39	0.00	0.00	
N-AVG	8	0.00	0.00	84.19	0.00	0.00	

SECTION 1100		1143					Cost Table
Hiriserhma							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	117.35	0.00	
N-EX-G	3	0.00	0.00	0.00	102.73	0.00	
N-GOOD	6	0.00	0.00	0.00	88.11	0.00	
N-GD-AVG	7	0.00	0.00	0.00	77.18	0.00	
N-AVG	8	0.00	0.00	0.00	66.26	0.00	
N-AVG-LC	10	0.00	0.00	0.00	58.22	0.00	
N-LC	16	0.00	0.00	0.00	50.19	0.00	

SECTION 1100		1150					Basements
Aptsbsmt							
GRADE		A/1	B/2	C/3	D/4	S/5	
BSMTUNIT	1	82.18	82.18	60.94	60.94	60.94	
BSMTPK	2	46.16	46.16	29.55	29.55	29.55	
BSMTUTIL	3	42.00	42.00	27.00	27.00	27.00	
BSMTFIN	4	52.15	52.15	36.46	36.46	36.46	

SECTION 1100		1150					Elevators
Aptsbsmt							
GRADE		A/1	B/2	C/3	D/4	S/5	
BSMTUNIT	1	4.75	4.75	3.10	2.75	2.75	
BSMTPK	2	4.75	4.75	3.10	2.75	2.75	
BSMTUTIL	3	4.75	4.75	3.10	2.75	2.75	
BSMTFIN	4	4.75	4.75	3.10	2.75	2.75	

SECTION 1100		1151					Basements
Dormbsmt							
GRADE		A/1	B/2	C/3	D/4	S/5	
BSMTUNIT	1	94.92	94.92	72.31	72.31	72.31	
BSMTUTIL	3	43.65	43.65	27.90	27.90	27.90	
BSMTFIN	4	69.79	69.79	51.41	51.41	51.41	

TABLE 7

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1100		1151				Elevators
Dormbsmt						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTUNIT	1	3.50	3.50	2.90	2.90	2.90
BSMTUTIL	3	3.50	3.50	2.90	2.90	2.90
BSMTFIN	4	3.50	3.50	2.90	2.90	2.90

SECTION 1100		1152				Basements
Htelbsmt						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTPK	2	46.68	46.68	29.85	29.85	29.85
BSMTUTIL	3	44.37	44.37	28.51	28.51	28.51
BSMTFIN	4	73.05	73.05	52.60	52.60	52.60

SECTION 1100		1152				Elevators
Htelbsmt						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTPK	2	4.20	4.20	2.75	2.75	2.75
BSMTUTIL	3	4.20	4.20	2.75	2.75	2.75
BSMTFIN	4	4.20	4.20	2.75	2.75	2.75

SECTION 1100		1153				Basements
Hirrhbsmt						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTFIN	4	0.00	0.00	31.78	31.78	0.00
BSMTUFIN	5	0.00	0.00	18.29	18.29	0.00
BSMTSFIN	14	0.00	0.00	23.27	23.27	0.00

SECTION 1100		1154				Basements
Hmfelydysm						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTFIN	4	69.18	69.18	49.50	49.50	49.50

SECTION 1100		1156				Basements
Cbhsbsmt						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTUFIN	5	0.00	0.00	27.58	27.58	27.58
BSMTSFIN	14	0.00	0.00	34.64	34.64	34.64

SECTION 1100		1157				Basements
Cclbbsmt						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTUTIL	3	0.00	0.00	30.54	30.54	30.54
BSMTFIN	4	0.00	0.00	60.20	60.20	60.20

TABLE 7

COMMERCIAL OCCUPANCY RATE TABLE						
SECTION 1100		1158			Basements	
Mortbsmt						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTFIN	4	66.24	66.24	46.91	46.91	46.91
SECTION 1100		1159			Basements	
Fratbsmt						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTFIN	4	0.00	0.00	32.41	32.41	32.41
BSMTUFIN	5	0.00	0.00	26.21	26.21	0.00
SECTION 1100		1190			Mezzanine	
Htelmezz						
GRADE		A/1	B/2	C/3	D/4	S/5
MEZZ	1	68.32	68.32	49.59	49.59	49.59

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1100 **PERIMETER MULTIPLIER FORMULA**

$$\text{PERIMETER MULTIPLIER} = A1 + A2*(\text{PERM}/\text{AREA}) + A3*(\text{PERM}/\text{AREA})^2 + A4*(\text{PERM}/\text{AREA})^3 + A5*(\text{PERM}/\text{AREA})^4 + A6*(\text{PERM}/\text{AREA})^5 + A7*(\text{PERM}/\text{AREA})^6$$

NOTE: PERIMETER MULTIPLIER MAXIMUM = 1.600 AND MINIMUM = 0.720

A1 THROUGH A7	
A1	0.836356243
A2	2.447625996
A3	0.026012271
A4	-0.000304417
A5	-0.112646267
A6	0.141722743
A7	-0.048744615

EXAMPLES		
PERIMETER	AREA(SF)	MULTIPLIER
160	1500	1.098
350	10000	0.922
500	40000	0.867
700	4000	1.265
500	40000	0.867
1400	36000	0.932
2000	40000	0.959

SECTION 1100 **STORY HEIGHT MULTIPLIER FORMULA**

$$\text{STORY HEIGHT MULTIPLIER} = A1 * A2^{(\text{STORY HEIGHT})} * (\text{STORY HEIGHT})^{A3}$$

NOTE: STORY HEIGHT MULTIPLIER MAXIMUM = 1.750 AND MINIMUM = 0.922

A1 THROUGH A3	
A1	0.761621160
A2	1.027179280
A3	0.001683720

EXAMPLES	
STORY HEIGHT (FEET)	MULTIPLIER
8	0.947
9	0.973
10	1.000
11	1.027
12	1.055
13	1.084
14	1.114
15	1.144
16	1.175
17	1.207
18	1.240
19	1.274
20	1.309
22	1.381
24	1.457

COMMERCIAL OCCUPANCY RATE TABLE
--

SECTION 1100	SPRINKLER TABLE			
SQFT	WET EXPOSED	DRY EXPOSED	WET HIDDEN	DRY HIDDEN
1500	3.22	4.18	5.41	7.02
3000	2.89	3.73	4.80	6.19
5000	2.67	3.42	4.39	5.62
10000	2.40	3.05	3.88	4.93
15000	2.26	2.86	3.61	4.57
20000	2.17	2.73	3.43	4.32
30000	2.02	2.54	3.19	4.01
40000	1.95	2.44	3.04	3.80
50000	1.89	2.35	2.93	3.65
75000	1.76	2.19	2.72	3.38
100000	1.68	2.08	2.59	3.21
150000	1.64	2.02	2.49	3.07
200000	1.58	1.95	2.40	2.96
250000	1.50	1.85	2.28	2.81
300000	1.44	1.76	2.15	2.62
400000	1.36	1.66	2.04	2.49
500000	1.32	1.61	1.96	2.38

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1100	HEATING TABLE	
TYPE	CL/QL	RATE
HOT&CHILL	1	18.00
WARM&COOL	3	11.30
STEAM/BLR	4	7.25
HOT WATER	5	7.90
HOT WAT/R	6	7.75
STEAM/NOB	7	6.15
HEAT PUMP	8	9.15
PACK A/C	9	8.20
CENT REF	10	6.90
CENT EVP	11	3.25
WALL HTP	12	3.95
FORC AIR	13	5.20
WALL/FLR	14	1.95
ELEC BBD	15	4.10
SPACE HT	16	1.75
ELEC WHT	17	1.70
VENTILAT	18	1.30

TABLE 8

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1200		1201					Cost Table
Motels							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	131.50	125.14	0.00	
N-EX-G	3	0.00	0.00	115.23	109.52	0.00	
N-GOOD	6	0.00	0.00	98.96	93.89	0.00	
N-GD-AVG	7	0.00	0.00	86.72	82.17	0.00	
N-AVG	8	0.00	0.00	74.48	70.45	70.64	
N-AVG-FR	9	0.00	0.00	69.54	65.72	0.00	
N-AVG-LC	10	0.00	0.00	65.25	61.64	0.00	
N-FAIR	14	0.00	0.00	64.59	61.00	0.00	
N-FAIRLC	15	0.00	0.00	60.30	56.92	0.00	
N-LC	16	0.00	0.00	56.02	52.83	0.00	
N-CHP-LC	17	0.00	0.00	51.38	48.42	0.00	
N-CHEAP	18	0.00	0.00	46.73	44.00	0.00	

SECTION 1200		1202					Cost Table
Mres Fr							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	105.84	0.00	
N-EX-G	3	0.00	0.00	0.00	91.94	0.00	
N-GOOD	6	0.00	0.00	0.00	78.05	78.01	
N-GD-AVG	7	0.00	0.00	0.00	68.04	68.08	
N-AVG	8	0.00	0.00	0.00	58.04	58.16	
N-AVG-FR	9	0.00	0.00	0.00	56.13	0.00	
N-AVG-LC	10	0.00	0.00	0.00	51.46	0.00	
N-FAIR	14	0.00	0.00	0.00	50.17	0.00	
N-FAIRLC	15	0.00	0.00	0.00	47.52	0.00	
N-LC	16	0.00	0.00	0.00	44.87	0.00	

SECTION 1200		1203					Cost Table
Mres Br							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	112.41	105.84	0.00	
N-EX-G	3	0.00	0.00	97.98	91.94	0.00	
N-GOOD	6	0.00	0.00	83.56	78.05	0.00	
N-GD-AVG	7	0.00	0.00	73.10	68.04	0.00	
N-AVG	8	0.00	0.00	62.63	58.04	0.00	
N-AVG-FR	9	0.00	0.00	58.50	54.90	0.00	
N-AVG-LC	10	0.00	0.00	54.93	51.46	0.00	
N-FAIR	14	0.00	0.00	54.36	51.75	0.00	
N-FAIRLC	15	0.00	0.00	50.80	48.31	0.00	
N-LC	16	0.00	0.00	47.23	44.87	0.00	

TABLE 8

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1200		1204					Cost Table
Mres F/B							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	107.03	0.00	
N-EX-G	3	0.00	0.00	0.00	93.05	0.00	
N-GOOD	6	0.00	0.00	0.00	79.07	0.00	
N-GD-AVG	7	0.00	0.00	0.00	68.98	0.00	
N-AVG	8	0.00	0.00	0.00	58.90	0.00	
N-AVG-FR	9	0.00	0.00	0.00	54.93	0.00	
N-AVG-LC	10	0.00	0.00	0.00	51.52	0.00	
N-FAIR	14	0.00	0.00	0.00	50.96	0.00	
N-FAIRLC	15	0.00	0.00	0.00	47.56	0.00	
N-LC	16	0.00	0.00	0.00	44.15	0.00	

SECTION 1200		1205					Cost Table
Mresc Fr							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	100.50	0.00	
N-EX-G	3	0.00	0.00	0.00	89.56	0.00	
N-GOOD	6	0.00	0.00	0.00	78.63	78.85	
N-GD-AVG	7	0.00	0.00	0.00	70.02	70.24	
N-AVG	8	0.00	0.00	0.00	61.41	61.62	
N-AVG-FR	9	0.00	0.00	0.00	57.93	0.00	
N-AVG-LC	10	0.00	0.00	0.00	54.79	0.00	
N-FAIR	14	0.00	0.00	0.00	54.45	0.00	
N-FAIRLC	15	0.00	0.00	0.00	51.31	0.00	
N-LC	16	0.00	0.00	0.00	48.17	0.00	

SECTION 1200		1206					Cost Table
Mresc Br							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	107.53	103.36	0.00	
N-EX-G	3	0.00	0.00	96.02	92.15	0.00	
N-GOOD	6	0.00	0.00	84.50	80.94	0.00	
N-GD-AVG	7	0.00	0.00	75.39	72.10	0.00	
N-AVG	8	0.00	0.00	66.28	63.27	0.00	
N-AVG-FR	9	0.00	0.00	62.58	59.69	0.00	
N-FAIR	14	0.00	0.00	58.89	56.11	0.00	

SECTION 1200		1207					Cost Table
Mresf/B							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	101.93	0.00	
N-EX-G	3	0.00	0.00	0.00	90.86	0.00	
N-GOOD	6	0.00	0.00	0.00	79.78	0.00	
N-GD-AVG	7	0.00	0.00	0.00	71.06	0.00	
N-AVG	8	0.00	0.00	0.00	62.34	0.00	
N-AVG-FR	9	0.00	0.00	0.00	58.81	0.00	
N-FAIR	14	0.00	0.00	0.00	55.28	0.00	

TABLE 8

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1200		1208					Cost Table
Rhsee Fr							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	116.05	0.00	
N-EX-G	3	0.00	0.00	0.00	100.46	0.00	
N-GOOD	6	0.00	0.00	0.00	84.86	0.00	
N-GD-AVG	7	0.00	0.00	0.00	73.72	0.00	
N-AVG	8	0.00	0.00	0.00	62.57	0.00	
N-AVG-FR	9	0.00	0.00	0.00	58.22	0.00	
N-AVG-LC	10	0.00	0.00	0.00	54.50	0.00	
N-FAIR	14	0.00	0.00	0.00	53.86	0.00	
N-FAIRLC	15	0.00	0.00	0.00	50.14	0.00	
N-LC	16	0.00	0.00	0.00	46.42	0.00	

SECTION 1200		1209					Cost Table
Rhsee Br							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	126.02	121.38	0.00	
N-EX-G	3	0.00	0.00	109.06	105.04	0.00	
N-GOOD	6	0.00	0.00	92.10	88.70	0.00	
N-GD-AVG	7	0.00	0.00	79.98	77.04	0.00	
N-AVG	8	0.00	0.00	67.87	65.37	0.00	
N-AVG-FR	9	0.00	0.00	63.14	60.81	0.00	
N-AVG-LC	10	0.00	0.00	59.10	56.92	0.00	
N-FAIR	14	0.00	0.00	58.41	56.25	0.00	
N-FAIRLC	15	0.00	0.00	54.36	52.36	0.00	
N-LC	16	0.00	0.00	50.32	48.47	0.00	

SECTION 1200		1210					Cost Table
Rhseef/B							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	118.72	0.00	
N-EX-G	3	0.00	0.00	0.00	102.75	0.00	
N-GOOD	6	0.00	0.00	0.00	86.78	0.00	
N-GD-AVG	7	0.00	0.00	0.00	75.38	0.00	
N-AVG	8	0.00	0.00	0.00	63.97	0.00	
N-AVG-FR	9	0.00	0.00	0.00	59.51	0.00	
N-AVG-LC	10	0.00	0.00	0.00	55.71	0.00	
N-FAIR	14	0.00	0.00	0.00	55.06	0.00	
N-FAIRLC	15	0.00	0.00	0.00	51.25	0.00	
N-LC	16	0.00	0.00	0.00	47.44	0.00	

TABLE 8

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1200		1211					Cost Table
Rhsei Fr							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	109.09	0.00	
N-EX-G	3	0.00	0.00	0.00	94.43	0.00	
N-GOOD	6	0.00	0.00	0.00	79.77	0.00	
N-GD-AVG	7	0.00	0.00	0.00	69.29	0.00	
N-AVG	8	0.00	0.00	0.00	58.82	0.00	
N-AVG-FR	9	0.00	0.00	0.00	54.72	0.00	
N-AVG-LC	10	0.00	0.00	0.00	51.23	0.00	
N-FAIR	14	0.00	0.00	0.00	50.63	0.00	
N-FAIRLC	15	0.00	0.00	0.00	47.13	0.00	
N-LC	16	0.00	0.00	0.00	43.63	0.00	

SECTION 1200		1212					Cost Table
Rhsei Br							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	118.46	114.10	0.00	
N-EX-G	3	0.00	0.00	102.52	98.74	0.00	
N-GOOD	6	0.00	0.00	86.57	83.38	0.00	
N-GD-AVG	7	0.00	0.00	75.19	72.41	0.00	
N-AVG	8	0.00	0.00	63.80	61.45	0.00	
N-AVG-FR	9	0.00	0.00	59.35	57.16	0.00	
N-AVG-LC	10	0.00	0.00	55.55	53.50	0.00	
N-FAIR	14	0.00	0.00	54.91	52.88	0.00	
N-FAIRLC	15	0.00	0.00	51.10	49.22	0.00	
N-LC	16	0.00	0.00	47.30	45.56	0.00	

SECTION 1200		1213					Cost Table
Rhseif/B							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	111.59	0.00	
N-EX-G	3	0.00	0.00	0.00	96.58	0.00	
N-GOOD	6	0.00	0.00	0.00	81.57	0.00	
N-GD-AVG	7	0.00	0.00	0.00	70.85	0.00	
N-AVG	8	0.00	0.00	0.00	60.13	0.00	
N-AVG-FR	9	0.00	0.00	0.00	55.94	0.00	
N-AVG-LC	10	0.00	0.00	0.00	52.37	0.00	
N-FAIR	14	0.00	0.00	0.00	51.75	0.00	
N-FAIRLC	15	0.00	0.00	0.00	48.18	0.00	
N-LC	16	0.00	0.00	0.00	44.60	0.00	

TABLE 8

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1200		1214					Cost Table
Bigarbrse							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	51.36	47.57	0.00	
N-EX-G	3	0.00	0.00	45.30	42.10	0.00	
N-GOOD	6	0.00	0.00	39.24	36.63	0.00	
N-GD-AVG	7	0.00	0.00	34.54	32.42	0.00	
N-AVG	8	0.00	0.00	29.85	28.22	0.00	
N-AVG-LC	10	0.00	0.00	26.34	24.98	0.00	
N-LC	16	0.00	0.00	22.83	21.73	0.00	

SECTION 1200		1215					Cost Table
Bigarbrsi							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	30.40	28.51	0.00	
N-EX-G	3	0.00	0.00	26.82	25.22	0.00	
N-GOOD	6	0.00	0.00	23.23	21.93	0.00	
N-GD-AVG	7	0.00	0.00	20.50	19.38	0.00	
N-AVG	8	0.00	0.00	17.78	16.83	0.00	
N-AVG-LC	10	0.00	0.00	15.68	14.88	0.00	
N-LC	16	0.00	0.00	13.58	12.92	0.00	

SECTION 1200		1216					Cost Table
Bigarfrse							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	40.29	0.00	
N-EX-G	3	0.00	0.00	0.00	35.76	0.00	
N-GOOD	6	0.00	0.00	0.00	31.23	0.00	
N-GD-AVG	7	0.00	0.00	0.00	31.23	0.00	
N-AVG	8	0.00	0.00	0.00	31.23	0.00	
N-AVG-LC	10	0.00	0.00	0.00	25.02	0.00	
N-LC	16	0.00	0.00	0.00	18.81	0.00	

SECTION 1200		1217					Cost Table
Bigarfrsi							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	25.64	0.00	
N-EX-G	3	0.00	0.00	0.00	22.70	0.00	
N-GOOD	6	0.00	0.00	0.00	19.75	0.00	
N-GD-AVG	7	0.00	0.00	0.00	19.75	0.00	
N-AVG	8	0.00	0.00	0.00	19.75	0.00	
N-AVG-LC	10	0.00	0.00	0.00	15.82	0.00	
N-LC	16	0.00	0.00	0.00	11.88	0.00	

TABLE 8

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1200		1218					Cost Table
Bigarbrde							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	38.28	35.99	0.00	
N-EX-G	3	0.00	0.00	33.76	31.78	0.00	
N-GOOD	6	0.00	0.00	29.24	27.57	0.00	
N-GD-AVG	7	0.00	0.00	25.76	24.38	0.00	
N-AVG	8	0.00	0.00	22.27	21.19	0.00	
N-AVG-LC	10	0.00	0.00	19.64	18.72	0.00	
N-LC	16	0.00	0.00	17.02	16.24	0.00	

SECTION 1200		1219					Cost Table
Bigarbrdi							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	29.19	27.37	0.00	
N-EX-G	3	0.00	0.00	25.60	24.08	0.00	
N-GOOD	6	0.00	0.00	22.02	20.79	0.00	
N-GD-AVG	7	0.00	0.00	19.26	18.19	0.00	
N-AVG	8	0.00	0.00	16.51	15.59	0.00	
N-AVG-LC	10	0.00	0.00	14.46	13.71	0.00	
N-LC	16	0.00	0.00	12.42	11.83	0.00	

SECTION 1200		1220					Cost Table
Bigarfrde							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	30.84	0.00	
N-EX-G	3	0.00	0.00	0.00	27.38	0.00	
N-GOOD	6	0.00	0.00	0.00	23.91	0.00	
N-GD-AVG	7	0.00	0.00	0.00	23.91	0.00	
N-AVG	8	0.00	0.00	0.00	23.91	0.00	
N-AVG-LC	10	0.00	0.00	0.00	19.16	0.00	
N-LC	16	0.00	0.00	0.00	14.40	0.00	

SECTION 1200		1221					Cost Table
Bigarfrdi							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	24.60	0.00	
N-EX-G	3	0.00	0.00	0.00	21.66	0.00	
N-GOOD	6	0.00	0.00	0.00	18.71	0.00	
N-GD-AVG	7	0.00	0.00	0.00	18.71	0.00	
N-AVG	8	0.00	0.00	0.00	18.71	0.00	
N-AVG-LC	10	0.00	0.00	0.00	14.80	0.00	
N-LC	16	0.00	0.00	0.00	10.89	0.00	

TABLE 8

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1200		1222					Cost Table
Urbrehf2							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	125.45	0.00	
N-EX-G	3	0.00	0.00	0.00	108.46	0.00	
N-GOOD	6	0.00	0.00	0.00	91.47	0.00	
N-GD-AVG	7	0.00	0.00	0.00	79.36	0.00	
N-AVG	8	0.00	0.00	0.00	67.25	0.00	
N-AVG-FR	9	0.00	0.00	0.00	62.53	0.00	
N-FAIR	14	0.00	0.00	0.00	57.81	0.00	

SECTION 1200		1223					Cost Table
Urbrehb2							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	136.23	131.21	0.00	
N-EX-G	3	0.00	0.00	117.74	113.40	0.00	
N-GOOD	6	0.00	0.00	99.26	95.58	0.00	
N-GD-AVG	7	0.00	0.00	86.09	82.90	0.00	
N-AVG	8	0.00	0.00	72.92	70.21	0.00	
N-AVG-FR	9	0.00	0.00	67.79	65.26	0.00	
N-FAIR	14	0.00	0.00	62.66	60.32	0.00	

SECTION 1200		1224					Cost Table
Urbrehfb2							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	128.33	0.00	
N-EX-G	3	0.00	0.00	0.00	110.93	0.00	
N-GOOD	6	0.00	0.00	0.00	93.52	0.00	
N-GD-AVG	7	0.00	0.00	0.00	81.13	0.00	
N-AVG	8	0.00	0.00	0.00	68.73	0.00	
N-AVG-FR	9	0.00	0.00	0.00	63.90	0.00	
N-FAIR	14	0.00	0.00	0.00	59.06	0.00	

SECTION 1200		1225					Cost Table
Urbrhif2							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	121.69	0.00	
N-EX-G	3	0.00	0.00	0.00	105.21	0.00	
N-GOOD	6	0.00	0.00	0.00	88.73	0.00	
N-GD-AVG	7	0.00	0.00	0.00	76.98	0.00	
N-AVG	8	0.00	0.00	0.00	65.23	0.00	
N-AVG-FR	9	0.00	0.00	0.00	60.65	0.00	
N-FAIR	14	0.00	0.00	0.00	56.08	0.00	

TABLE 8

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1200		1226					Cost Table
Urbrhib2							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	132.14	127.27	0.00	
N-EX-G	3	0.00	0.00	114.21	109.99	0.00	
N-GOOD	6	0.00	0.00	96.28	92.71	0.00	
N-GD-AVG	7	0.00	0.00	83.51	80.41	0.00	
N-AVG	8	0.00	0.00	70.73	68.10	0.00	
N-AVG-FR	9	0.00	0.00	65.76	63.31	0.00	
N-FAIR	14	0.00	0.00	60.78	58.51	0.00	

SECTION 1200		1227					Cost Table
Urbrhib2							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	124.48	0.00	
N-EX-G	3	0.00	0.00	0.00	107.60	0.00	
N-GOOD	6	0.00	0.00	0.00	90.72	0.00	
N-GD-AVG	7	0.00	0.00	0.00	78.69	0.00	
N-AVG	8	0.00	0.00	0.00	66.67	0.00	
N-AVG-FR	9	0.00	0.00	0.00	61.98	0.00	
N-FAIR	14	0.00	0.00	0.00	57.29	0.00	

SECTION 1200		1228					Cost Table
Rhsee Fr-1							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	120.69	0.00	
N-EX-G	3	0.00	0.00	0.00	104.47	0.00	
N-GOOD	6	0.00	0.00	0.00	88.25	0.00	
N-GD-AVG	7	0.00	0.00	0.00	76.66	0.00	
N-AVG	8	0.00	0.00	0.00	65.07	0.00	
N-AVG-FR	9	0.00	0.00	0.00	60.54	0.00	
N-AVG-LC	10	0.00	0.00	0.00	56.67	0.00	
N-FAIR	14	0.00	0.00	0.00	56.01	0.00	
N-FAIRLC	15	0.00	0.00	0.00	52.15	0.00	
N-LC	16	0.00	0.00	0.00	48.28	0.00	

SECTION 1200		1229					Cost Table
Rhsee Br-1							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	131.06	126.24	0.00	
N-EX-G	3	0.00	0.00	113.42	109.24	0.00	
N-GOOD	6	0.00	0.00	95.78	92.25	0.00	
N-GD-AVG	7	0.00	0.00	83.18	80.12	0.00	
N-AVG	8	0.00	0.00	70.58	67.98	0.00	
N-AVG-FR	9	0.00	0.00	65.67	63.24	0.00	
N-AVG-LC	10	0.00	0.00	61.46	59.20	0.00	
N-FAIR	14	0.00	0.00	60.75	58.50	0.00	
N-FAIRLC	15	0.00	0.00	56.54	54.45	0.00	
N-LC	16	0.00	0.00	52.33	50.41	0.00	

TABLE 8

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1200						1230	Cost Table
Rhseef/B-1							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	123.46	0.00	
N-EX-G	3	0.00	0.00	0.00	106.86	0.00	
N-GOOD	6	0.00	0.00	0.00	90.25	0.00	
N-GD-AVG	7	0.00	0.00	0.00	78.39	0.00	
N-AVG	8	0.00	0.00	0.00	66.53	0.00	
N-AVG-FR	9	0.00	0.00	0.00	61.89	0.00	
N-AVG-LC	10	0.00	0.00	0.00	57.94	0.00	
N-FAIR	14	0.00	0.00	0.00	57.26	0.00	
N-FAIRLC	15	0.00	0.00	0.00	53.30	0.00	
N-LC	16	0.00	0.00	0.00	49.34	0.00	

SECTION 1200						1231	Cost Table
Rhsei Fr-1							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	113.45	0.00	
N-EX-G	3	0.00	0.00	0.00	98.20	0.00	
N-GOOD	6	0.00	0.00	0.00	82.96	0.00	
N-GD-AVG	7	0.00	0.00	0.00	72.06	0.00	
N-AVG	8	0.00	0.00	0.00	61.17	0.00	
N-AVG-FR	9	0.00	0.00	0.00	56.91	0.00	
N-AVG-LC	10	0.00	0.00	0.00	53.27	0.00	
N-FAIR	14	0.00	0.00	0.00	52.65	0.00	
N-FAIRLC	15	0.00	0.00	0.00	49.02	0.00	
N-LC	16	0.00	0.00	0.00	45.38	0.00	

SECTION 1200						1232	Cost Table
Rhsei Br-1							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	123.20	118.66	0.00	
N-EX-G	3	0.00	0.00	106.62	102.69	0.00	
N-GOOD	6	0.00	0.00	90.04	86.71	0.00	
N-GD-AVG	7	0.00	0.00	78.19	75.31	0.00	
N-AVG	8	0.00	0.00	66.35	63.91	0.00	
N-AVG-FR	9	0.00	0.00	61.73	59.45	0.00	
N-AVG-LC	10	0.00	0.00	57.77	55.64	0.00	
N-FAIR	14	0.00	0.00	57.10	54.99	0.00	
N-FAIRLC	15	0.00	0.00	53.15	51.19	0.00	
N-LC	16	0.00	0.00	49.19	47.38	0.00	

TABLE 8

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1200		1233					Cost Table
Rhseif/B-1							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	116.06	0.00	
N-EX-G	3	0.00	0.00	0.00	100.45	0.00	
N-GOOD	6	0.00	0.00	0.00	84.84	0.00	
N-GD-AVG	7	0.00	0.00	0.00	73.69	0.00	
N-AVG	8	0.00	0.00	0.00	62.54	0.00	
N-AVG-FR	9	0.00	0.00	0.00	58.18	0.00	
N-AVG-LC	10	0.00	0.00	0.00	54.46	0.00	
N-FAIR	14	0.00	0.00	0.00	53.82	0.00	
N-FAIRLC	15	0.00	0.00	0.00	50.10	0.00	
N-LC	16	0.00	0.00	0.00	46.38	0.00	

SECTION 1200		1235					Cost Table
Rhsesrefr2							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	114.54	0.00	
N-EX-G	3	0.00	0.00	0.00	100.68	0.00	
N-GOOD	6	0.00	0.00	0.00	86.82	0.00	
N-GD-AVG	7	0.00	0.00	0.00	76.35	0.00	
N-AVG	8	0.00	0.00	0.00	65.88	0.00	
N-AVG-FR	9	0.00	0.00	0.00	61.55	0.00	
N-FAIR	14	0.00	0.00	0.00	57.22	0.00	

SECTION 1200		1236					Cost Table
Rhsesrebr2							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	124.34	119.77	0.00	
N-EX-G	3	0.00	0.00	109.28	105.26	0.00	
N-GOOD	6	0.00	0.00	94.22	90.75	0.00	
N-GD-AVG	7	0.00	0.00	82.78	79.79	0.00	
N-AVG	8	0.00	0.00	71.34	68.83	0.00	
N-AVG-FR	9	0.00	0.00	66.70	64.30	0.00	
N-FAIR	14	0.00	0.00	62.07	59.77	0.00	

SECTION 1200		1237					Cost Table
Rhsesrefb2							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	117.16	0.00	
N-EX-G	3	0.00	0.00	0.00	102.97	0.00	
N-GOOD	6	0.00	0.00	0.00	88.78	0.00	
N-GD-AVG	7	0.00	0.00	0.00	78.07	0.00	
N-AVG	8	0.00	0.00	0.00	67.36	0.00	
N-AVG-FR	9	0.00	0.00	0.00	62.92	0.00	
N-FAIR	14	0.00	0.00	0.00	58.50	0.00	

TABLE 8

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1200		1238					Cost Table
Rhsestrifr2							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	107.67	0.00	
N-EX-G	3	0.00	0.00	0.00	94.64	0.00	
N-GOOD	6	0.00	0.00	0.00	81.61	0.00	
N-GD-AVG	7	0.00	0.00	0.00	71.77	0.00	
N-AVG	8	0.00	0.00	0.00	61.93	0.00	
N-AVG-FR	9	0.00	0.00	0.00	57.86	0.00	
N-FAIR	14	0.00	0.00	0.00	53.79	0.00	

SECTION 1200		1239					Cost Table
Rhsestribr2							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	116.88	112.58	0.00	
N-EX-G	3	0.00	0.00	102.72	98.94	0.00	
N-GOOD	6	0.00	0.00	88.57	85.30	0.00	
N-GD-AVG	7	0.00	0.00	77.81	75.00	0.00	
N-AVG	8	0.00	0.00	67.06	64.70	0.00	
N-AVG-FR	9	0.00	0.00	62.70	60.44	0.00	
N-FAIR	14	0.00	0.00	58.35	56.18	0.00	

SECTION 1200		1240					Cost Table
Rhsestrifb2							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	110.13	0.00	
N-EX-G	3	0.00	0.00	0.00	96.79	0.00	
N-GOOD	6	0.00	0.00	0.00	83.46	0.00	
N-GD-AVG	7	0.00	0.00	0.00	73.39	0.00	
N-AVG	8	0.00	0.00	0.00	63.31	0.00	
N-AVG-FR	9	0.00	0.00	0.00	59.15	0.00	
N-FAIR	14	0.00	0.00	0.00	54.99	0.00	

SECTION 1200		1241					Cost Table
Rhsestrifr1							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	119.12	0.00	
N-EX-G	3	0.00	0.00	0.00	104.71	0.00	
N-GOOD	6	0.00	0.00	0.00	90.29	0.00	
N-GD-AVG	7	0.00	0.00	0.00	79.40	0.00	
N-AVG	8	0.00	0.00	0.00	68.52	0.00	
N-AVG-FR	9	0.00	0.00	0.00	64.01	0.00	
N-FAIR	14	0.00	0.00	0.00	59.51	0.00	

TABLE 8

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1200		1242					Cost Table
Rhsestrebr1							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	129.31	124.56	0.00	
N-EX-G	3	0.00	0.00	113.65	109.47	0.00	
N-GOOD	6	0.00	0.00	97.99	94.38	0.00	
N-GD-AVG	7	0.00	0.00	86.09	82.98	0.00	
N-AVG	8	0.00	0.00	74.19	71.58	0.00	
N-AVG-FR	9	0.00	0.00	69.37	66.87	0.00	
N-FAIR	14	0.00	0.00	64.55	62.16	0.00	

SECTION 1200		1243					Cost Table
Rhsestrebf1							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	121.84	0.00	
N-EX-G	3	0.00	0.00	0.00	107.09	0.00	
N-GOOD	6	0.00	0.00	0.00	92.34	0.00	
N-GD-AVG	7	0.00	0.00	0.00	81.19	0.00	
N-AVG	8	0.00	0.00	0.00	70.05	0.00	
N-AVG-FR	9	0.00	0.00	0.00	65.44	0.00	
N-FAIR	14	0.00	0.00	0.00	60.83	0.00	

SECTION 1200		1244					Cost Table
Rhsestrifr1							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	111.97	0.00	
N-EX-G	3	0.00	0.00	0.00	98.42	0.00	
N-GOOD	6	0.00	0.00	0.00	84.88	0.00	
N-GD-AVG	7	0.00	0.00	0.00	74.64	0.00	
N-AVG	8	0.00	0.00	0.00	64.40	0.00	
N-AVG-FR	9	0.00	0.00	0.00	60.17	0.00	
N-FAIR	14	0.00	0.00	0.00	55.94	0.00	

SECTION 1200		1245					Cost Table
Rhsestribr1							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	121.55	117.09	0.00	
N-EX-G	3	0.00	0.00	106.83	102.90	0.00	
N-GOOD	6	0.00	0.00	92.11	88.72	0.00	
N-GD-AVG	7	0.00	0.00	80.93	78.00	0.00	
N-AVG	8	0.00	0.00	69.74	67.29	0.00	
N-AVG-FR	9	0.00	0.00	65.21	62.86	0.00	
N-FAIR	14	0.00	0.00	60.68	58.43	0.00	

TABLE 8

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1200							1246	Cost Table
Rhsefrib1								
GRADE		A/1	B/2	C/3	D/4	S/5		
N-EXCEL	1	0.00	0.00	0.00	114.53	0.00		
N-EX-G	3	0.00	0.00	0.00	100.66	0.00		
N-GOOD	6	0.00	0.00	0.00	86.80	0.00		
N-GD-AVG	7	0.00	0.00	0.00	76.32	0.00		
N-AVG	8	0.00	0.00	0.00	65.85	0.00		
N-AVG-FR	9	0.00	0.00	0.00	61.52	0.00		
N-FAIR	14	0.00	0.00	0.00	57.18	0.00		

SECTION 1200							1247	Cost Table
Retire Cfr								
GRADE		A/1	B/2	C/3	D/4	S/5		
N-GOOD	6	0.00	0.00	0.00	126.45	0.00		
N-GD-AVG	7	0.00	0.00	0.00	113.70	0.00		
N-AVG	8	0.00	0.00	0.00	100.96	101.12		
N-AVG-FR	9	0.00	0.00	0.00	95.48	95.64		
N-FAIR	14	0.00	0.00	0.00	90.01	90.16		
N-FAIR-LC	15	0.00	0.00	0.00	85.22	0.00		
N-LC	16	0.00	0.00	0.00	80.42	0.00		

SECTION 1200							1248	Cost Table
Retire Cbr								
GRADE		A/1	B/2	C/3	D/4	S/5		
N-GOOD	6	0.00	0.00	133.98	129.41	0.00		
N-GD-AVG	7	0.00	0.00	120.76	116.54	0.00		
N-AVG	8	0.00	0.00	107.54	103.66	0.00		
N-AVG-FR	9	0.00	0.00	101.84	98.12	0.00		
N-FAIR	14	0.00	0.00	96.13	92.57	0.00		
N-FAIR-LC	15	0.00	0.00	91.12	87.70	0.00		
N-LC	16	0.00	0.00	86.11	82.84	0.00		

SECTION 1200							1249	Cost Table
Retire Cfb								
GRADE		A/1	B/2	C/3	D/4	S/5		
N-GOOD	6	0.00	0.00	0.00	127.93	0.00		
N-GD-AVG	7	0.00	0.00	0.00	115.12	0.00		
N-AVG	8	0.00	0.00	0.00	102.31	0.00		
N-AVG-FR	9	0.00	0.00	0.00	96.80	0.00		
N-FAIR	14	0.00	0.00	0.00	91.29	0.00		
N-FAIR-LC	15	0.00	0.00	0.00	86.46	0.00		
N-LC	16	0.00	0.00	0.00	81.63	0.00		

SECTION 1200							1250	Basements
Motelbmt								
GRADE		A/1	B/2	C/3	D/4	S/5		
BSMTUTIL	3	0.00	0.00	22.58	22.58	22.58		
BSMTFIN	4	0.00	0.00	42.03	42.03	42.03		

TABLE 8

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1200		1251				Basements
Mutibsmt						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTFIN	4	0.00	0.00	29.65	29.65	29.65
BSMTUFIN	5	0.00	0.00	20.89	20.89	20.89

SECTION 1200		1252				Basements
Bsmt Apt						
GRADE		A/1	B/2	C/3	D/4	S/5
This occupancy uses rates from 1202 thru 1213, 1260 thru 1271, 1276 thru 1278* as determined by the type of unit over this occupancy.						

SECTION 1200		1253				Basements
Smsbsmt Apt						
GRADE		A/1	B/2	C/3	D/4	S/5
This occupancy uses rates from 1202 thru 1213, 1260 thru 1271, 1276 thru 1278* as determined by the type of unit over this occupancy.						

SECTION 1200		1254				Basements
Rhsebsmt						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTFIN	4	0.00	0.00	29.06	29.06	29.06
BSMTUFIN	5	0.00	0.00	16.33	16.33	16.33
BSMTSFIN	14	0.00	0.00	21.04	21.04	21.04

SECTION 1200		1258				Basements
Bsmtmtl						
GRADE		A/1	B/2	C/3	D/4	S/5
This occupancy uses rates from 1201, 1284 thru 1291, 1299 as determined by the type of unit over this occupancy						

SECTION 1200		1259				Basements
Bsmtmtlsem						
GRADE		A/1	B/2	C/3	D/4	S/5
This occupancy uses rates from 1201, 1284 thru 1291, 1299 as determined by the type of unit over this occupancy						

TABLE 8

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1200		1260					Cost Table
Mresfrhdip							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	110.07	0.00	
N-EX-G	3	0.00	0.00	0.00	95.62	0.00	
N-GOOD	6	0.00	0.00	0.00	81.17	81.13	
N-GD-AVG	7	0.00	0.00	0.00	70.77	70.81	
N-AVG	8	0.00	0.00	0.00	60.36	60.49	
N-AVG-FR	9	0.00	0.00	0.00	56.27	0.00	
N-AVG-LC	10	0.00	0.00	0.00	52.76	0.00	
N-FAIR	14	0.00	0.00	0.00	52.18	0.00	
N-FAIRLC	15	0.00	0.00	0.00	48.67	0.00	
N-LC	16	0.00	0.00	0.00	45.17	0.00	

SECTION 1200		1261					Cost Table
Mresbrhdcp							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	116.91	112.55	0.00	
N-EX-G	3	0.00	0.00	101.90	97.92	0.00	
N-GOOD	6	0.00	0.00	86.90	83.29	0.00	
N-GD-AVG	7	0.00	0.00	76.02	72.72	0.00	
N-AVG	8	0.00	0.00	65.14	62.15	0.00	
N-AVG-FR	9	0.00	0.00	60.83	57.99	0.00	
N-AVG-LC	10	0.00	0.00	57.13	54.41	0.00	
N-FAIR	14	0.00	0.00	56.53	53.82	0.00	
N-FAIRLC	15	0.00	0.00	52.83	50.24	0.00	
N-LC	16	0.00	0.00	49.12	46.66	0.00	

SECTION 1200		1262					Cost Table
Mresf&Bhdc							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	111.31	0.00	
N-EX-G	3	0.00	0.00	0.00	96.77	0.00	
N-GOOD	6	0.00	0.00	0.00	82.23	0.00	
N-GD-AVG	7	0.00	0.00	0.00	71.74	0.00	
N-AVG	8	0.00	0.00	0.00	61.26	0.00	
N-AVG-FR	9	0.00	0.00	0.00	57.13	0.00	
N-AVG-LC	10	0.00	0.00	0.00	53.59	0.00	
N-FAIR	14	0.00	0.00	0.00	53.00	0.00	
N-FAIRLC	15	0.00	0.00	0.00	49.46	0.00	
N-LC	16	0.00	0.00	0.00	45.92	0.00	

TABLE 8

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1200		1263					Cost Table
Mrssenfrhc							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	104.52	0.00	
N-EX-G	3	0.00	0.00	0.00	93.15	0.00	
N-GOOD	6	0.00	0.00	0.00	81.78	82.00	
N-GD-AVG	7	0.00	0.00	0.00	72.82	74.36	
N-AVG	8	0.00	0.00	0.00	63.87	66.72	
N-AVG-FR	9	0.00	0.00	0.00	60.25	0.00	
N-AVG-LC	10	0.00	0.00	0.00	56.98	0.00	
N-FAIR	14	0.00	0.00	0.00	56.63	0.00	
N-FAIRLC	15	0.00	0.00	0.00	53.36	0.00	
N-LC	16	0.00	0.00	0.00	50.10	0.00	

SECTION 1200		1264					Cost Table
Mrssenbrhc							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	111.83	107.49	0.00	
N-EX-G	3	0.00	0.00	99.86	95.84	0.00	
N-GOOD	6	0.00	0.00	87.88	84.18	0.00	
N-GD-AVG	7	0.00	0.00	78.41	74.99	0.00	
N-AVG	8	0.00	0.00	68.93	65.80	0.00	
N-AVG-FR	9	0.00	0.00	65.09	62.08	0.00	
N-FAIR	14	0.00	0.00	61.25	58.35	0.00	

SECTION 1200		1265					Cost Table
Mrssenf&Bh							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	106.01	0.00	
N-EX-G	3	0.00	0.00	0.00	94.49	0.00	
N-GOOD	6	0.00	0.00	0.00	82.98	0.00	
N-GD-AVG	7	0.00	0.00	0.00	73.90	0.00	
N-AVG	8	0.00	0.00	0.00	64.83	0.00	
N-AVG-FR	9	0.00	0.00	0.00	61.16	0.00	
N-FAIR	14	0.00	0.00	0.00	57.49	0.00	

SECTION 1200		1266					Cost Table
Asstdlivfr							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	105.60	0.00	
N-EX-G	3	0.00	0.00	0.00	95.78	0.00	
N-GOOD	6	0.00	0.00	0.00	85.97	86.04	
N-GD-AVG	7	0.00	0.00	0.00	77.94	78.04	
N-AVG	8	0.00	0.00	0.00	69.92	70.04	
N-AVG-FR	9	0.00	0.00	0.00	66.49	0.00	
N-AVG-LC	10	0.00	0.00	0.00	63.43	0.00	
N-FAIR	14	0.00	0.00	0.00	63.06	0.00	
N-FAIRLC	15	0.00	0.00	0.00	60.00	0.00	
N-LC	16	0.00	0.00	0.00	56.94	0.00	

TABLE 8

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1200		1266					Elevators
Astdivfr							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	1.65	0.00	
N-EX-G	3	0.00	0.00	0.00	1.52	0.00	
N-GOOD	6	0.00	0.00	0.00	1.40	1.40	
N-GD-AVG	7	0.00	0.00	0.00	1.27	1.27	
N-AVG	8	0.00	0.00	0.00	1.15	1.15	
N-AVG-FR	9	0.00	0.00	0.00	1.10	0.00	
N-AVG-LC	10	0.00	0.00	0.00	1.05	0.00	
N-FAIR	14	0.00	0.00	0.00	1.05	0.00	
N-FAIRLC	15	0.00	0.00	0.00	1.00	0.00	
N-LC	16	0.00	0.00	0.00	0.95	0.00	

SECTION 1200		1267					Cost Table
Astdivbrk							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	113.05	108.76	0.00	
N-EX-G	3	0.00	0.00	102.58	98.62	0.00	
N-GOOD	6	0.00	0.00	92.10	88.47	0.00	
N-GD-AVG	7	0.00	0.00	83.54	80.18	0.00	
1-AVG	8	0.00	0.00	74.97	71.90	0.00	
N-AVG-FR	9	0.00	0.00	71.31	68.36	0.00	
N-FAIR	14	0.00	0.00	67.64	64.82	0.00	

SECTION 1200		1267					Elevators
Astlivbrk							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	1.65	1.65	0.00	
N-EX-G	3	0.00	0.00	1.52	1.52	0.00	
N-GOOD	6	0.00	0.00	1.40	1.40	0.00	
N-GD-AVG	7	0.00	0.00	1.27	1.27	0.00	
N-AVG	8	0.00	0.00	1.15	1.15	0.00	
N-AVG-FR	9	0.00	0.00	1.10	1.10	0.00	
N-AVG-LC	10	0.00	0.00	1.05	1.05	0.00	
N-FAIR	14	0.00	0.00	1.05	1.05	0.00	
N-FAIRLC	15	0.00	0.00	1.00	1.00	0.00	
N-LC	16	0.00	0.00	0.95	0.95	0.00	

SECTION 1200		1268					Cost Table
Astlivf&B							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	107.18	0.00	
N-EX-G	3	0.00	0.00	0.00	97.20	0.00	
N-GOOD	6	0.00	0.00	0.00	87.22	0.00	
N-GD-AVG	7	0.00	0.00	0.00	79.06	0.00	
N-AVG	8	0.00	0.00	0.00	70.91	0.00	
N-AVG-FR	9	0.00	0.00	0.00	67.42	0.00	
N-FAIR	14	0.00	0.00	0.00	63.94	0.00	

TABLE 8

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1200		1268					Elevators
Astlivf&B							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	1.65	0.00	
N-EX-G	3	0.00	0.00	0.00	1.52	0.00	
N-GOOD	6	0.00	0.00	0.00	1.40	0.00	
N-GD-AVG	7	0.00	0.00	0.00	1.27	0.00	
N-AVG	8	0.00	0.00	0.00	1.15	0.00	
N-AVG-FR	9	0.00	0.00	0.00	1.10	0.00	
N-AVG-LC	10	0.00	0.00	0.00	1.05	0.00	
N-FAIR	14	0.00	0.00	0.00	1.05	0.00	
N-FAIRLC	15	0.00	0.00	0.00	1.00	0.00	
N-LC	16	0.00	0.00	0.00	0.95	0.00	

SECTION 1200		1269					Cost Table
Astlivfhdc							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	109.82	0.00	
N-EX-G	3	0.00	0.00	0.00	99.62	0.00	
N-GOOD	6	0.00	0.00	0.00	89.41	89.48	
N-GD-AVG	7	0.00	0.00	0.00	81.06	81.16	
N-AVG	8	0.00	0.00	0.00	72.72	72.84	
N-AVG-FR	9	0.00	0.00	0.00	69.15	0.00	
N-AVG-LC	10	0.00	0.00	0.00	65.97	0.00	
N-FAIR	14	0.00	0.00	0.00	65.58	0.00	
N-FAIRLC	15	0.00	0.00	0.00	62.40	0.00	
N-LC	16	0.00	0.00	0.00	59.22	0.00	

SECTION 1200		1269					Elevators
Astlivfrhd							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	1.65	0.00	
N-EX-G	3	0.00	0.00	0.00	1.52	0.00	
N-GOOD	6	0.00	0.00	0.00	1.40	1.40	
N-GD-AVG	7	0.00	0.00	0.00	1.27	1.27	
N-AVG	8	0.00	0.00	0.00	1.15	1.15	
N-AVG-FR	9	0.00	0.00	0.00	1.10	0.00	
N-AVG-LC	10	0.00	0.00	0.00	1.05	0.00	
N-FAIR	14	0.00	0.00	0.00	1.05	0.00	
N-FAIRLC	15	0.00	0.00	0.00	1.00	0.00	
N-LC	16	0.00	0.00	0.00	0.95	0.00	

TABLE 8

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1200		1271					Cost Table
Astlivfbhc							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	111.47	0.00	
N-EX-G	3	0.00	0.00	0.00	101.09	0.00	
N-GOOD	6	0.00	0.00	0.00	90.71	0.00	
N-GD-AVG	7	0.00	0.00	0.00	82.23	0.00	
N-AVG	8	0.00	0.00	0.00	73.75	0.00	
N-AVG-FR	9	0.00	0.00	0.00	70.12	0.00	
N-FAIR	14	0.00	0.00	0.00	66.50	0.00	

SECTION 1200		1271					Elevators
Astlivf&Bh							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	1.65	0.00	
N-EX-G	3	0.00	0.00	0.00	1.52	0.00	
N-GOOD	6	0.00	0.00	0.00	1.40	0.00	
N-GD-AVG	7	0.00	0.00	0.00	1.27	0.00	
N-AVG	8	0.00	0.00	0.00	1.15	0.00	
N-AVG-FR	9	0.00	0.00	0.00	1.10	0.00	
N-FAIR	14	0.00	0.00	0.00	1.05	0.00	

SECTION 1200		1272					Cost Table
Astlivbsmt							
GRADE		A/1	B/2	C/3	D/4	S/5	
BSMTFIN	4	0.00	0.00	36.73	36.73	36.73	
BSTAVGPK	6	0.00	0.00	23.40	23.40	23.40	
BSMTLCPK	7	0.00	0.00	19.87	19.87	19.87	

SECTION 1200		1272					Elevators
Astlivbsm							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-VG	4	0.00	0.00	1.40	1.40	1.40	
N-GOOD	6	0.00	0.00	1.15	1.15	1.15	
N-GD-AVG	7	0.00	0.00	0.95	0.95	0.95	

SECTION 1200		1273					Cost Table
Astlivbrhc							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	117.57	113.11	0.00	
N-EX-G	3	0.00	0.00	106.68	102.56	0.00	
N-GOOD	6	0.00	0.00	95.78	92.01	0.00	
N-GD-AVG	7	0.00	0.00	86.88	83.39	0.00	
N-AVG	8	0.00	0.00	77.97	74.78	0.00	
N-AVG-FR	9	0.00	0.00	74.16	71.09	0.00	
N-FAIR	14	0.00	0.00	70.35	67.41	0.00	

TABLE 8

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1200		1273					Elevators
Asstliving							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	1.65	1.65	0.00	
N-EX-G	3	0.00	0.00	1.52	1.52	0.00	
N-GOOD	6	0.00	0.00	1.40	1.40	0.00	
N-GD-AVG	7	0.00	0.00	1.27	1.27	0.00	
N-AVG	8	0.00	0.00	1.15	1.15	0.00	
N-AVG-FR	9	0.00	0.00	1.10	1.10	0.00	
N-FAIR	14	0.00	0.00	1.05	1.05	0.00	

SECTION 1200		1276					Cost Table
Mresfrshl							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	49.17	0.00	
N-EX-G	3	0.00	0.00	0.00	43.41	0.00	
N-GOOD	6	0.00	0.00	0.00	37.64	37.18	
N-GD-AVG	7	0.00	0.00	0.00	33.35	33.03	
N-AVG	8	0.00	0.00	0.00	29.06	28.88	
N-AVG-FR	9	0.00	0.00	0.00	27.33	0.00	
N-FAIR	14	0.00	0.00	0.00	25.60	0.00	

SECTION 1200		1277					Cost Table
Mresbrshl							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	54.59	50.33	0.00	
N-EXG	3	0.00	0.00	48.45	44.50	0.00	
N-GOOD	6	0.00	0.00	42.30	38.68	0.00	
N-GD-AVG	7	0.00	0.00	37.67	34.33	0.00	
N-AVG	8	0.00	0.00	33.05	29.97	0.00	
N-AVG-FR	9	0.00	0.00	31.17	28.21	0.00	
N-FAIR	14	0.00	0.00	29.28	26.44	0.00	

SECTION 1200		1278					Cost Table
Mresb&Fshl							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	49.75	0.00	
N-EX-G	3	0.00	0.00	0.00	43.96	0.00	
N-GOOD	6	0.00	0.00	0.00	38.16	0.00	
N-GD-AVG	7	0.00	0.00	0.00	33.84	0.00	
N-AVG	8	0.00	0.00	0.00	29.52	0.00	
N-AVG-FR	9	0.00	0.00	0.00	27.77	0.00	
N-FAIR	14	0.00	0.00	0.00	26.02	0.00	

TABLE 8

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1200		1279					Cost Table
Mresintbo							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	57.82	57.82	57.82	
N-EX-G	3	0.00	0.00	49.46	49.46	49.46	
N-GOOD	6	0.00	0.00	41.11	41.11	41.11	
N-GD-AVG	7	0.00	0.00	35.29	35.29	35.29	
N-AVG	8	0.00	0.00	29.47	29.47	29.47	
N-AVG-FR	9	0.00	0.00	27.24	27.24	27.24	
N-FAIR	14	0.00	0.00	25.02	25.02	25.02	

SECTION 1200		1282					Cost Table
Bedbreakf							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	146.13	138.97	0.00	
N-EX-G	3	0.00	0.00	127.48	120.38	0.00	
N-GOOD	6	0.00	0.00	108.83	101.80	0.00	
N-GD-AVG	7	0.00	0.00	94.91	88.16	0.00	
N-AVG	8	0.00	0.00	80.99	74.51	0.00	
N-AVG-LC	10	0.00	0.00	70.66	64.56	0.00	
N-LC	16	0.00	0.00	60.33	54.60	0.00	

SECTION 1200		1283					Cost Table
Mtlexstay							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	107.13	100.64	0.00	
N-EX-G	3	0.00	0.00	96.87	91.06	0.00	
N-GOOD	6	0.00	0.00	86.61	81.48	0.00	
N-GD-AVG	7	0.00	0.00	78.34	73.74	0.00	
N-AVG	8	0.00	0.00	70.08	66.01	0.00	
N-AVG-FR	9	0.00	0.00	66.54	62.70	0.00	
N-AVG-LC	10	0.00	0.00	63.38	59.74	0.00	
N-FAIR	14	0.00	0.00	63.00	59.38	0.00	
N-FAIRLC	15	0.00	0.00	59.84	56.42	0.00	
N-LC	16	0.00	0.00	56.68	53.47	0.00	

SECTION 1200		1284					Cost Table
Mtloffaptd							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	148.58	141.94	0.00	
N-EX-G	3	0.00	0.00	127.80	121.86	0.00	
N-GOOD	6	0.00	0.00	107.03	101.78	0.00	
N-GD-AVG	7	0.00	0.00	92.06	87.38	0.00	
N-AVG	8	0.00	0.00	77.10	72.98	73.28	
N-AVG-LC	10	0.00	0.00	66.32	62.66	0.00	
N-LC	16	0.00	0.00	55.55	52.35	0.00	
N-CHP-LC	17	0.00	0.00	50.73	47.75	0.00	
N-CHEAP	18	0.00	0.00	45.91	43.15	0.00	

TABLE 8

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1200		1285					Cost Table
Mtlgstrmd							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	125.12	118.94	0.00	
N-EX-G	3	0.00	0.00	110.45	104.88	0.00	
N-GOOD	6	0.00	0.00	95.78	90.82	0.00	
N-GD-AVG	7	0.00	0.00	84.55	80.08	0.00	
N-AVG	8	0.00	0.00	73.32	69.35	69.51	
N-AVG-LC	10	0.00	0.00	64.71	61.14	0.00	
N-LC	16	0.00	0.00	56.10	52.92	0.00	
N-CHP-LC	17	0.00	0.00	51.48	48.52	0.00	
N-CHEAP	18	0.00	0.00	46.85	44.11	0.00	

SECTION 1200		1286					Cost Table
Mtlloffapts							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	160.47	153.30	0.00	
N-EX-G	3	0.00	0.00	138.03	131.61	0.00	
N-GOOD	6	0.00	0.00	115.59	109.92	0.00	
N-GD-AVG	7	0.00	0.00	99.43	94.37	0.00	
N-AVG	8	0.00	0.00	83.27	78.82	79.14	
N-AVG-LC	10	0.00	0.00	71.63	67.68	0.00	
N-LC	16	0.00	0.00	59.99	56.54	0.00	
N-CHP-LC	17	0.00	0.00	54.79	51.57	0.00	
N-CHEAP	18	0.00	0.00	49.58	46.60	0.00	

SECTION 1200		1287					Cost Table
Mtlgstrms							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	125.12	118.94	0.00	
N-EX-G	3	0.00	0.00	110.45	104.88	0.00	
N-GOOD	6	0.00	0.00	95.78	90.82	0.00	
N-GD-AVG	7	0.00	0.00	84.55	80.08	0.00	
N-AVG	8	0.00	0.00	73.32	69.35	69.51	
N-AVG-LC	10	0.00	0.00	64.71	61.14	0.00	
N-LC	16	0.00	0.00	56.10	52.92	0.00	
N-CHP-LC	17	0.00	0.00	51.48	48.52	0.00	
N-CHEAP	18	0.00	0.00	46.85	44.11	0.00	

TABLE 8

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1200		1288					Cost Table
Lodges							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	165.28	159.76	0.00	
N-EX-VG	2	0.00	0.00	152.82	147.16	0.00	
N-VG	4	0.00	0.00	140.36	134.57	0.00	
N-VG-G	5	0.00	0.00	129.80	123.98	0.00	
N-GOOD	6	0.00	0.00	119.25	113.40	0.00	
N-GD-AVG	7	0.00	0.00	102.64	96.94	0.00	
N-AVG	8	0.00	0.00	86.04	80.49	0.00	
N-AVG-FR	9	0.00	0.00	79.54	74.14	0.00	
N-FAIR	14	0.00	0.00	73.05	67.78	0.00	
N-FAIR-LC	15	0.00	0.00	67.54	62.44	0.00	
N-LC	16	0.00	0.00	62.04	57.09	0.00	
N-CHP-LC	17	0.00	0.00	55.86	51.16	0.00	
N-CHEAP	18	0.00	0.00	49.69	45.22	0.00	

SECTION 1200		1290					Mezzanine
Motlmezz							
GRADE		A/1	B/2	C/3	D/4	S/5	
MEZZOPEN	2	0.00	0.00	22.40	22.40	22.40	

SECTION 1200		1295					Mezzanine
Mresmezz							
GRADE		A/1	B/2	C/3	D/4	S/5	
MEZZ	1	0.00	0.00	42.38	42.38	42.38	
MEZZOPEN	2	0.00	0.00	27.23	27.23	27.23	

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1200 1201-1207,1247-1249,1250-1253,1258-1279,1283-1288 **STORY HEIGHT MULTIPLIER TABLE**
BASE STORY HEIGHT = 9 FOOT PLUS OR MINUS 3% FOR EACH FOOT OF HEIGHT
NOTE: STORY HEIGHT MAXIMUM = 25 FEET AND MINIMUM = 6 FEET

STORY HEIGHT (FEET)	MULTIPLIER
6	0.91
7	0.94
8	0.97
9	1.00
10	1.03
11	1.06
12	1.09
13	1.12
14	1.15
15	1.18
16	1.21
17	1.24
18	1.27
19	1.30
20	1.33
21	1.36
22	1.39
23	1.42
24	1.45
25	1.48

SECTION 1200 1208-1246,1254,1282 **STORY HEIGHT MULTIPLIER TABLE**
BASE STORY HEIGHT = 8 FOOT PLUS OR MINUS 3% FOR EACH FOOT OF HEIGHT
NOTE: STORY HEIGHT MAXIMUM = 25 FEET AND MINIMUM = 6 FEET

STORY HEIGHT (FEET)	MULTIPLIER
6	0.94
7	0.97
8	1.00
9	1.03
10	1.06
11	1.09
12	1.12
13	1.15
14	1.18
15	1.21
16	1.24
17	1.27
18	1.30
19	1.33
20	1.36
21	1.39
22	1.42
23	1.45
24	1.48
25	1.51

TABLE 8

COMMERCIAL OCCUPANCY RATE TABLE						
SECTION 1200		MOTEL 1201,1283-1287			UNIT TO AREA MULTIPLIER	
UNIT TO AREA MULTIPLIER = (A1+B1*UNITS)*(UNITS/SQFT)^(A2+B2*UNITS)						
NOTE: UNIT TO AREA MULTIPLIER MAXIMUM = 1.31 AND MINIMUM = 0.73						
UNITS	A1	B1	A2	B2	A3	B3
4	2.144660203	-0.004191008	0.128509418	-0.000233322	0.000000000	0.000000000
8	2.102123120	0.001126128	0.125380260	0.000157823	0.000000000	0.000000000
12	2.011175328	0.008705110	0.118075056	0.000766589	0.000000000	0.000000000
16	2.130879893	0.001223575	0.127844399	0.000156006	0.000000000	0.000000000
20	2.148350840	0.000350028	0.129632210	0.000066615	0.000000000	0.000000000
24	2.088684080	0.002836143	0.124918670	0.000263013	0.000000000	0.000000000
28	2.194181080	-0.000931608	0.133443340	-0.000041440	0.000000000	0.000000000
32	2.106648840	0.001803775	0.126244780	0.000183515	0.000000000	0.000000000
36	1.960715904	0.005857468	0.114669112	0.000505061	0.000000000	0.000000000
40	2.110669748	0.002108622	0.126875123	0.000199911	0.000000000	0.000000000
45	2.252937078	-0.001052875	0.138179295	-0.000051293	0.000000000	0.000000000
50	2.182651575	0.000352835	0.132938588	0.000053521	0.000000000	0.000000000
60	2.247607564	-0.000729764	0.138170617	-0.000033679	0.000000000	0.000000000
70	2.175419447	0.000301494	0.132782832	0.000043289	0.000000000	0.000000000
80	2.140117520	0.000742768	0.130009684	0.000077954	0.000000000	0.000000000

EXAMPLES		
UNITS	AREA(SF)	MULTIPLIER
4	2000	0.963
8	5000	0.934
12	6000	0.959
16	10000	0.929
20	12000	0.933
24	14000	0.935
28	16000	0.936
32	20000	0.925
36	24000	0.915
40	32000	0.891
45	40000	0.877
50	50000	0.862
60	60000	0.860
70	70000	0.860
80	80000	0.858
100	90000	0.867

COMMERCIAL OCCUPANCY RATE TABLE		
SECTION 1200	ROWHOUSE 1208-1213,1254	AREA MULTIPLIER FORMULA
AREA MULTIPLIER = A1*(AREA)^A2		
NOTE: AREA MULTIPLIER MAXIMUM = 1.32 AND MINIMUM = 0.72		

A1 THROUGH A2	
A1	2.3085
A2	-0.1154

EXAMPLES	
AREA(SF)	MULTIPLIER
600	1.103
700	1.084
800	1.067
900	1.053
1000	1.040
1100	1.029
1200	1.018
1300	1.009
1400	1.000
1500	0.992
1600	0.985
1800	0.972
2000	0.960
2200	0.949
2400	0.940
2800	0.923
3200	0.909
3600	0.897
4000	0.886

COMMERCIAL OCCUPANCY RATE TABLE		
SECTION 1200	HOTEL/MOTEL BSMT 1250	AREA MULTIPLIER FORMULA
AREA MULTIPLIER = A1*(AREA)^A2		
NOTE: AREA MULTIPLIER MAXIMUM = 1.50 AND MINIMUM = 0.59		

A1 THROUGH A2	
A1	2.5872
A2	-0.1058

EXAMPLES	
AREA(SF)	MULTIPLIER
600	1.315
700	1.294
800	1.276
900	1.260
1000	1.246
1100	1.234
1200	1.222
1300	1.212
1400	1.202
1500	1.194
1600	1.186
1800	1.171
2000	1.158
2200	1.146
2400	1.136
2800	1.117
3200	1.102
3600	1.088
4000	1.076

COMMERCIAL OCCUPANCY RATE TABLE		
SECTION 1200	MULTI RES BSMT 1251	AREA MULTIPLIER FORMULA
$AREA\ MULTIPLIER = A1 * (AREA)^{A2}$		
NOTE: AREA MULTIPLIER MAXIMUM = 1.50 AND MINIMUM = 0.59		

A1 THROUGH A2	
A1	2.5796
A2	-0.1054

EXAMPLES	
AREA(SF)	MULTIPLIER
600	1.314
700	1.293
800	1.275
900	1.259
1000	1.245
1100	1.233
1200	1.222
1300	1.211
1400	1.202
1500	1.193
1600	1.185
1800	1.170
2000	1.158
2200	1.146
2400	1.136
2800	1.117
3200	1.102
3600	1.088
4000	1.076

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1200	SPRINKLER TABLE			
SQFT	WET EXPOSED	DRY EXPOSED	WET HIDDEN	DRY HIDDEN
1500	2.91	3.75	4.83	6.23
3000	2.62	3.35	4.28	5.47
5000	2.44	3.09	3.82	4.97
10000	2.18	2.75	3.47	4.38
15000	2.06	2.58	3.24	4.06
20000	1.97	2.46	3.07	3.84
30000	1.88	2.31	2.87	3.57
40000	1.79	2.21	2.74	3.39
50000	1.71	2.12	2.62	3.25
75000	1.61	1.99	2.44	3.02
100000	1.54	1.89	2.33	2.86
125000	1.50	1.84	2.25	2.75
150000	1.47	1.79	2.17	2.64
200000	1.40	1.70	2.06	2.50

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1200	HEATING TABLE	
TYPE	CL/QL	RATE
HOT&CHILL	1	12.02
WARM&COOL	3	7.73
STEAM/BLR	4	4.95
HOT WATER	5	5.71
HOT WAT/R	6	5.86
STEAM/NOB	7	4.09
HEAT PUMP	8	6.21
PACK A/C	9	5.66
CENT REF	10	5.35
CENT EVP	11	2.47
WALL HTP	12	3.13
FORC AIR	13	3.33
WALL/FLR	14	1.52
ELEC BBD	15	2.93
SPACE HT	16	1.41
ELEC WHT	17	1.36
VENTILAT	18	0.96

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TABLE 9

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1300		1301					Cost Table
Market							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	100.87	92.97	0.00	
N-EX-G	3	0.00	0.00	90.58	83.32	0.00	
N-GOOD	6	0.00	0.00	80.29	73.68	75.52	
N-GD-AVG	7	0.00	0.00	72.10	66.04	67.06	
N-AVG	8	80.40	80.40	63.91	58.39	58.60	
N-AVG-LC	10	0.00	0.00	57.38	52.33	52.03	
N-LC	16	0.00	0.00	50.86	46.27	45.46	

SECTION 1300		1302					Cost Table
Convstor							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	103.46	96.59	100.26	
N-EX-G	3	0.00	0.00	94.48	88.06	90.90	
N-GOOD	6	0.00	0.00	85.51	79.52	81.53	
N-GD-AVG	7	0.00	0.00	78.10	72.50	73.92	
N-AVG	8	82.96	82.96	70.68	65.47	66.30	
N-AVG-LC	10	0.00	0.00	64.57	59.70	60.13	
N-LC	16	0.00	0.00	58.46	53.94	53.96	

SECTION 1300		1303					Cost Table
Dairsale							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-AVG	8	0.00	0.00	71.08	65.26	65.79	

SECTION 1300		1304					Cost Table
Restaur							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	214.86	214.86	201.36	190.96	0.00	
N-EX-VG	2	0.00	0.00	178.14	167.82	0.00	
N-EX-G	3	186.94	186.94	160.46	150.50	0.00	
N-VG	4	0.00	0.00	154.93	144.68	0.00	
N-VG-G	5	0.00	0.00	137.24	127.36	0.00	
N-GOOD	6	159.02	159.02	119.55	110.04	113.22	
N-GD-AVG	7	138.50	138.50	105.96	96.92	98.42	
N-AVG	8	117.97	117.97	92.38	83.81	83.63	
N-AVG-LC	10	0.00	0.00	79.17	73.82	72.70	
N-LC	16	0.00	0.00	65.96	63.84	61.78	

TABLE 9

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1300		1304				Hvacheat
Restaurant						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	24.40	24.40	23.65	23.65	23.65
N-EX-VG	2	0.00	0.00	21.50	21.50	21.50
N-EX-G	3	22.18	22.18	19.90	19.90	19.90
N-VG	4	0.00	0.00	19.35	19.35	19.35
N-VG-G	5	0.00	0.00	17.75	17.75	17.75
N-GOOD	6	19.95	19.95	16.15	16.15	16.15
N-GD-AVG	7	18.32	18.32	14.78	14.78	14.78
N-AVG	8	16.70	16.70	13.40	13.40	13.40
N-AVG-LC	10	15.28	15.28	12.02	12.02	12.02
N-LC	16	13.85	13.85	10.65	10.65	10.65

SECTION 1300		1305				Cost Table
Fast Food						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	0.00	0.00	223.41	211.79	169.09
N-EX-VG	2	0.00	0.00	196.82	185.37	0.00
N-EX-G	3	0.00	0.00	176.80	165.77	146.51
N-VG	4	0.00	0.00	170.23	158.95	0.00
N-VG-G	5	0.00	0.00	150.22	139.35	0.00
N-GOOD	6	177.56	177.56	130.20	119.75	123.93
N-GD-AVG	7	155.19	155.19	114.97	105.05	107.58
N-AVG	8	132.82	132.82	99.74	90.35	91.22
N-AVG-LC	10	0.00	0.00	88.08	79.26	79.18
N-LC	16	0.00	0.00	76.42	68.18	67.15

SECTION 1300		1305				Hvacheat
Fast Food						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	24.40	24.40	23.65	23.65	23.65
N-EX-VG	2	0.00	0.00	21.50	21.50	21.50
N-EX-G	3	22.18	22.18	19.90	19.90	19.90
N-VG	4	0.00	0.00	19.35	19.35	19.35
N-VG-G	5	0.00	0.00	17.75	17.75	17.75
N-GOOD	6	19.95	19.95	16.15	16.15	16.15
N-GD-AVG	7	18.32	18.32	14.78	14.78	14.78
N-AVG	8	16.70	16.70	13.40	13.40	13.40
N-AVG-LC	10	15.28	15.28	12.02	12.02	12.02
N-LC	16	13.85	13.85	10.65	10.65	10.65

TABLE 9

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1300		1306					Cost Table
Deptstor							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	156.00	149.13	129.01	0.00	0.00	
N-EX-G	3	139.74	133.46	114.66	0.00	0.00	
N-GOOD	6	123.48	117.78	100.32	0.00	0.00	
N-GD-AVG	7	110.66	105.44	89.27	0.00	0.00	
N-AVG	8	97.85	93.11	78.22	0.00	0.00	

SECTION 1300		1306					Elevators
Deptstore							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	8.22	8.22	6.14	6.14	6.14	
N-EX-G	3	7.20	7.20	5.38	5.38	5.38	
N-GOOD	6	6.19	6.19	4.63	4.63	4.63	
N-GD-AVG	7	5.46	5.46	4.03	4.03	4.03	
N-AVG	8	4.73	4.73	3.43	3.43	3.43	

SECTION 1300		1307					Cost Table
Retail							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	138.80	133.31	114.12	107.04	0.00	
N-EX-G	3	122.54	117.42	99.20	92.80	0.00	
N-GOOD	6	106.29	101.52	84.29	78.56	80.50	
N-GD-AVG	7	93.92	89.48	73.32	68.16	69.22	
N-AVG	8	81.55	77.45	62.36	57.76	57.94	
N-AVG-LC	10	72.08	68.30	54.27	50.13	49.84	
N-LC	16	62.62	59.14	46.18	42.50	41.74	

SECTION 1300		1307					Elevators
Retail							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	8.22	8.22	6.14	6.14	6.14	
N-EX-G	3	7.20	7.20	5.38	5.38	5.38	
N-GOOD	6	6.19	6.19	4.63	4.63	4.63	
N-GD-AVE	7	5.46	5.46	4.03	4.03	4.03	
N-AVG	8	4.73	4.73	3.43	3.43	3.43	

SECTION 1300		1308					Cost Table
Discount							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	60.67	56.07	57.19	
N-GD-AVG	7	0.00	0.00	54.64	50.12	50.60	
N-AVG	8	63.34	63.34	48.62	44.16	44.02	
N-AVG-LC	10	0.00	0.00	43.82	39.48	38.97	
N-LC	16	0.00	0.00	39.01	34.81	33.92	

TABLE 9

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1300		1309					Cost Table
Barbeau							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	80.18	73.36	73.99	
N-GD-AVG	7	0.00	0.00	70.83	64.64	65.08	
N-AVG	8	77.23	77.23	61.48	55.91	56.16	

SECTION 1300		1310					Cost Table
Laundmat							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-AVG	8	0.00	0.00	68.86	62.49	62.35	

SECTION 1300		1311					Cost Table
Rshopcen							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	148.69	148.69	124.43	114.99	0.00	
N-EX-G	3	136.63	136.63	112.96	104.23	0.00	
N-GOOD	6	124.57	124.57	101.50	93.47	0.00	
N-GD-AVG	7	0.00	0.00	92.13	84.72	0.00	
N-AVG	8	0.00	0.00	82.76	75.96	77.29	

SECTION 1300		1311					Elevators
Regshpcntr							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	1.35	1.35	1.10	1.10	1.35	
N-EX-G	3	1.25	1.25	1.02	1.02	1.15	
N-GOOD	6	1.15	1.15	0.95	0.95	0.95	
N-GD-AVG	7	0.00	0.00	0.90	0.90	0.90	
N-AVG	8	0.00	0.00	0.85	0.85	0.85	

SECTION 1300		1312					Cost Table
Cshopcen							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	113.03	105.54	0.00	
N-EX-G	3	0.00	0.00	101.95	94.96	0.00	
N-GOOD	6	0.00	0.00	90.87	84.37	0.00	
N-GD-AVG	7	0.00	0.00	81.96	75.91	0.00	
N-AVG	8	0.00	0.00	73.04	67.45	67.46	
N-AVG-LC	10	0.00	0.00	65.88	0.00	0.00	
N-LC	16	0.00	0.00	58.71	0.00	0.00	

TABLE 9

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1300		1312				Elevators
Commshpctr						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	0.00	0.00	1.10	1.10	1.10
N-EX-G	3	0.00	0.00	1.02	1.02	1.02
N-GOOD	6	0.00	0.00	0.95	0.95	0.95
N-GD-AVE	7	0.00	0.00	0.90	0.90	0.90
N-AVG	8	0.00	0.00	0.85	0.85	0.85

SECTION 1300		1313				Cost Table
Nshopcen						
GRADE		A/1	B/2	C/3	D/4	S/5
N-GOOD	6	0.00	0.00	83.33	77.43	0.00
N-GD-AVG	7	0.00	0.00	75.73	70.14	0.00
N-AVG	8	0.00	0.00	68.13	62.86	62.70
N-AVG-LC	10	0.00	0.00	61.92	56.94	56.84
N-LC	16	0.00	0.00	55.70	51.03	50.98

SECTION 1300		1314				Cost Table
Enclmall						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	109.67	109.67	95.42	95.42	95.42
N-EX-G	3	96.17	96.17	82.72	82.72	82.72
N-GOOD	6	82.67	82.67	70.03	70.03	70.03
N-GD-AVG	7	72.43	72.43	60.75	60.75	60.75
N-AVG	8	62.19	62.19	51.47	51.47	51.47
N-AVG-LC	10	54.50	54.50	44.51	44.51	44.51
N-LC	16	46.81	46.81	37.55	37.55	37.55

SECTION 1300		1314				Elevators
Enclsdmall						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	9.80	9.80	8.85	8.85	8.85
N-EX-G	3	9.50	9.50	8.62	8.62	8.62
N-GOOD	6	9.20	9.20	8.40	8.40	8.40
N-GD-AVG	7	8.98	8.98	8.12	8.12	8.12
N-AVG	8	8.75	8.75	7.85	7.85	7.85

SECTION 1300		1314				Hvacheat
Elclsdmall						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	12.80	12.80	10.85	10.85	10.85
N-EX-G	3	12.38	12.38	9.52	9.52	9.52
N-GOOD	6	11.95	11.95	8.20	8.20	8.20
N-GD-AVG	7	11.58	11.58	7.22	7.22	7.22
N-AVG	8	11.20	11.20	6.25	6.25	6.25
N-AVG-LC	10	10.80	10.80	5.50	5.50	5.50
N-LC	16	10.40	10.40	4.75	4.75	4.75

TABLE 9

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1300		1315					Cost Table
Covdmall							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	50.51	50.51	50.51	
N-EX-G	3	0.00	0.00	46.58	46.58	46.58	
N-GOOD	6	0.00	0.00	42.64	42.64	42.64	
N-GD-AVG	7	0.00	0.00	39.32	39.32	39.32	
N-AVG	8	0.00	0.00	35.99	35.99	35.99	
N-AVG-LC	10	0.00	0.00	33.18	33.18	33.18	
N-LC	16	0.00	0.00	30.38	30.38	30.38	

SECTION 1300		1316					Cost Table
Openmall							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	46.84	46.84	46.84	
N-EX-VG	2	0.00	0.00	39.42	39.42	39.42	
N-EX-G	3	0.00	0.00	34.34	34.34	34.34	
N-VG	4	0.00	0.00	32.00	32.00	32.00	
N-VG-G	5	0.00	0.00	26.92	26.92	26.92	
N-GOOD	6	0.00	0.00	21.85	21.85	21.85	
N-GD-AVG	7	0.00	0.00	18.39	18.39	18.39	
N-AVG	8	0.00	0.00	14.93	14.93	14.93	
N-AVG-LC	10	0.00	0.00	12.56	12.56	12.56	
N-LC	16	0.00	0.00	10.20	10.20	10.20	

SECTION 1300		1317					Cost Table
Convstpf							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-LC	16	0.00	0.00	0.00	48.26	0.00	

SECTION 1300		1318					Cost Table
Restaupf							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-LC	16	0.00	0.00	0.00	57.85	0.00	

SECTION 1300		1319					Cost Table
Retailplfr							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-LC	16	0.00	0.00	0.00	38.36	0.00	

SECTION 1300		1320					Cost Table
Laumatpf							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-AVG	8	0.00	0.00	0.00	57.39	0.00	

TABLE 9

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1300		1321				Cost Table
Nshocnrf						
GRADE		A/1	B/2	C/3	D/4	S/5
N-LC	16	0.00	0.00	0.00	47.07	0.00

SECTION 1300		1322				Cost Table
Truckrest						
GRADE		A/1	B/2	C/3	D/4	S/5
N-GOOD	6	0.00	0.00	120.21	112.93	116.37
N-GD-AVG	7	0.00	0.00	109.43	102.68	105.42
N-AVG	8	0.00	0.00	98.65	92.42	94.48

SECTION 1300		1322				Hvacheat
Truckrest						
GRADE		A/1	B/2	C/3	D/4	S/5
N-GOOD	6	0.00	0.00	16.15	16.15	16.15
N-GD-AVG	7	0.00	0.00	14.78	14.78	14.78
N-AVG	8	0.00	0.00	13.40	13.40	13.40

SECTION 1300		1323				Cost Table
Diningatr						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	0.00	0.00	0.00	0.00	183.36
N-EX-VG	2	0.00	0.00	0.00	0.00	160.57
N-EX-G	3	0.00	0.00	0.00	0.00	143.46
N-VG	4	0.00	0.00	0.00	0.00	137.79
N-VH-G	5	0.00	0.00	0.00	0.00	120.67
N-GOOD	6	0.00	0.00	114.28	104.32	103.55
N-GD-AVG	7	0.00	0.00	92.25	82.92	81.15
N-AVG	8	0.00	0.00	70.22	61.51	58.75
N-AVG-LC	10	0.00	0.00	56.70	48.90	46.06
N-LC	16	0.00	0.00	43.19	36.30	33.36
N-CHP-LC	17	0.00	0.00	0.00	0.00	26.16
N-CHEAP	18	0.00	0.00	0.00	0.00	18.95

SECTION 1300		1324				Cost Table
Nbshpctrml						
GRADE		A/1	B/2	C/3	D/4	S/5
N-AVG	8	0.00	0.00	79.07	0.00	0.00

SECTION 1300		1325				Cost Table
Ret Res						
GRADE		A/1	B/2	C/3	D/4	S/5
N-GOOD	6	0.00	0.00	86.38	80.26	0.00
N-GD-AVE	7	0.00	0.00	76.90	71.22	0.00
N-AVG	8	0.00	0.00	67.42	62.19	0.00
N-AVG-LC	10	0.00	0.00	60.02	55.19	0.00
N-LC	16	0.00	0.00	52.62	48.19	0.00

TABLE 9

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1300		1326					Cost Table
Tavern							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	94.71	87.38	0.00	
N-GD-AVG	7	0.00	0.00	83.14	76.54	0.00	
N-AVG	8	88.65	88.65	71.57	65.71	67.16	
N-AVG-LC	10	0.00	0.00	63.08	57.80	58.66	
N-LC	16	0.00	0.00	54.58	49.90	50.17	

SECTION 1300		1326					Hvacheat
Tavern							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	19.95	19.95	16.15	16.15	16.15	
N-GD-AVG	7	18.32	18.32	14.78	14.78	14.78	
N-AVG	8	16.70	16.70	13.40	13.40	13.40	
N-AVG-LC	10	15.28	15.28	12.02	12.02	12.02	
N-LC	16	13.85	13.85	10.65	10.65	10.65	

SECTION 1300		1327					Cost Table
Cocktailng							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	144.34	135.62	0.00	
N-EX-G	3	0.00	0.00	126.27	118.23	0.00	
N-GOOD	6	130.17	130.17	108.20	100.84	104.30	
N-GD-AVG	7	115.54	115.54	94.60	87.86	90.50	
N-AVG	8	100.90	100.90	80.99	74.87	76.70	
N-AVG-LC	10	0.00	0.00	71.06	65.48	66.80	
N-LC	16	0.00	0.00	61.13	56.09	56.90	

SECTION 1300		1327					Hvacheat
Cocktailng							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	23.65	23.65	23.65	
	2	0.00	0.00	21.50	21.50	21.50	
N-EX-G	3	0.00	0.00	19.90	19.90	19.90	
	4	0.00	0.00	19.35	19.35	19.35	
	5	0.00	0.00	17.75	17.75	17.75	
N-GOOD	6	19.95	19.95	16.15	16.15	16.15	
N-GD-AVG	7	18.32	18.32	14.78	14.78	14.78	
N-AVG	8	16.70	16.70	13.40	13.40	13.40	
N-AVG-LC	10	15.28	15.28	12.02	12.02	12.02	
N-LC	16	13.85	13.85	10.65	10.65	10.65	

TABLE 9

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1300		1328					Cost Table
Cafeteria							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	165.24	156.73	0.00	
N-EX-G	3	0.00	0.00	141.78	133.40	0.00	
N-GOOD	6	140.47	140.47	118.31	110.06	113.54	
N-GD-AVG	7	123.34	123.34	101.53	93.66	96.36	
N-AVG	8	106.20	106.20	84.75	77.25	79.17	
N-AVG-LC	10	0.00	0.00	72.68	65.71	67.18	
N-LC	16	0.00	0.00	60.60	54.17	55.20	

SECTION 1300		1328					Hvacheat
Cafeteria							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	23.65	23.65	23.65	
	2	0.00	0.00	21.50	21.50	21.50	
N-EX-G	3	0.00	0.00	19.90	19.90	19.90	
	4	0.00	0.00	19.35	19.35	19.35	
	5	0.00	0.00	17.75	17.75	17.75	
N-GOOD	6	19.95	19.95	16.15	16.15	16.15	
N-GD-AVG	7	18.32	18.32	14.78	14.78	14.78	
N-AVG	8	16.70	16.70	13.40	13.40	13.40	
N-AVG-LC	10	0.00	0.00	12.02	12.02	12.02	
N-LC	16	0.00	0.00	10.65	10.65	10.65	

SECTION 1300		1329					Cost Table
Snack Bar							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	149.97	143.74	0.00	
N-EX-G	3	0.00	0.00	124.78	117.92	0.00	
N-GOOD	6	0.00	0.00	99.60	92.10	0.00	
N-GD-AVG	7	0.00	0.00	82.88	75.56	0.00	
N-AVG	8	0.00	0.00	66.15	59.01	59.21	
N-AVG-LC	10	0.00	0.00	55.04	48.41	48.34	
N-LC	16	0.00	0.00	43.93	37.81	37.48	
N-CHP-LC	17	0.00	0.00	39.83	32.42	33.62	
N-CHEAP	18	0.00	0.00	35.72	27.04	29.75	

SECTION 1300		1330					Cost Table
Mini-Mart							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	162.97	0.00	163.35	
N-EX-G	3	0.00	0.00	150.34	0.00	151.72	
N-GOOD	6	0.00	0.00	137.72	130.73	140.10	
N-GD-AVG	7	0.00	0.00	127.05	120.60	130.13	
N-AVG	8	0.00	0.00	116.38	110.48	120.16	
N-AVG-LC	10	0.00	0.00	107.36	101.92	111.61	
N-LC	16	0.00	0.00	98.35	93.36	103.06	

TABLE 9

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1300							1331	Cost Table
Florist Sp								
GRADE		A/1	B/2	C/3	D/4	S/5		
N-EXCEL	1	0.00	0.00	98.97	91.82	0.00		
N-EX-G	3	0.00	0.00	90.00	83.40	0.00		
N-GOOD	6	0.00	0.00	81.03	74.97	0.00		
N-GD-AVG	7	0.00	0.00	73.66	68.06	0.00		
N-AVG	8	78.82	78.82	66.29	61.15	0.00		
N-AVG-LC	10	0.00	0.00	60.30	55.56	0.00		
N-LC	16	0.00	0.00	54.32	49.97	49.97		

SECTION 1300							1332	Cost Table
Whse Shwrm								
GRADE		A/1	B/2	C/3	D/4	S/5		
N-GOOD	6	0.00	0.00	53.76	48.61	49.15		
N-GD-AVG	7	0.00	0.00	48.42	43.64	44.58		
N-AVG	8	0.00	0.00	43.07	38.66	40.02		
N-AVG-LC	10	0.00	0.00	38.83	34.74	36.34		
N-LC	16	0.00	0.00	34.58	30.82	32.66		

SECTION 1300							1333	Cost Table
Ldry/Drycl								
GRADE		A/1	B/2	C/3	D/4	S/5		
N-GOOD	6	0.00	0.00	83.15	76.74	0.00		
N-GD-AVG	7	0.00	0.00	74.19	68.16	0.00		
N-AVG	8	0.00	0.00	65.23	59.58	59.14		

SECTION 1300							1334	Cost Table
Roadsimkt								
GRADE		A/1	B/2	C/3	D/4	S/5		
N-EXCEL	1	0.00	0.00	72.04	65.46	65.77		
N-EX-G	3	0.00	0.00	59.36	53.34	53.58		
N-GOOD	6	0.00	0.00	46.68	41.21	41.38		
N-GD-AVG	7	0.00	0.00	38.47	33.56	33.70		
N-AVG	8	0.00	0.00	30.26	25.92	26.01		
N-AVG-LC	10	0.00	0.00	0.00	21.11	21.18		
N-LC	16	0.00	0.00	0.00	16.30	16.35		
N-CHP-LC	17	0.00	0.00	0.00	13.22	0.00		
N-CHEAP	18	0.00	0.00	0.00	10.15	0.00		

TABLE 9

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1300		1335					Cost Table
Rdmktpolfr							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	60.74	0.00	
N-EX-G	3	0.00	0.00	0.00	49.04	0.00	
N-GOOD	6	0.00	0.00	0.00	37.33	0.00	
N-GD-AVG	7	0.00	0.00	0.00	30.12	0.00	
N-AVG	8	0.00	0.00	0.00	22.92	0.00	
N-AVG-LC	10	0.00	0.00	0.00	18.50	0.00	
N-LC	16	0.00	0.00	0.00	14.07	0.00	
N-CHP-LC	17	0.00	0.00	0.00	11.32	0.00	
N-CHEAP	18	0.00	0.00	0.00	8.58	0.00	

SECTION 1300		1336					Cost Table
Whsefdstor							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	66.48	60.54	61.08	
N-GD-AVG	7	0.00	0.00	59.95	54.52	54.56	
N-AVG	8	0.00	0.00	53.42	48.49	48.05	
N-AVG-LC	10	0.00	0.00	48.20	43.69	42.94	
N-LC	16	0.00	0.00	42.98	38.89	37.84	

SECTION 1300		1337					Cost Table
Retresmxml							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-AVG	8	0.00	0.00	80.37	0.00	0.00	

SECTION 1300		1338					Cost Table
Mret/Off							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	85.71	79.60	0.00	
N-GD-AVG	7	0.00	0.00	77.44	71.70	0.00	
N-AVG	8	0.00	0.00	69.17	63.81	0.00	
N-AVG-LC	10	0.00	0.00	62.50	57.48	0.00	
N-LC	16	0.00	0.00	55.82	51.15	0.00	

SECTION 1300		1339					Cost Table
SuperMkt							
GRADE		A/1	B/2	C/3	D/4	S/5	
EX	1	0.00	0.00	95.46	88.13	0.00	
EX-G	3	0.00	0.00	87.10	80.27	0.00	
GD	6	93.02	93.02	78.73	72.41	74.08	
GD-AVG	7	86.26	86.26	71.83	65.95	66.92	
AVG	8	79.50	79.50	64.94	59.49	59.75	
AVG-LC	10	0.00	0.00	59.25	0.00	53.97	
LC	16	0.00	0.00	53.56	0.00	48.19	

TABLE 9

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1300		1340				Cost Table
WineSh						
GRADE		A/1	B/2	C/3	D/4	S/5
EXCEL	1	0.00	0.00	249.84	237.70	0.00
EX-G	3	0.00	0.00	198.34	187.58	0.00
GD	6	0.00	0.00	146.85	137.46	0.00
G-AVG	7	0.00	0.00	116.50	108.28	0.00
AVG	8	0.00	0.00	86.15	79.11	78.91
AVG-LC	10	0.00	0.00	68.29	62.27	62.24
LC	16	0.00	0.00	50.43	45.43	45.57

SECTION 1300		1341				Cost Table
BanqHall						
GRADE		A/1	B/2	C/3	D/4	S/5
EXCEL	1	0.00	0.00	162.48	153.76	0.00
EX-G	3	0.00	0.00	139.22	131.03	0.00
GOOD	6	0.00	0.00	115.96	108.30	107.99
GD-AVG	7	0.00	0.00	99.32	92.26	91.90
AVG	8	0.00	0.00	82.68	76.21	75.82
AVG-LC	10	0.00	0.00	70.84	64.94	64.45
LC	16	0.00	0.00	59.00	53.67	53.08

SECTION 1300		1342				Cost Table
LuxBout						
GRADE		A/1	B/2	C/3	D/4	S/5
GOOD	6	245.12	245.12	219.22	208.60	0.00
GD-AVG	7	220.58	220.58	194.86	185.00	0.00
AVG	8	196.04	196.04	170.49	161.41	0.00
AVG-LC	10	0.00	0.00	151.60	143.21	0.00
LC	16	0.00	0.00	132.72	125.00	0.00

SECTION 1300		1345				Cost Table
Whsedisc						
GRADE		A/1	B/2	C/3	D/4	S/5
N-GOOD	6	0.00	0.00	49.95	44.76	44.68
N-GD-AVE	7	0.00	0.00	44.74	39.96	40.48
N-AVG	8	0.00	0.00	39.52	35.16	36.27
N-AVG-LC	10	0.00	0.00	35.42	31.41	32.88
N-LC	16	0.00	0.00	31.31	27.66	29.49

SECTION 1300		1350				Basements
Restrbsmt						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTFIN	4	76.41	76.41	56.17	56.17	56.17
BSMTSTG	9	0.00	0.00	29.52	29.52	29.52

TABLE 9

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1300		1350				Hvacheat
Restrbsmt						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTFIN	4	13.85	13.85	13.40	13.40	13.40
BSMTSTG	9	13.85	13.85	13.40	13.40	13.40

SECTION 1300		1351				Basements
Storbsmt						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTPK	2	47.52	47.52	30.87	30.87	30.87
BSMTDISP	8	73.59	73.59	48.39	48.39	48.39
BSMTSTG	9	43.69	43.69	26.88	26.88	26.88

SECTION 1300		1352				Basements
Mallbsmt						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTSTG	9	46.94	46.94	29.64	29.64	29.64

SECTION 1300		1352				Elevators
Mallbsmt						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTSTG	9	8.75	8.75	7.85	7.85	7.85

SECTION 1300		1355				Basements
Retresmixb						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTFIN	4	73.59	73.59	48.39	48.39	48.39
BSMTSTG	9	43.69	43.69	26.88	26.88	26.88

SECTION 1300		1356				Cost Table
WineBsmnt						
GRADE		A/1	B/2	C/3	D/4	S/5
WineBsmnt	4	0.00	0.00	52.45	52.45	52.45
WineBsmnt	7	0.00	0.00	31.50	31.50	31.50

SECTION 1300		1381				Cost Table
Commcschel						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	0.00	0.00	63.56	57.69	0.00
N-EX-G	3	0.00	0.00	57.32	51.80	0.00
N-GOOD	6	0.00	0.00	51.08	45.90	0.00
N-GD-AVG	7	0.00	0.00	46.06	41.21	0.00
N-AVG	8	0.00	0.00	41.05	36.52	34.95

TABLE 9

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1300		1381					Elevators
Commscshel							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	1.10	1.10	1.10	
N-EX-G	3	0.00	0.00	1.02	1.02	1.02	
N-GOOD	6	0.00	0.00	0.95	0.95	0.95	
N-GD-AVG	7	0.00	0.00	0.90	0.90	0.90	
N-AVG	8	0.00	0.00	0.85	0.85	0.85	

SECTION 1300		1382					Cost Table
Nbhscshell							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	45.02	0.00	0.00	
N-GD-AVG	7	0.00	0.00	40.87	0.00	0.00	
N-AVG	8	0.00	0.00	36.72	32.49	30.76	
N-AVG-LC	10	0.00	0.00	33.34	29.31	27.78	
N-LC	16	0.00	0.00	29.95	26.13	24.81	
N-CHP-LC	17	0.00	0.00	26.04	22.35	20.74	
N-CHEAP	18	0.00	0.00	22.12	18.57	16.68	

SECTION 1300		1383					Cost Table
Regionsint							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	81.54	81.54	81.54	81.54	81.54	
N-EX-G	3	72.29	72.29	72.29	72.29	72.29	
N-GOOD	6	63.04	63.04	63.04	63.04	63.04	
N-GD-AVG	7	55.88	55.88	55.88	55.88	55.88	
N-AVG	8	48.73	48.73	48.73	48.73	48.73	

SECTION 1300		1384					Cost Table
Nbhcommint							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	46.82	46.82	46.82	46.82	46.82	
N-EX-G	3	42.59	42.59	42.59	42.59	42.59	
N-GOOD	6	38.36	38.36	38.36	38.36	38.36	
N-GD-AVG	7	34.89	34.89	34.89	34.89	34.89	
N-AVG	8	31.42	31.42	31.42	31.42	31.42	
N-AVG-LC	10	28.58	28.58	28.58	28.58	28.58	
N-LC	16	25.73	25.73	25.73	25.73	25.73	

SECTION 1300		1385					Cost Table
Shopctrbsm							
GRADE		A/1	B/2	C/3	D/4	S/5	
EXCEL	01	80% of floor listed over/under Applies to codes 1311 thru 1313, 1381 thru 1382, and 1386					
EX-G	03						
GOOD	06						
GD-AVG	07						
AVG	08						

TABLE 9

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1300		1386					Cost Table
Regscshell							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	67.19	67.19	45.78	0.00	0.00	
N-EX-G	3	64.43	64.43	43.14	0.00	0.00	
N-GOOD	6	61.67	61.67	40.50	34.45	0.00	
N-GD-AVG	7	0.00	0.00	38.16	32.47	0.00	
N-AVG	8	0.00	0.00	35.81	30.49	29.48	

SECTION 1300		1386					Elevators
Regioshell							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	1.35	1.35	1.10	0.00	0.00	
N-EX-G	3	1.25	1.25	1.02	0.00	0.00	
N-GOOD	6	1.15	1.15	0.95	0.95	0.00	
N-GD-AVG	7	0.00	0.00	0.90	0.90	0.00	
N-AVG	8	0.00	0.00	0.85	0.85	0.85	

SECTION 1300		1387					Cost Table
Anchdpt/Bb							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	96.38	96.38	78.64	72.90	0.00	
N-GD-AVG	7	86.54	86.54	70.11	64.70	0.00	
N-AVG	8	76.70	76.70	61.59	56.50	0.00	
N-AVG-LC	10	68.90	68.90	54.92	50.14	0.00	
N-LC	16	61.11	61.11	48.24	43.78	43.71	

SECTION 1300		1388					Cost Table
Regdiscc							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	83.80	0.00	0.00	
N-EX-G	3	0.00	0.00	76.75	0.00	0.00	
N-GOOD	6	89.81	89.81	69.70	63.74	0.00	
N-GD-AVG	7	82.40	82.40	63.84	58.20	0.00	
N-AVG	8	75.00	75.00	57.97	52.65	53.12	

SECTION 1300		1389					Cost Table
Drugstor							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	116.33	109.24	0.00	
N-EX-G	3	0.00	0.00	106.31	99.66	0.00	
N-GOOD	6	0.00	0.00	96.29	90.07	0.00	
N-GD-AVG	7	0.00	0.00	88.00	82.16	0.00	
N-AVG	8	94.55	94.55	79.70	74.26	0.00	
N-AVG-LC	10	0.00	0.00	72.83	67.74	0.00	
N-LC	16	0.00	0.00	65.97	61.22	61.67	

TABLE 9

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1300		1390				Mezzanine
Restmezz						
GRADE		A/1	B/2	C/3	D/4	S/5
MEZZOPEN	2	34.96	34.96	24.80	24.80	24.80

SECTION 1300		1391				Mezzanine
Stormezz						
GRADE		A/1	B/2	C/3	D/4	S/5
MEZZDISP	3	44.38	44.38	30.46	30.46	30.46
MEZZOFF	4	60.24	60.24	40.81	40.81	40.81
MEZZSTG	5	24.64	24.64	18.11	18.11	18.11

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1300 PERIMETER MULTIPLIER FORMULA

$$\text{PERIMETER MULTIPLIER} = A1 + A2*(\text{PERM}/\text{AREA}) + A3*(\text{PERM}/\text{AREA})^2 + A4*(\text{PERM}/\text{AREA})^3 + A5*(\text{PERM}/\text{AREA})^4 + A6*(\text{PERM}/\text{AREA})^5 + A7*(\text{PERM}/\text{AREA})^6$$

NOTE: PERIMETER MULTIPLIER MAXIMUM = 1.930 AND MINIMUM = 0.690

A1 THROUGH A7	
A1	0.720400000
A2	6.410000000
A3	-56.738000000
A4	801.970000000
A5	-5924.100000000
A6	20861.000000000
A7	-27793.000000000

EXAMPLES		
PERIMETER	AREA(SF)	MULTIPLIER
160	1500	1.212
350	10000	0.902
500	40000	0.793
700	4000	1.472
500	40000	0.793
1400	36000	0.919
2000	40000	0.968

SECTION 1300 STORY HEIGHT MULTIPLIER FORMULA

$$\text{STORY HEIGHT MULTIPLIER} = A1 + A2 * (\text{STORY HEIGHT}) + A3/(\text{STORY HEIGHT})^2$$

NOTE: STORY HEIGHT MULTIPLIER MAXIMUM = 1.760 AND MINIMUM = 0.890

A1 THROUGH A3	
A1	0.744384780
A2	0.021279620
A3	0.016475718

EXAMPLES	
STORY HEIGHT (FEET)	MULTIPLIER
8	0.915
9	0.936
10	0.957
11	0.979
12	1.000
13	1.021
14	1.042
15	1.064
16	1.085
17	1.106
18	1.127
19	1.149
20	1.170
22	1.213
24	1.255

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1300	SPRINKLER TABLE			
SQFT	WET EXPOSED	DRY EXPOSED	WET HIDDEN	DRY HIDDEN
1000	3.32	4.30	5.57	7.21
2000	3.00	3.84	4.91	6.29
3000	2.82	3.59	4.58	5.83
5000	2.60	3.30	4.19	5.32
10000	2.34	2.94	3.70	4.65
15000	2.20	2.75	3.44	4.30
20000	2.10	2.62	3.28	4.09
30000	1.98	2.46	3.05	3.78
50000	1.84	2.26	2.79	3.43
75000	1.72	2.11	2.59	3.17
100000	1.63	2.00	2.46	3.02
150000	1.54	1.88	2.31	2.82
200000	1.48	1.80	2.18	2.65
300000	1.39	1.68	2.03	2.45
400000	1.33	1.60	1.92	2.30
600000	1.25	1.50	1.79	2.15
800000	1.21	1.44	1.72	2.05
1000000	1.16	1.38	1.64	1.95

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1300	HEATING TABLE	
TYPE	CL/QL	RATE
HOT&CHILL	1	15.50
WARM&COOL	3	9.55
STEAM/BLR	4	5.70
HOT WATER	5	6.65
HOT WAT/R	6	6.65
STEAM/NOB	7	4.75
HEAT PUMP	8	7.80
PACK A/C	9	7.00
CENT REF	10	6.50
CENT EVP	11	2.90
WALL HTP	12	3.60
FORC AIR	13	3.75
WALL/FLR	14	1.75
ELEC BBD	15	3.50
SPACE HT	16	1.60
ELEC WHT	17	1.60
VENTILAT	18	1.10

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TABLE 10

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1400		1401				Cost Table
Mainhang						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	0.00	0.00	90.80	0.00	85.10
N-EX-G	3	0.00	0.00	77.61	0.00	71.73
N-GOOD	6	0.00	0.00	64.43	0.00	58.35
N-GD-AVG	7	0.00	0.00	55.13	0.00	49.22
N-AVG	8	0.00	0.00	45.83	41.51	40.10
N-AVG-LC	10	0.00	0.00	39.22	35.38	33.83
N-LC	16	0.00	0.00	32.60	29.25	27.56

SECTION 1400		1402				Cost Table
Stoghang						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	0.00	0.00	74.61	0.00	68.22
N-EX-G	3	0.00	0.00	63.03	0.00	57.10
N-GOOD	6	0.00	0.00	51.45	0.00	45.97
N-GD-AVG	7	0.00	0.00	43.50	0.00	38.50
N-AVG	8	0.00	0.00	35.55	31.66	31.03
N-AVG-LC	10	0.00	0.00	30.06	26.69	25.99
N-LC	16	0.00	0.00	24.56	21.72	20.95
N-CHP-LC	17	0.00	0.00	0.00	0.00	18.10
N-CHEAP	18	0.00	0.00	0.00	0.00	15.26

SECTION 1400		1403				Cost Table
Stghangp						
GRADE		A/1	B/2	C/3	D/4	S/5
N-LC	16	0.00	0.00	0.00	18.26	0.00
N-CHP-LC	17	0.00	0.00	0.00	15.79	0.00
N-CHEAP	18	0.00	0.00	0.00	13.32	0.00

SECTION 1400		1404				Cost Table
T Hanger						
GRADE		A/1	B/2	C/3	D/4	S/5
N-AVG	8	0.00	0.00	31.58	0.00	28.71
N-AVG-LC	10	0.00	0.00	0.00	0.00	25.47
N-LC	16	0.00	0.00	0.00	19.60	22.23

SECTION 1400		1405				Cost Table
Engrresr						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	135.20	128.20	116.33	109.03	111.37
N-EX-G	3	117.15	110.84	97.34	90.73	92.42
N-GOOD	6	99.10	93.49	78.34	72.43	73.46
N-GD-AVG	7	85.88	80.84	65.56	60.28	60.96
N-AVG	8	72.67	68.19	52.77	48.13	48.47
N-AVG-LC	10	63.02	59.00	44.19	40.06	40.24
N-LC	16	53.36	49.82	35.61	32.00	32.00

TABLE 10

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1400		1405					Elevators
Engresr							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	3.30	3.30	3.30	3.30	3.30	
N-EX-G	3	2.95	2.95	2.95	2.95	2.95	
N-GOOD	6	2.60	2.60	2.60	2.60	2.60	
N-GD-AVG	7	2.35	2.35	2.35	2.35	2.35	
N-AVG	8	2.10	2.10	2.10	2.10	2.10	
N-AVG-LC	10	1.90	1.90	1.90	1.90	1.90	
N-LC	16	1.70	1.70	1.70	1.70	1.70	

SECTION 1400		1406					Cost Table
Mfg Lght							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	57.92	52.71	52.96	
N-GD-AVG	7	0.00	0.00	49.58	44.84	44.90	
N-AVG	8	59.56	55.08	41.23	36.98	36.84	
N-AVG-LC	10	51.86	47.92	35.30	31.48	31.25	
N-LC	16	44.17	40.75	29.38	25.97	25.66	

SECTION 1400		1406					Elevators
Mfg							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-AVG	8	1.90	1.90	1.90	0.00	0.00	
N-AVG-LC	10	1.68	1.68	1.68	0.00	0.00	
N-LC	16	1.45	1.45	1.45	0.00	0.00	

SECTION 1400		1407					Cost Table
Distwhse							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	81.75	0.00	73.86	
N-EX-G	3	0.00	0.00	69.58	0.00	62.64	
N-GOOD	6	81.27	81.27	57.40	50.69	51.42	
N-GD-AVE	7	73.18	73.18	48.85	43.14	43.60	
N-AVG	8	65.09	65.09	40.30	35.60	35.79	
N-AVG-LC	10	0.00	0.00	34.32	0.00	30.38	
N-LC	16	0.00	0.00	28.34	0.00	24.96	

SECTION 1400		1407					Elevators
Distwhse							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	2.25	2.25	2.25	2.25	2.25	
N-GD-AVG	7	2.00	2.00	2.00	2.00	2.00	
N-AVG	8	1.75	1.75	1.75	1.75	1.75	
N-AVG-LC	10	0.00	0.00	1.50	0.00	1.50	
N-LC	16	0.00	0.00	1.25	0.00	1.25	

TABLE 10

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1400		1408					Cost Table
Stgwhsem							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	63.36	0.00	0.00	
N-GD-AVG	7	0.00	0.00	54.38	0.00	0.00	
N-AVG	8	0.00	0.00	45.41	0.00	0.00	

SECTION 1400		1408					Elevators
Stgwhsem							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	2.15	0.00	0.00	
N-GD-AVG	7	0.00	0.00	1.95	0.00	0.00	
N-AVG	8	0.00	0.00	1.75	0.00	0.00	

SECTION 1400		1409					Cost Table
Stgwhsep							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-AVG	8	0.00	0.00	0.00	25.93	0.00	
N-AVG-LC	10	0.00	0.00	0.00	21.90	0.00	
N-LC	16	0.00	0.00	0.00	17.87	0.00	

SECTION 1400		1410					Cost Table
Stgwhse							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	72.24	0.00	66.03	
N-EX-G	3	0.00	0.00	61.06	0.00	55.50	
N-GOOD	6	68.03	63.13	49.87	44.36	44.97	
N-GD-AVG	7	60.57	56.07	42.18	37.44	37.82	
N-AVG	8	53.11	49.01	34.49	30.53	30.67	
N-AVG-LC	10	47.28	43.51	29.18	25.78	25.80	
N-LC	16	41.44	38.01	23.87	21.03	20.94	

SECTION 1400		1410					Elevators
Stgwhse							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	2.15	2.15	2.15	2.15	2.15	
N-GD-AVG	7	1.95	1.95	1.95	1.95	1.95	
N-AVG	8	1.75	1.75	1.75	1.75	1.75	
N-AVG-LC	10	1.55	1.55	1.55	1.55	1.55	
N-LC	16	1.35	1.35	1.35	1.35	1.35	

SECTION 1400		1411					Cost Table
Traswhse							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	77.06	0.00	68.74	
N-GD-AVG	7	0.00	0.00	66.03	0.00	58.86	
N-AVG	8	0.00	0.00	55.00	48.73	48.98	

TABLE 10

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1400		1412					Cost Table
Miniwhse							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	40.93	37.67	37.37	
N-GD-AVG	7	0.00	0.00	35.75	32.92	32.65	
N-AVG	8	0.00	0.00	30.57	28.17	27.93	
N-AVG-LC	10	0.00	0.00	26.70	24.62	24.40	
N-LC	16	0.00	0.00	22.83	21.07	20.87	
N-CHP-LC	17	0.00	0.00	0.00	0.00	18.18	
N-CHEAP	18	0.00	0.00	0.00	0.00	15.48	

SECTION 1400		1413					Cost Table
Miniwhhiri							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	48.67	43.85	44.46	
N-GD-AVG	7	0.00	0.00	42.75	0.00	0.00	
N-AVG	8	51.93	51.93	36.83	0.00	0.00	

SECTION 1400		1413					Elevators
Minwhshiri							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	1.85	1.85	1.85	1.85	1.85	
N-GD-AVG	7	1.60	1.60	1.60	0.00	0.00	
N-AVG	8	1.35	1.35	1.35	1.35	1.35	

SECTION 1400		1414					Cost Table
Minwhsep							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	0.00	33.65	0.00	
N-GD-AVG	7	0.00	0.00	0.00	29.37	0.00	
N-AVG	8	0.00	0.00	0.00	25.09	0.00	
N-AVG-LC	10	0.00	0.00	0.00	21.90	0.00	
N-LC	16	0.00	0.00	0.00	18.71	0.00	

SECTION 1400		1415					Cost Table
Sergar							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	88.93	0.00	0.00	
N-EX-G	3	0.00	0.00	76.25	0.00	0.00	
N-GOOD	6	0.00	0.00	63.57	55.05	53.67	
N-GD-AVG	7	0.00	0.00	54.54	47.45	45.98	
N-AVG	8	66.83	66.83	45.51	39.85	38.30	
N-AVG-LC	10	0.00	0.00	39.06	34.36	32.83	
N-LC	16	0.00	0.00	32.62	28.88	27.35	

TABLE 10

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1400		1415				Elevators
Sergar						
GRADE		A/1	B/2	C/3	D/4	S/5
N-GOOD	6	0.00	0.00	1.75	0.00	0.00
N-GD-AVG	7	0.00	0.00	1.75	0.00	0.00
N-AVG	8	1.75	1.75	1.75	1.75	1.75
N-AVG-LC	10	0.00	0.00	1.75	1.75	1.75
N-LC	16	0.00	0.00	1.75	1.75	1.75

SECTION 1400		1416				Cost Table
Sergarshed						
GRADE		A/1	B/2	C/3	D/4	S/5
N-GOOD	6	0.00	0.00	27.75	21.20	23.86
N-GD-AVG	7	0.00	0.00	24.34	18.74	21.09
N-AVG	8	0.00	0.00	20.94	16.28	18.32
N-AVG-LC	10	0.00	0.00	18.39	14.39	16.20
N-LC	16	0.00	0.00	15.83	12.50	14.07

SECTION 1400		1417				Cost Table
Sergar P						
GRADE		A/1	B/2	C/3	D/4	S/5
N-AVG	8	0.00	0.00	0.00	34.02	0.00
N-AVG-LC	10	0.00	0.00	0.00	29.22	0.00
N-LC	16	0.00	0.00	0.00	24.41	0.00

SECTION 1400		1418				Cost Table
Stggar M						
GRADE		A/1	B/2	C/3	D/4	S/5
N-AVG	8	0.00	0.00	52.06	0.00	0.00

SECTION 1400		1418				Elevators
Stggar M						
GRADE		A/1	B/2	C/3	D/4	S/5
N-AVG	8	0.00	0.00	1.75	0.00	0.00

SECTION 1400		1419				Cost Table
Stggar						
GRADE		A/1	B/2	C/3	D/4	S/5
N-AVG	8	58.87	58.87	43.59	38.66	37.20

SECTION 1400		1419				Elevators
Stggar						
GRADE		A/1	B/2	C/3	D/4	S/5
N-AVG	8	1.75	1.75	1.75	1.75	1.75

TABLE 10

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1400		1420					Cost Table
Autodsp							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	137.37	130.75	0.00	
N-EX-G	3	0.00	0.00	116.58	110.31	0.00	
N-GOOD	6	0.00	0.00	95.79	89.87	90.51	
N-GD-AVE	7	0.00	0.00	81.28	75.84	76.15	
N-AVG	8	101.56	101.56	66.76	61.80	61.79	
N-AVG-LC	10	0.00	0.00	56.69	52.17	52.03	
N-LC	16	0.00	0.00	46.62	42.54	42.27	

SECTION 1400		1421					Cost Table
Distwhsep							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-AVG	8	0.00	0.00	0.00	31.05	0.00	
N-AVG-LC	10	0.00	0.00	0.00	26.50	0.00	
N-LC	16	0.00	0.00	0.00	21.95	0.00	

SECTION 1400		1422					Cost Table
Pkstruct							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	59.01	55.37	0.00	0.00	0.00	
N-GD-AVG	7	52.29	49.30	0.00	0.00	0.00	
N-AVG	8	45.57	43.22	0.00	0.00	0.00	
N-AVG-LC	10	0.00	38.49	0.00	0.00	0.00	
N-LC	16	0.00	33.77	0.00	0.00	32.85	
N-CHP-LC	17	0.00	0.00	0.00	0.00	29.32	
N-CHEAP	18	0.00	0.00	0.00	0.00	25.78	

SECTION 1400		1422					Elevators
Pkstruct							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	2.25	2.25	0.00	0.00	0.00	
N-GD-AVG	7	1.88	1.88	0.00	0.00	0.00	
N-AVG	8	1.50	1.50	0.00	0.00	0.00	
N-AVG-LC	10	1.30	1.30	0.00	0.00	0.00	
N-LC	16	1.10	1.10	0.00	0.00	0.00	

SECTION 1400		1423					Cost Table
Autocen							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	76.24	70.18	0.00	
N-GD-AVG	7	0.00	0.00	68.58	63.10	0.00	
N-AVG	8	0.00	0.00	60.92	56.03	55.51	
N-AVG-LC	10	0.00	0.00	54.80	0.00	49.81	
N-LC	16	0.00	0.00	48.68	0.00	44.11	

TABLE 10

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1400		1424				Cost Table
Autocentp						
GRADE		A/1	B/2	C/3	D/4	S/5
N-LC	16	0.00	0.00	0.00	40.37	0.00

SECTION 1400		1425				Cost Table
Shwroom						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	0.00	0.00	153.45	146.67	0.00
N-EX-G	3	0.00	0.00	130.80	124.36	0.00
N-GOOD	6	0.00	0.00	108.16	102.06	102.63
N-GD-AVG	7	0.00	0.00	92.18	86.55	86.56
N-AVG	8	116.17	116.17	76.19	71.04	70.48
N-AVG-LC	10	0.00	0.00	64.98	60.27	59.49
N-LC	16	0.00	0.00	53.78	49.50	48.50

SECTION 1400		1426				Cost Table
Shwroomp						
GRADE		A/1	B/2	C/3	D/4	S/5
N-AVG	8	0.00	0.00	0.00	64.37	0.00
N-AVG-LC	10	0.00	0.00	0.00	54.29	0.00
N-LC	16	0.00	0.00	0.00	44.21	0.00

SECTION 1400		1427				Cost Table
Lofts						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	117.66	117.66	0.00	0.00	0.00
N-EX-G	3	103.71	103.71	0.00	0.00	0.00
N-GOOD	6	89.76	89.76	76.43	0.00	0.00
N-GD-AVG	7	79.12	79.12	64.82	0.00	0.00
N-AVG	8	68.49	68.49	53.22	48.37	48.78
N-AVG-LC	10	61.04	61.04	45.16	40.94	0.00
N-LC	16	53.58	53.58	37.10	33.51	0.00

SECTION 1400		1427				Elevators
Lofts						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	3.75	3.75	3.75	0.00	0.00
N-EX-G	3	3.48	3.48	3.48	0.00	0.00
N-GOOD	6	3.20	3.20	3.20	0.00	0.00
N-GD-AVG	7	2.95	2.95	2.95	0.00	0.00
N-AVG	8	2.70	2.70	2.70	0.00	0.00
N-AVG-LC	10	2.50	2.50	2.50	0.00	0.00
N-LC	16	2.30	2.30	2.30	0.00	0.00

TABLE 10

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1400		1428					Cost Table
Lofts M							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-AVG	8	0.00	0.00	68.48	0.00	0.00	

SECTION 1400		1428					Elevators
Lofts M							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-AVG	8	0.00	0.00	2.70	0.00	0.00	

SECTION 1400		1429					Cost Table
Armory							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	130.11	119.86	0.00	
N-EX-G	3	0.00	0.00	114.91	106.02	0.00	
N-GOOD	6	0.00	0.00	99.71	92.18	0.00	
N-GD-AVG	7	0.00	0.00	88.10	81.58	0.00	
N-AVG	8	0.00	0.00	76.50	70.98	71.91	

SECTION 1400		1430					Cost Table
P O Br							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	187.62	178.54	0.00	
N-EX-G	3	0.00	0.00	164.30	156.30	0.00	
N-GOOD	6	191.42	191.42	140.98	134.05	0.00	
N-GD-AVG	7	169.60	169.60	123.41	117.30	0.00	
N-AVG	8	147.77	147.77	105.84	100.55	0.00	

SECTION 1400		1430					Elevators
P O Br							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	7.10	7.10	0.00	0.00	0.00	
N-GD-AVG	7	6.15	6.15	0.00	0.00	0.00	
N-AVG	8	5.20	5.20	0.00	0.00	0.00	

SECTION 1400		1431					Cost Table
P O Fr							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-VG	4	0.00	0.00	0.00	148.24	0.00	
N-VG-G	5	0.00	0.00	0.00	138.62	0.00	
N-GOOD	6	0.00	0.00	0.00	128.99	0.00	
N-GD-AVG	7	0.00	0.00	0.00	113.28	0.00	
N-AVG	8	0.00	0.00	0.00	97.58	99.37	

TABLE 10

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1400		1432					Cost Table
Mfg P							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	0.00	46.72	0.00	
N-GD-AVG	7	0.00	0.00	0.00	39.84	0.00	
N-AVG	8	0.00	0.00	0.00	32.96	0.00	
N-AVG-LC	10	0.00	0.00	0.00	28.12	0.00	
N-LC	16	0.00	0.00	0.00	23.28	0.00	

SECTION 1400		1433					Cost Table
Mfg Hvy M							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	74.88	0.00	0.00	
N-GD-AVG	7	0.00	0.00	65.32	0.00	0.00	
N-AVG	8	0.00	0.00	55.75	0.00	0.00	

SECTION 1400		1433					Elevators
Mfg M							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	2.50	0.00	0.00	
N-GD-AVG	7	0.00	0.00	2.25	0.00	0.00	
N-AVG	8	0.00	0.00	2.00	0.00	0.00	
N-AVG-LC	10	0.00	0.00	1.75	0.00	0.00	
N-LC	16	0.00	0.00	1.50	0.00	0.00	

SECTION 1400		1434					Cost Table
Thangarp							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-LC	16	0.00	0.00	0.00	19.60	0.00	

SECTION 1400		1435					Cost Table
Minilube							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	132.81	125.95	0.00	
N-EX-G	3	0.00	0.00	118.52	112.08	0.00	
N-GOOD	6	0.00	0.00	104.23	98.21	0.00	
N-GD-AVG	7	0.00	0.00	93.03	87.41	0.00	
N-AVG	8	0.00	0.00	81.83	76.61	76.10	
N-AVG-LC	10	0.00	0.00	73.08	68.22	68.00	
N-LC	16	0.00	0.00	64.33	59.84	59.90	

TABLE 10

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1400		1436					Cost Table
Pobbranch							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	173.76	164.76	0.00	
N-EX-G	3	0.00	0.00	150.43	142.93	0.00	
N-GOOD	6	0.00	0.00	127.10	121.10	0.00	
N-GD-AVG	7	0.00	0.00	110.00	104.98	0.00	
N-AVG	8	112.85	112.85	92.90	88.86	0.00	
N-AVG-LC	10	0.00	0.00	80.33	77.00	0.00	
N-LC	16	0.00	0.00	67.76	65.13	0.00	

SECTION 1400		1437					Cost Table
Mlprofcty							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	89.22	0.00	84.75	
N-GD-AVG	7	0.00	0.00	76.64	0.00	73.09	
N-AVG	8	104.25	104.25	64.07	0.00	61.42	

SECTION 1400		1437					Elevators
Mlprofcty							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-AVG	8	5.20	5.20	0.00	0.00	0.00	

SECTION 1400		1438					Cost Table
Megawareho							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	45.65	0.00	43.40	
N-GD-AVG	7	0.00	0.00	37.51	0.00	36.26	
N-AVG	8	0.00	0.00	29.37	0.00	29.13	
N-AVG-LC	10	0.00	0.00	24.13	0.00	24.34	
N-LC	16	0.00	0.00	18.89	0.00	19.55	
N-CHP-LC	17	0.00	0.00	17.00	0.00	16.34	
N-CHEAP	18	0.00	0.00	15.12	0.00	13.13	

SECTION 1400		1439					Cost Table
P O Fr							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	155.75	0.00	
N-EX-G	3	0.00	0.00	0.00	135.71	0.00	
N-GOOD	6	0.00	0.00	0.00	115.67	0.00	
N-GD-AVG	7	0.00	0.00	0.00	100.71	0.00	
N-AVG	8	0.00	0.00	0.00	85.75	87.78	
N-AVG-LC	10	0.00	0.00	0.00	74.66	0.00	
N-LC	16	0.00	0.00	0.00	63.57	0.00	

TABLE 10

COMMERCIAL OCCUPANCY RATE TABLE
--

SECTION 1400		1440					Cost Table
Indflx							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	53.22	0.00	49.14	
N-GD-AVE	7	0.00	0.00	46.16	0.00	42.22	
N-AVG	8	0.00	0.00	39.09	35.30	35.29	
N-AVG-LC	10	0.00	0.00	33.88	30.48	30.30	
N-LC	16	0.00	0.00	28.68	25.67	25.32	

SECTION 1400		1440					Elevators
Indflx							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	3.75	3.75	3.75	0.00	0.00	
N-EX-G	3	3.48	3.48	3.48	0.00	0.00	
N-GOOD	6	3.20	3.20	3.20	0.00	0.00	
N-GD-AVG	7	2.95	2.95	2.95	0.00	0.00	
N-AVG	8	2.70	2.70	2.70	0.00	0.00	
N-AVG-LC	10	2.50	2.50	2.50	0.00	0.00	
N-LC	16	2.30	2.30	2.30	0.00	0.00	

SECTION 1400		1441					Cost Table
Mfg Hvy							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	190.52	181.16	0.00	0.00	0.00	
N-EX-G	3	170.17	161.70	0.00	0.00	0.00	
N-GOOD	6	149.82	142.23	119.18	0.00	112.90	
N-GC-AVG	7	133.82	126.95	104.48	0.00	99.22	
N-AVG	8	117.82	111.67	89.77	83.46	85.53	
N-AVG-LC	10	105.18	99.62	78.82	73.62	75.23	
N-LC	16	92.54	87.57	67.88	63.79	64.92	

SECTION 1400		1441					Elevators
Manufheavy							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	3.15	3.15	3.15	0.00	0.00	
N-EX-G	3	2.82	2.82	2.82	0.00	0.00	
N-GOOD	6	2.50	2.50	2.50	0.00	0.00	
N-GD-AVG	7	2.25	2.25	2.25	0.00	0.00	
N-AVG	8	2.00	2.00	2.00	0.00	0.00	
N-AVG-LC	10	1.75	1.75	1.75	0.00	0.00	
N-LC	16	1.50	1.50	1.50	0.00	0.00	

SECTION 1400		1450					Basements
Indsbmt							
GRADE		A/1	B/2	C/3	D/4	S/5	
BSMTDISP	8	61.25	61.25	43.52	43.52	43.52	
BSMTGD	10	51.81	51.81	0.00	0.00	0.00	
BSMTAVG	11	40.68	40.68	26.59	26.59	26.59	
BSMTOFF	12	74.00	74.00	51.25	51.25	51.25	

TABLE 10

COMMERCIAL OCCUPANCY RATE TABLE
--

SECTION 1400		1451				Basements
Parkbsmt						
GRADE		A/1	B/2	C/3	D/4	S/5
BSTAVGPK	6	49.72	49.72	32.15	32.15	32.15
BSMTLCPK	7	0.00	0.00	28.81	28.81	28.81

SECTION 1400		1451				Elevators
Cgarbsmt						
GRADE		A/1	B/2	C/3	D/4	S/5
BSTAVGPK	6	1.50	1.50	1.50	1.50	1.50
BSMTLCPK	7	1.10	1.10	1.10	1.10	1.10

SECTION 1400		1452				Basements
Labbsmt						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTFIN	4	94.24	94.24	68.41	68.41	68.41

SECTION 1400		1453				Basements
Ungrndpark						
GRADE		A/1	B/2	C/3	D/4	S/5
PKUNDGD	16	70.64	70.64	0.00	0.00	0.00

SECTION 1400		1453				Elevators
Ungrndpark						
GRADE		A/1	B/2	C/3	D/4	S/5
N-LC	16	1.10	1.10	1.10	1.10	1.10

SECTION 1400		1454				Basements
Milubgarbs						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTAVG	11	0.00	0.00	35.17	35.17	35.17

SECTION 1400		1456				Basements
Armorybsmt						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTSTG	9	0.00	0.00	38.40	38.40	38.40

SECTION 1400		1457				Cost Table
Brdcsbsmt						
GRADE		A/1	B/2	C/3	D/4	S/5
Brdcsbsmt	6	59.62	59.62	42.27	42.27	42.27

TABLE 10

COMMERCIAL OCCUPANCY RATE TABLE
--

SECTION 1400		1465					Cost Table
Brdcstfac							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	192.89	183.38	0.00	
N-EX-G	3	0.00	0.00	166.83	158.34	0.00	
N-GOOD	6	205.69	205.69	140.77	133.31	135.06	
N-GD-AVG	7	179.34	179.34	121.70	115.07	116.28	
N-AVG	8	152.98	152.98	102.64	96.83	97.50	
N-AVG-LC	10	133.44	133.44	88.75	83.60	83.96	
N-LC	16	113.89	113.89	74.86	70.36	70.41	

SECTION 1400		1466					Cost Table
Comp Cntrs							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	206.68	206.68	0.00	0.00	0.00	
N-EX-G	3	185.91	185.91	0.00	0.00	0.00	
N-GOOD	6	165.14	165.14	129.46	0.00	0.00	
N-GD-AVG	7	148.49	148.49	116.91	0.00	0.00	
N-AVG	8	131.83	131.83	104.36	98.35	99.96	
N-AVG-LC	10	118.58	118.58	94.26	88.91	0.00	
N-LC	16	105.34	105.34	84.16	79.47	0.00	

SECTION 1400		1467					Cost Table
Laboratory							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	278.89	278.89	194.63	194.63	0.00	
N-EX-G	3	245.12	245.12	173.98	173.98	0.00	
N-GOOD	6	211.36	211.36	153.32	153.32	153.99	
N-GD-AVG	7	185.84	185.84	137.06	137.06	137.68	
N-AVG	8	160.32	160.32	120.81	120.81	121.37	
N-AVG-LC	10	140.92	140.92	107.96	107.96	108.47	
N-LC	16	121.52	121.52	95.10	95.10	95.57	

SECTION 1400		1467					Elevators
Laboratory							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	3.30	3.30	3.30	3.30	3.30	
N-EX-G	3	2.95	2.95	2.95	2.95	2.95	
N-GOOD	6	2.60	2.60	2.60	2.60	2.60	
N-GD-AVG	7	2.35	2.35	2.35	2.35	2.35	
N-AVG	8	2.10	2.10	2.10	2.10	2.10	
N-AVG-LC	10	1.90	1.90	1.90	1.90	1.90	
N-LC	16	1.70	1.70	1.70	1.70	1.70	

TABLE 10

COMMERCIAL OCCUPANCY RATE TABLE
--

SECTION 1400		1467				Hvacheat
Laboratory						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	50.15	50.15	42.80	42.80	42.80
N-EX-G	3	44.32	44.32	37.83	37.83	37.83
N-GOOD	6	38.50	38.50	32.85	32.85	32.85
N-GD-AVG	7	34.02	34.02	29.00	29.00	29.00
N-AVG	8	29.55	29.55	25.15	25.15	25.15
N-AVG-LC	10	26.12	26.12	22.25	22.25	22.25
N-LC	16	22.70	22.70	19.35	19.35	19.35

SECTION 1400		1468				Cost Table
Passenterm						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	320.90	320.90	224.39	0.00	0.00
N-EX-VG	2	0.00	0.00	212.80	0.00	0.00
N-EX-G	3	272.64	272.64	201.20	0.00	0.00
N-VG	4	0.00	0.00	178.01	164.38	0.00
N-VG-G	5	0.00	0.00	158.34	146.04	0.00
N-GOOD	6	224.39	224.39	138.66	127.70	0.00
N-GD-AVG	7	190.60	190.60	112.24	103.16	0.00
N-AVG	8	156.80	156.80	85.81	78.62	78.23
N-AVG-FR	9	0.00	0.00	81.26	74.41	74.00
N-AVG-LC	10	133.24	133.24	76.72	70.21	69.78
N-FAIR	14	0.00	0.00	67.62	61.79	61.32
N-FAIRLC	15	0.00	0.00	60.42	55.14	54.66
N-LC	16	109.67	109.67	53.22	48.50	47.99

SECTION 1400		1468				Elevators
Passtermin						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	10.20	10.20	6.40	6.40	0.00
N-EX-VG	2	0.00	0.00	5.50	5.50	0.00
N-EX-G	3	8.85	8.85	0.00	0.00	0.00
N-VG	4	0.00	0.00	4.60	4.60	0.00
N-GOOD	6	7.50	7.50	0.00	0.00	0.00
N-GD-AVG	7	6.50	6.50	0.00	0.00	0.00
N-AVG	8	5.50	5.50	0.00	0.00	0.00
N-AVG-LC	10	4.75	4.75	0.00	0.00	0.00
N-LC	16	4.00	4.00	0.00	0.00	0.00

TABLE 10

COMMERCIAL OCCUPANCY RATE TABLE
--

SECTION 1400		1468				Hvacheat
Passtermin						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	43.85	43.85	31.35	31.35	0.00
N-EX-VG	2	0.00	0.00	27.15	27.15	0.00
N-EX-G	3	33.75	33.75	0.00	0.00	0.00
N-VG	4	0.00	0.00	22.95	22.95	0.00
N-GOOD	6	32.15	32.15	0.00	0.00	0.00
N-GD-AVG	7	27.85	27.85	0.00	0.00	0.00
N-AVG	8	23.55	23.55	0.00	0.00	0.00
N-AVG-LC	10	20.42	20.42	0.00	0.00	0.00
N-LC	16	17.30	17.30	0.00	0.00	0.00

SECTION 1400		1470				Cost Table
Loaddock						
GRADE		A/1	B/2	C/3	D/4	S/5
N-GOOD	6	0.00	0.00	16.09	0.00	0.00
N-GD-AVE	7	0.00	0.00	14.64	0.00	0.00
N-AVG	8	0.00	19.61	13.19	0.00	0.00
N-AVG-LC	10	0.00	0.00	12.02	0.00	0.00
N-LC	16	0.00	0.00	10.84	0.00	0.00

SECTION 1400		1472				Cost Table
Shipdock						
GRADE		A/1	B/2	C/3	D/4	S/5
N-AVE	8	0.00	33.49	33.49	31.13	0.00

SECTION 1400		1475				Cost Table
Munservgar						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	0.00	0.00	137.13	0.00	117.20
N-EX-G	3	0.00	0.00	116.30	0.00	116.30
N-GOOD	6	0.00	0.00	95.48	0.00	82.52
N-GD-AVG	7	0.00	0.00	80.98	0.00	70.31
N-AVG	8	0.00	0.00	66.48	58.37	58.10

SECTION 1400		1480				Cost Table
Coldstorag						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	0.00	0.00	96.56	0.00	95.78
N-EX-G	3	0.00	0.00	81.69	0.00	79.86
N-GOOD	6	84.52	84.52	66.82	0.00	63.93
N-GD-AVG	7	71.78	71.78	56.53	0.00	53.30
N-AVG	8	59.03	59.03	46.24	42.01	42.66
N-AVG-FR	9	0.00	0.00	42.40	0.00	38.83
N-AVG-LC	10	0.00	0.00	40.80	35.43	35.64
N-FAIR	14	0.00	0.00	38.57	0.00	34.99
N-FAIRLC	15	0.00	0.00	35.36	0.00	31.80
N-LC	16	0.00	0.00	32.14	28.85	28.61

TABLE 10

COMMERCIAL OCCUPANCY RATE TABLE
--

SECTION 1400		1480				Hvacheat
Cldstoatmo						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	13.35	13.35	13.35	13.35	13.35
N-EX-G	3	12.38	12.38	12.38	12.38	12.38
N-VG	4	38.30	38.30	38.30	38.30	38.30
N-VG-G	5	29.85	29.85	29.85	29.85	29.85
N-GOOD	6	11.40	11.40	11.40	11.40	11.40
N-GD-AVG	7	10.58	10.58	10.58	10.58	10.58
N-AVG	8	9.75	9.75	9.75	9.75	9.75
N-AVG-FR	9	19.25	19.25	19.25	19.25	19.25
N-AVG-LC	10	9.02	9.02	9.02	9.02	9.02
N-LC	16	8.30	8.30	8.30	8.30	8.30

SECTION 1400		1481				Cost Table
Cldstogpol						
GRADE		A/1	B/2	C/3	D/4	S/5
N-AVG	8	0.00	0.00	0.00	37.90	0.00
N-AVG-LC	10	0.00	0.00	0.00	31.74	0.00
N-LC	16	0.00	0.00	0.00	25.57	0.00

SECTION 1400		1481				Hvacheat
Cldstorpol						
GRADE		A/1	B/2	C/3	D/4	S/5
N-AVG	8	0.00	0.00	0.00	9.75	0.00
N-AVG-LC	10	0.00	0.00	0.00	9.02	0.00
N-LC	16	0.00	0.00	0.00	8.30	0.00

SECTION 1400		1482				Cost Table
Ltindshel						
GRADE		A/1	B/2	C/3	D/4	S/5
N-GOOD	6	0.00	0.00	42.30	38.63	38.01
N-GD-AVG	7	0.00	0.00	36.39	30.45	32.48
N-AVG	8	0.00	0.00	30.48	22.27	26.96
N-AVG-LC	10	0.00	0.00	26.24	19.13	23.05
N-LC	16	0.00	0.00	21.99	15.99	19.14
N-CHP-LC	17	0.00	0.00	19.86	14.21	16.82
N-CHEAP	18	0.00	0.00	17.72	12.43	14.51

SECTION 1400		1485				Cost Table
Indintoff						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	106.03	106.03	106.03	106.03	106.03
N-EX-G	3	85.80	85.80	85.80	85.80	85.80
N-GOOD	6	65.58	65.58	65.58	65.58	65.58
N-GD-AVG	7	53.08	53.08	53.08	53.08	53.08
N-AVG	8	40.59	40.59	40.59	40.59	40.59
N-AVG-LC	10	32.86	32.86	32.86	32.86	32.86
N-LC	16	25.13	25.13	25.13	25.13	25.13

TABLE 10

COMMERCIAL OCCUPANCY RATE TABLE
--

SECTION 1400						1490	Mezzanine
Indmezz							
GRADE		A/1	B/2	C/3	D/4	S/5	
FINISH	1	37.43	37.43	26.60	26.60	26.60	26.60
LC STOR	2	0.00	0.00	13.45	13.45	13.45	13.45
DISPLAY	3	41.87	41.87	29.16	29.16	29.16	29.16
OFFICE	4	57.30	57.30	40.63	40.63	40.63	40.63
GD STOR	8	44.35	44.35	0.00	0.00	0.00	0.00
AV STOR	9	21.40	21.40	18.04	18.04	18.04	18.04

SECTION 1400						1496	Mezzanine
Inmzintoff							
GRADE		A/1	B/2	C/3	D/4	S/5	
MEZZDISP	3	19.70	19.70	19.70	19.70	19.70	19.70
MEZZOFF	4	24.98	24.98	24.98	24.98	24.98	24.98

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1400 PERIMETER MULTIPLIER FORMULA

$$\text{PERIMETER MULTIPLIER} = A1 + A2*(\text{PERM}/\text{AREA}) + A3*(\text{PERM}/\text{AREA})^2 + A4*(\text{PERM}/\text{AREA})^3 + A5*(\text{PERM}/\text{AREA})^4 + A6*(\text{PERM}/\text{AREA})^5 + A7*(\text{PERM}/\text{AREA})^6$$

NOTE: PERIMETER MULTIPLIER MAXIMUM = 1.890 AND MINIMUM = 0.690

A1 THROUGH A7	
A1	0.815200000
A2	5.300200000
A3	-60.561000000
A4	1731.600000000
A5	-23239.000000000
A6	141979.000000000
A7	-316832.000000000

EXAMPLES		
PERIMETER	AREA(SF)	MULTIPLIER
160	1500	1.278
350	10000	0.973
500	40000	0.875
700	4000	1.576
500	40000	0.875
1400	36000	0.990
2000	40000	1.039

SECTION 1400 STORY HEIGHT MULTIPLIER FORMULA

$$\text{STORY HEIGHT MULTIPLIER} = A1 + A2*(\text{STORY HEIGHT}) + A3*(\text{STORY HEIGHT})^2 + A4*(\text{STORY HEIGHT})^3 + A5*(\text{STORY HEIGHT})^4 + A6*(\text{STORY HEIGHT})^5 + A7*(\text{STORY HEIGHT})^6 + A8*(\text{STORY HEIGHT})^7 + A9*(\text{STORY HEIGHT})^8$$

NOTE: STORY HEIGHT MULTIPLIER MAXIMUM = 3.977 AND MINIMUM = 0.820

A1 THROUGH A9	
A1	0.7736688795
A2	0.0107052779
A3	0.0004209499
A4	-0.0000004707
A5	-0.0000001784
A6	0.0000000033
A7	0.0000000000
A8	0.0000000000
A9	0.0000000000

COMMERCIAL OCCUPANCY RATE TABLE

EXAMPLES	
STORY HEIGHT (FEET)	MULTIPLIER
8	0.885
9	0.903
10	0.921
11	0.940
12	0.959
13	0.979
14	1.000
15	1.021
16	1.042
17	1.064
18	1.087
19	1.110
20	1.133
22	1.181
24	1.230

COMMERCIAL OCCUPANCY RATE TABLE
--

SECTION 1400	SPRINKLER TABLE			
SQFT	WET EXPOSED	DRY EXPOSED	WET HIDDEN	DRY HIDDEN
2500	2.55	3.40	4.54	6.05
5000	2.30	3.04	4.02	5.32
10000	2.08	2.73	3.57	4.68
15000	1.95	2.55	3.32	4.34
20000	1.86	2.42	3.15	4.10
30000	1.75	2.27	2.94	3.81
40000	1.68	2.17	2.79	3.60
50000	1.63	2.09	2.69	3.46
60000	1.58	2.03	2.60	3.33
80000	1.51	1.93	2.47	3.16
100000	1.47	1.87	2.39	3.04
125000	1.42	1.80	2.29	2.91
150000	1.38	1.75	2.22	2.82
200000	1.32	1.67	2.12	2.68
250000	1.28	1.61	2.03	2.55
300000	1.24	1.56	1.96	2.46
400000	1.20	1.50	1.87	2.34
600000	1.12	1.40	1.75	2.18
800000	1.07	1.33	1.66	2.07
1000000	1.03	1.28	1.59	1.98

COMMERCIAL OCCUPANCY RATE TABLE
--

SECTION 1400	HEATING TABLE	
TYPE	CL/QL	RATE
HOT&CHILL	1	17.55
WARM&COOL	3	10.25
STEAM/BLR	4	6.25
HOT WATER	5	6.80
HOT WAT/R	6	6.95
STEAM/NOB	7	5.20
HEAT PUMP	8	8.85
PACK A/C	9	7.85
CENT REF	10	6.65
CENT EVP	11	3.10
WALL HTP	12	3.75
FORC AIR	13	4.00
WALL/FLR	14	1.75
ELEC BBD	15	3.55
SPACE HT	16	1.80
ELEC WHT	17	1.60
VENTILAT	18	1.15

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TABLE 11

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1500		1501					Cost Table
Office							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	194.61	187.61	165.81	155.16	0.00	
N-EX-G	3	172.42	165.60	141.86	132.62	0.00	
N-GOOD	6	150.22	143.59	117.92	110.09	109.58	
N-GD-AVG	7	133.20	126.84	101.00	94.21	93.45	
N-AVG	8	116.18	110.10	84.08	78.33	77.32	
N-AVG-LC	10	103.06	97.30	72.02	67.03	65.94	
N-LC	16	89.93	84.50	59.96	55.73	54.56	

SECTION 1500		1501					Elevators
Office							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	10.20	10.20	5.15	5.15	0.00	
N-EX-G	3	8.57	8.57	4.12	4.12	0.00	
N-GOOD	6	6.95	6.95	3.10	3.10	3.10	
N-GD-AVG	7	5.85	5.85	2.48	2.48	0.00	
N-AVG	8	4.75	4.75	1.85	1.85	0.00	
N-AVG-LC	10	4.00	4.00	0.00	0.00	0.00	
N-LC	16	3.25	3.25	0.00	0.00	0.00	

SECTION 1500		1502					Cost Table
Office P							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	0.00	100.10	0.00	
N-GD-AVG	7	0.00	0.00	0.00	85.24	0.00	
N-AVG	8	0.00	0.00	0.00	70.39	0.00	
N-AVG-LC	10	0.00	0.00	0.00	59.97	0.00	
N-LC	16	0.00	0.00	0.00	49.55	0.00	

SECTION 1500		1503					Cost Table
Med Off							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	213.30	205.56	173.23	162.31	0.00	
N-EX-G	3	190.52	183.26	154.04	144.44	0.00	
N-GOOD	6	167.75	160.96	134.85	126.57	126.00	
N-GD-AVG	7	149.95	143.60	120.00	112.71	111.44	
N-AVG	8	132.15	126.24	105.14	98.85	96.88	
N-AVG-LC	10	118.22	112.72	93.64	88.11	85.69	
N-LC	16	104.28	99.19	82.14	77.37	74.50	

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1500		1503				Elevators
Med Off						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	10.25	10.25	5.30	5.30	5.30
N-EX-G	3	8.65	8.65	4.28	4.28	4.28
N-GOOD	6	7.05	7.05	3.25	3.25	3.25
N-GD-AVG	7	5.95	5.95	2.62	2.62	2.62
N-AVG	8	4.85	4.85	2.00	2.00	2.00
N-AVG-LC	10	4.08	4.08	0.00	0.00	0.00
N-LC	16	3.30	3.30	0.00	0.00	0.00

SECTION 1500		1504				Cost Table
Govtbldg						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	244.40	232.52	200.17	190.64	0.00
N-EX-G	3	213.30	203.40	172.68	164.16	0.00
N-GOOD	6	182.19	174.29	145.20	137.69	0.00
N-GD-AVG	7	159.18	152.64	125.46	118.75	0.00
N-AVG	8	136.16	130.98	105.72	99.81	101.68
N-AVG-LC	10	0.00	114.88	91.42	88.46	87.90
N-LC	16	0.00	98.78	77.11	77.11	74.12

SECTION 1500		1504				Elevators
Govtbldg						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	10.25	10.25	10.25	10.25	0.00
N-EX-G	3	8.68	8.68	8.68	8.68	0.00
N-GOOD	6	7.10	7.10	7.10	7.10	0.00
N-GD-AVG	7	6.02	6.02	6.02	6.02	0.00
N-AVG	8	4.95	4.95	4.95	4.95	4.95

SECTION 1500		1505				Cost Table
Gen Hosp						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	360.44	349.57	273.43	0.00	0.00
N-EX-G	3	318.16	308.88	238.76	0.00	0.00
N-GOOD	6	275.88	268.20	204.09	193.59	0.00
N-GD-AVG	7	243.74	237.20	178.40	169.38	0.00
N-AVG	8	211.59	206.19	152.72	145.16	0.00
N-AVG-LC	10	187.16	182.57	133.66	127.10	0.00
N-LC	16	162.72	158.95	114.59	109.05	111.03

TABLE 11

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1500		1505				Elevators
Gen Hosp						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	10.75	10.75	5.50	0.00	0.00
N-EX-G	3	9.02	9.02	4.47	0.00	0.00
N-GOOD	6	7.30	7.30	3.45	0.00	0.00
N-GD-AVG	7	6.15	6.15	2.82	0.00	0.00
N-AVG	8	5.00	5.00	2.20	0.00	0.00
N-AVG-LC	10	4.20	4.20	0.00	0.00	0.00
N-LC	16	3.40	3.40	0.00	0.00	0.00

SECTION 1500		1505				Hvacheat
Gen Hosp						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	42.85	42.85	37.95	37.95	37.95
N-EX-G	3	38.23	38.23	33.85	33.85	33.85
N-GOOD	6	33.60	33.60	29.75	29.75	29.75
N-GD-AVG	7	30.00	26.53	26.53	26.53	26.53
N-AVG	8	26.40	26.40	23.30	23.30	23.30
N-AVG-FR	9	0.00	0.00	21.98	21.98	21.98
N-AVG-LC	10	23.55	23.55	20.78	20.78	20.78
N-FAIR	14	0.00	0.00	20.65	20.65	20.65
N-FAIRLC	15	0.00	0.00	19.45	19.45	19.45
N-LC	16	20.70	20.70	18.25	18.25	18.25

SECTION 1500		1506				Cost Table
Vet Hosp						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	0.00	0.00	176.38	168.07	0.00
N-EX-G	3	0.00	0.00	157.14	149.50	0.00
N-GOOD	6	0.00	0.00	137.90	130.94	0.00
N-GD-AVG	7	0.00	0.00	122.86	116.48	0.00
N-AVG	8	142.77	142.77	107.82	102.02	99.65
N-AVG-LC	10	0.00	0.00	96.10	90.79	88.02
N-LC	16	0.00	0.00	84.37	79.56	76.38

SECTION 1500		1506				Elevators
Vet Hosp						
GRADE		A/1	B/2	C/3	D/4	S/5
N-AVG	8	3.45	3.45	0.00	0.00	0.00

SECTION 1500		1507				Cost Table
Vethospp						
GRADE		A/1	B/2	C/3	D/4	S/5
N-LC	16	0.00	0.00	0.00	70.05	0.00

TABLE 11

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1500		1508					Cost Table
Convhosp							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	183.27	173.54	0.00	
N-EX-G	3	0.00	0.00	162.20	153.44	0.00	
N-GOOD	6	193.53	186.35	141.13	133.35	0.00	
N-GD-AVG	7	173.64	167.65	125.00	118.06	0.00	
N-AVG	8	153.74	148.95	108.88	102.76	104.57	
N-AVG-LC	10	0.00	0.00	96.48	90.98	92.70	
N-LC	16	0.00	0.00	84.08	79.19	80.83	

SECTION 1500		1508					Elevators
Convhosp							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	4.85	4.85	0.00	0.00	0.00	
N-GD-AVE	7	4.12	4.12	0.00	0.00	0.00	
N-AVG	8	3.40	3.40	0.00	0.00	0.00	

SECTION 1500		1509					Cost Table
Stfd Fd							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	200.09	189.88	0.00	
N-EX-VG	2	0.00	0.00	183.57	173.34	0.00	
N-VG	4	0.00	0.00	167.05	156.80	0.00	
N-VG-G	5	0.00	0.00	153.26	143.14	0.00	
N-GOOD	6	209.91	209.91	139.46	129.48	115.79	
N-GD-AVG	7	180.99	180.99	118.37	108.93	97.86	
N-AVG	8	152.07	152.07	97.28	88.38	79.92	
N-AVG-LC	10	0.00	0.00	82.61	74.38	67.57	
N-LC	16	0.00	0.00	67.93	60.38	55.21	

SECTION 1500		1510					Cost Table
Vol Fd							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	74.30	66.81	66.93	
N-GD-AVG	7	0.00	0.00	64.96	58.26	58.02	
N-AVG	8	82.95	82.95	55.62	49.71	49.12	
N-AVG-LC	10	74.80	74.80	48.64	43.35	42.60	
N-LC	16	66.65	66.65	41.67	36.99	36.08	

SECTION 1500		1511					Cost Table
Vol Fd P							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-AVG	8	0.00	0.00	0.00	43.95	0.00	
N-AVG-LC	10	0.00	0.00	0.00	37.92	0.00	
N-LC	16	0.00	0.00	0.00	31.90	0.00	

TABLE 11

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1500		1512					Cost Table
Dispensr							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	130.82	122.42	0.00	
N-EX-G	3	0.00	0.00	116.80	109.19	0.00	
N-GOOD	6	126.79	126.79	102.78	95.96	0.00	
N-GD-AVG	7	114.13	114.13	91.76	85.59	0.00	
N-AVG	8	101.47	101.47	80.75	75.22	74.53	

SECTION 1500		1513					Cost Table
Jails							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	331.69	331.69	270.07	257.96	0.00	
N-EX-G	3	288.89	288.89	235.19	224.56	0.00	
N-GOOD	6	246.09	246.09	200.31	191.15	0.00	
N-GD-AVG	7	214.25	214.25	174.37	166.33	0.00	
N-AVG	8	182.41	182.41	148.43	141.51	144.67	
N-AVG-LC	10	0.00	0.00	129.33	0.00	0.00	
N-LC	16	0.00	0.00	110.23	0.00	0.00	

SECTION 1500		1514					Cost Table
Library							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	239.44	227.90	0.00	
N-EX-VG	2	0.00	0.00	210.90	200.35	0.00	
N-EX-G	3	0.00	0.00	189.09	179.40	0.00	
N-VG	4	0.00	0.00	182.35	172.80	0.00	
N-VG-G	5	0.00	0.00	160.54	151.85	0.00	
N-GOOD	6	195.29	187.32	138.74	130.90	129.30	
N-GD-AVG	7	170.62	163.56	122.14	115.03	113.58	
N-AVG	8	145.94	139.80	105.55	99.16	97.86	
N-AVG-LC	10	0.00	0.00	92.96	87.18	86.00	
N-LC	16	0.00	0.00	80.38	75.19	74.13	

SECTION 1500		1514					Elevators
Library							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	3.30	3.30	0.00	0.00	0.00	
N-GD-AVG	7	2.62	2.62	0.00	0.00	0.00	
N-AVG	8	1.95	1.95	0.00	0.00	0.00	

TABLE 11

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1500		1516					Cost Table
Banksbrnch							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	234.10	223.34	0.00	
N-EX-G	3	0.00	0.00	203.48	193.82	0.00	
N-GOOD	6	203.84	194.23	172.87	164.30	164.03	
N-GD-AVG	7	179.99	170.88	150.38	142.46	142.93	
N-AVG	8	156.14	147.52	127.90	120.63	121.82	
N-AVG-LC	10	138.00	129.90	111.36	104.76	106.32	
N-LC	16	119.86	112.28	94.83	88.90	90.81	

SECTION 1500		1516					Elevators
Banks							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	5.75	0.00	0.00	
N-EX-G	3	0.00	0.00	4.62	0.00	0.00	
N-GOOD	6	7.15	7.15	3.50	0.00	0.00	
N-GD-AVG	7	6.02	6.02	2.80	0.00	0.00	
N-AVG	8	4.90	4.90	2.10	0.00	0.00	
N-AVG-LC	10	4.15	4.15	0.00	0.00	0.00	
N-LC	16	3.40	3.40	0.00	0.00	0.00	

SECTION 1500		1518					Cost Table
Bnkcnoffi							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	251.14	242.71	211.93	200.91	0.00	
N-EX-G	3	221.85	213.72	184.94	175.08	0.00	
N-GOOD	6	192.56	184.74	157.95	149.26	149.33	
N-GD-AVG	7	170.23	162.79	138.50	130.75	130.98	
N-AVG	8	147.90	140.85	119.04	112.24	112.62	

SECTION 1500		1518					Elevators
Bankcnoff							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	10.25	10.25	5.20	5.20	0.00	
N-EX-G	3	8.65	8.65	4.20	4.20	0.00	
N-GOOD	6	7.05	7.05	3.20	3.20	3.20	
N-GD-AVG	7	5.95	5.95	2.58	2.58	2.58	
N-AVG	8	4.85	4.85	1.95	1.95	1.95	

TABLE 11

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1500		1520				Cost Table
Minibanks						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	0.00	0.00	376.31	363.27	0.00
N-EX-G	3	0.00	0.00	338.80	326.28	0.00
N-GOOD	6	398.77	398.77	301.28	289.29	0.00
N-GD-AVG	7	360.39	360.39	271.46	260.04	0.00
N-AVG	8	322.01	322.01	241.65	230.80	235.97
N-AVG-LC	10	0.00	0.00	217.83	207.56	0.00
N-LC	16	0.00	0.00	194.01	184.31	0.00

SECTION 1500		1528				Cost Table
Surgcent						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	0.00	0.00	326.26	304.81	0.00
N-EX-G	3	0.00	0.00	274.58	257.08	0.00
N-GOOD	6	286.95	286.95	222.89	209.34	0.00
N-GD-AVG	7	247.73	247.73	187.66	176.69	0.00
N-AVG	8	208.51	208.51	152.42	144.04	147.19
N-FAIR	14	0.00	0.00	126.04	119.43	122.17
N-FAIRLC	15	0.00	0.00	115.14	109.22	111.79
N-LC	16	0.00	0.00	104.23	99.02	101.41

SECTION 1500		1528				Hvacheat
Surgl Cntr						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	42.85	42.85	37.95	37.95	37.95
N-EX-G	3	38.23	38.23	33.85	33.85	33.85
N-GOOD	6	33.60	33.60	29.75	29.75	29.75
N-GD-AVG	7	30.00	30.00	26.53	26.53	26.53
N-AVG	8	26.40	26.40	23.30	23.30	23.30
N-AVG-FR	9	0.00	0.00	21.98	21.98	21.98
N-AVG=LC	10	23.55	23.55	20.78	20.78	20.78
N-FAIR	14	0.00	0.00	20.65	20.65	20.65
N-FAIR-LC	15	0.00	0.00	19.45	19.45	19.45
N-LC	16	20.70	20.70	18.25	18.25	18.25

SECTION 1500		1532				Cost Table
Sheloffic						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	129.44	123.19	107.66	98.29	0.00
N-EX-G	3	115.58	109.42	89.94	81.84	0.00
N-GOOD	6	101.72	95.64	72.21	65.39	62.26
N-GD-AVE	7	90.86	85.00	60.25	54.36	51.16
N-AVG	8	80.01	74.35	48.29	43.32	40.06
N-AVG-LC	10	71.47	66.08	39.94	35.65	32.62
N-LC	16	62.93	57.81	31.59	27.98	25.18

TABLE 11

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1500		1532				Elevators
Sheloffic						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	10.20	10.20	5.15	5.15	5.15
N-EX-G	3	8.57	8.57	4.12	4.12	4.12
N-GOOD	6	6.95	6.95	3.10	3.10	3.10
N-GD-AVE	7	5.85	5.85	2.38	2.38	2.38
N-AVG	8	4.75	4.75	1.65	1.65	1.65
N-AVG-LC	10	4.00	4.00	0.00	0.00	0.00
N-LC	16	3.25	3.25	0.00	0.00	0.00

SECTION 1500		1534				Cost Table
Jailps						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	211.55	211.55	187.52	177.38	0.00
N-EX-G	3	186.60	186.60	163.90	154.96	0.00
N-GOOD	6	161.64	161.64	140.27	132.53	0.00
N-GD-AVE	7	142.74	142.74	122.79	115.96	0.00
N-AVG	8	123.84	123.84	105.31	99.39	0.00
N-AVG-LC	10	109.50	109.50	92.26	0.00	0.00
N-LC	16	95.15	95.15	79.21	0.00	0.00

SECTION 1500		1536				Cost Table
Dentcl						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	0.00	0.00	188.18	178.45	0.00
N-EX-G	3	0.00	0.00	165.94	157.26	0.00
N-GOOD	6	0.00	0.00	143.71	136.07	135.66
N-GD-AVE	7	0.00	0.00	126.83	120.00	118.86
N-AVG	8	0.00	0.00	109.95	103.94	102.06
N-AVG-LC	10	0.00	0.00	97.07	91.71	89.46
N-LC	16	0.00	0.00	84.19	79.48	76.85

SECTION 1500		1542				Cost Table
Gvtcomblg						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	0.00	0.00	167.94	159.88	0.00
N-EX-G	3	0.00	0.00	145.48	138.14	0.00
N-GOOD	6	0.00	0.00	123.01	116.40	120.65
N-GD-AVE	7	0.00	0.00	106.76	100.77	103.35
N-AVG	8	113.15	113.15	90.52	85.14	86.05
N-AVG-LC	10	99.08	99.08	78.56	73.71	74.52
N-LC	16	85.00	85.00	66.61	62.28	62.99

TABLE 11

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1500		1543					Cost Table
Finoffint							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	64.85	64.85	58.42	58.42	58.42	
N-EX-G	3	56.56	56.56	52.18	52.18	52.18	
N-GOOD	6	48.27	48.27	45.93	45.93	45.93	
N-GD-AVE	7	42.14	42.14	41.05	41.05	41.05	
N-AVG	8	36.00	36.00	36.17	36.17	36.17	
N-AVG-LC	10	31.44	31.44	32.34	32.34	32.34	
N-LC	16	26.87	26.87	28.51	28.51	28.51	

SECTION 1500		1544					Cost Table
Kennel							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	170.27	157.68	0.00	
N-EX-G	3	0.00	0.00	148.92	137.88	0.00	
N-VG	4	0.00	0.00	127.56	118.08	0.00	
N-VG-G	5	0.00	0.00	111.56	103.25	0.00	
N-GOOD	6	0.00	0.00	95.57	88.42	89.71	
N-GD-AVE	7	0.00	0.00	83.58	77.32	78.08	
N-AVG	8	0.00	0.00	71.60	66.22	66.46	
N-AVG-LC	10	0.00	0.00	62.62	66.22	57.84	
N-LC	16	0.00	0.00	53.64	49.58	49.23	
N-CHP-LC	17	0.00	0.00	46.92	43.36	42.85	
N-CHEAP	18	0.00	0.00	40.19	37.13	36.47	

SECTION 1500		1545					Cost Table
Kennelpole							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-AVG	8	0.00	0.00	0.00	60.45	0.00	
N-AVG-LC	10	0.00	0.00	0.00	52.50	0.00	
N-LC	16	0.00	0.00	0.00	44.55	0.00	
N-CHP-LC	17	0.00	0.00	0.00	38.68	0.00	
N-CHEAP	18	0.00	0.00	0.00	32.82	0.00	

SECTION 1500		1549					Cost Table
Parklevubl							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	82.61	82.61	0.00	0.00	0.00	
N-EX-G	3	74.16	74.16	0.00	0.00	0.00	
N-GOOD	6	65.70	65.70	54.89	54.89	54.89	
N-GD-AVG	7	59.02	59.02	48.84	48.84	48.84	
N-AVG	8	52.35	52.35	42.79	42.79	42.79	
N-AVG-LC	10	47.07	47.07	38.10	38.10	38.10	
N-LC	16	41.79	41.79	33.41	33.41	33.41	
N-CHP-LC	17	34.26	34.26	26.88	26.88	26.88	
N-CHEAP	18	26.73	26.73	20.36	20.36	20.36	

COMMERCIAL OCCUPANCY RATE TABLE
--

SECTION 1500		1549				Elevators
Prkng Lvl						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTUNIT	1	3.25	3.25	0.00	0.00	0.00
BSMTUTIL	3	2.92	2.92	0.00	0.00	0.00
BSTAVGPK	6	2.60	2.60	1.90	1.90	1.90
BSMTLCPK	7	2.33	2.33	1.78	1.78	1.78
BSMTDISP	8	2.05	2.05	1.65	1.65	1.65

SECTION 1500		1550				Basements
Off Bsmt						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTPK	2	49.98	49.98	32.74	32.74	32.74
BSMTSTG	9	45.51	45.51	28.73	28.73	28.73
BSMTOFF	12	86.39	86.39	59.42	59.42	59.42

SECTION 1500		1550				Elevators
Off Bsmt						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTPK	2	2.60	2.60	1.90	1.90	1.90
BSMTSTG	9	2.05	2.05	1.65	1.65	1.65
BSMTOFF	12	4.75	4.75	3.10	3.10	3.10

SECTION 1500		1551				Basements
Govtbsmt						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTOFF	12	102.50	102.50	71.45	71.45	71.45
BSMTGAR	13	55.09	55.09	36.74	36.74	36.74

SECTION 1500		1551				Elevators
Govtbsmt						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTOFF	12	4.95	4.95	4.95	4.95	4.95
BSMTGAR	13	2.60	2.60	1.90	1.90	1.90

SECTION 1500		1552				Basements
Hospbsmt						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTFIN	4	115.44	115.44	78.46	78.46	78.46
BSMTOUPAT	18	139.95	139.95	109.40	109.40	109.40

SECTION 1500		1552				Elevators
Hospbsmt						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTFIN	4	5.00	5.00	2.20	0.00	0.00

TABLE 11

COMMERCIAL OCCUPANCY RATE TABLE
--

SECTION 1500		1552				Hvacheat
Hospbsmt						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	42.85	42.85	37.95	37.95	37.95
N-EX-G	3	38.23	38.23	33.85	33.85	33.85
N-GOOD	6	33.60	33.60	29.75	29.75	29.75
N-GD-AVG	7	30.00	30.00	26.53	26.53	26.53
N-AVG	8	26.40	26.40	23.30	23.30	23.30
N-AVG-LC	10	23.55	23.55	20.78	20.78	20.78
N-LC	16	20.70	20.70	18.25	18.25	18.25

SECTION 1500		1553				Basements
Convbsmt						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTFIN	4	95.93	95.93	65.55	65.55	65.55

SECTION 1500		1553				Elevators
Convbsmt						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTFIN	4	3.40	3.40	0.00	0.00	0.00

SECTION 1500		1554				Basements
Librybst						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTFIN	4	94.62	94.62	65.62	65.62	65.62

SECTION 1500		1554				Elevators
Librybst						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTFIN	4	1.95	1.95	0.00	0.00	0.00

SECTION 1500		1555				Basements
Bankbsmt						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTFIN	4	105.48	105.48	74.49	74.49	74.49

SECTION 1500		1555				Elevators
Bankbsmt						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTFIN	4	3.40	3.40	2.10	0.00	0.00

SECTION 1500		1557				Basements
Medoffbsmt						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTOFF	12	99.30	99.30	69.83	69.83	69.83

TABLE 11

COMMERCIAL OCCUPANCY RATE TABLE
--

SECTION 1500						1557	Elevators
Medoffbsmt							
GRADE		A/1	B/2	C/3	D/4	S/5	
BSMTOFF	12	3.30	3.30	2.00	2.00	2.00	

SECTION 1500						1558	Basements
Surgctrbsm							
GRADE		A/1	B/2	C/3	D/4	S/5	
BSMTFIN	4	139.95	139.95	109.40	109.40	109.40	

SECTION 1500						1559	Basements
Kenn Bsmt							
GRADE		A/1	B/2	C/3	D/4	S/5	
BSMTFIN	4	0.00	0.00	45.43	45.43	45.43	

SECTION 1500						1560	Cost Table
Atrium/Ves							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	391.33	391.33	0.00	0.00	0.00	
N-EX-G	3	316.75	316.75	0.00	0.00	0.00	
N-GOOD	6	242.17	242.17	189.24	189.24	189.24	
N-GD-AVG	7	196.16	196.16	151.99	151.99	151.99	
N-AVG	8	150.14	150.14	114.73	114.73	114.73	
N-AVG-LC	10	121.66	121.66	92.18	92.18	92.18	
N-LC	16	93.17	93.17	69.62	69.62	69.62	
N-CHP-LC	17	75.52	75.52	55.95	55.95	55.95	
N-CHEAP	18	57.87	57.87	42.28	42.28	42.28	

SECTION 1500						1575	Cost Table
Mechpenth							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	77.52	77.52	0.00	0.00	0.00	
N-EX-G	3	73.72	73.72	0.00	0.00	0.00	
N-GOOD	6	69.92	69.92	0.00	0.00	0.00	
N-GD-AVE	7	59.71	59.71	0.00	0.00	0.00	
N-AVG	8	49.50	49.50	38.28	38.28	38.28	
N-AVG-LC	10	42.28	42.28	32.52	32.52	32.52	
N-LC	16	35.05	35.05	26.75	26.75	26.75	

SECTION 1500						1590	Elevators
Off Mezz							
GRADE		A/1	B/2	C/3	D/4	S/5	
MEZZOPEN	2	4.75	4.75	1.85	1.85	1.85	
MEZZOFF	4	4.75	4.75	1.85	1.85	1.85	
MEZDSTG	6	2.60	2.60	1.65	1.65	1.65	
MEZZMECHAV	7	2.05	2.05	1.65	1.65	1.65	
MEZZMECHLO	8	2.05	2.05	1.65	1.65	1.65	

TABLE 11

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1500		1590				Mezzanine
Off Mezz						
GRADE		A/1	B/2	C/3	D/4	S/5
MEZZOPEN	2	39.54	39.54	28.39	28.39	28.39
MEZZOFF	4	69.73	69.73	51.41	51.41	51.41
MEZZMECHGD	6	47.54	47.54	19.08	19.08	19.08
MEZZMECHAV	7	26.54	26.54	0.00	0.00	0.00
MEZZMECHLO	8	11.54	11.54	0.00	0.00	0.00

SECTION 1500		1591				Mezzanine
Librymezz						
GRADE		A/1	B/2	C/3	D/4	S/5
MEZZ	1	68.10	68.10	50.65	50.65	50.65

SECTION 1500		1592				Elevators
Bankmezz						
GRADE		A/1	B/2	C/3	D/4	S/5
MEZZ	1	3.40	3.40	2.10	2.10	2.10

SECTION 1500		1592				Mezzanine
Bankmezz						
GRADE		A/1	B/2	C/3	D/4	S/5
MEZZ	1	81.84	81.84	60.05	60.05	60.05

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1500	PERIMETER MULTIPLIER FORMULA
$\text{PERIMETER MULTIPLIER} = A1 + A2*(\text{PERM}/\text{AREA}) + A3*(\text{PERM}/\text{AREA})^2 + A4*(\text{PERM}/\text{AREA})^3 + A5*(\text{PERM}/\text{AREA})^4 + A6*(\text{PERM}/\text{AREA})^5 + A7*(\text{PERM}/\text{AREA})^6 + A8*(\text{PERM}/\text{AREA})^7 + A9*(\text{PERM}/\text{AREA})^8$	
NOTE: PERIMETER MULTIPLIER MAXIMUM = 1.980 AND MINIMUM = 0.720	

A1 THROUGH A7	
A1	0.845097030
A2	2.599468764
A3	-0.227204677
A4	2.004543828
A5	-7.133396056
A6	12.720731261
A7	-12.028922276
A8	5.756301583
A9	-1.095619404

EXAMPLES		
PERIMETER	AREA(SF)	MULTIPLIER
160	1500	1.121
350	10000	0.936
500	40000	0.878
700	4000	1.299
500	40000	0.878
1400	36000	0.946
2000	40000	0.975

SECTION 1500	STORY HEIGHT MULTIPLIER FORMULA
$\text{NEGHTSTORY} = 0 - (\text{STORY HEIGHT})$ $\text{STORY HEIGHT MULTIPLIER} = A1 + A2*(\text{STORY HEIGHT}) + A3*A4^{(\text{NEGHTSTORY})}$	
NOTE: STORY HEIGHT MULTIPLIER MAXIMUM = 1.710 AND MINIMUM = 0.870	

A1 THROUGH A4	
A1	0.7245033290
A2	0.0229683780
A3	-24.7595456000
A4	2.7182818290

COMMERCIAL OCCUPANCY RATE TABLE

EXAMPLES	
STORY HEIGHT (FEET)	MULTIPLIER
8	0.900
9	0.928
10	0.953
11	0.977
12	1.000
13	1.023
14	1.046
15	1.069
16	1.092
17	1.115
18	1.138
19	1.161
20	1.184
22	1.230
24	1.276

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1500	SPRINKLER TABLE			
SQFT	WET EXPOSED	DRY EXPOSED	WET HIDDEN	DRY HIDDEN
1500	3.40	4.40	5.71	7.39
2000	3.24	4.19	5.41	6.99
3000	3.04	3.91	5.04	6.49
5000	2.82	3.60	4.60	5.88
10000	2.53	3.21	4.06	5.15
15000	2.36	2.99	3.78	4.78
20000	2.26	2.85	3.59	4.53
30000	2.13	2.67	3.34	4.18
50000	1.96	2.44	3.05	3.80
75000	1.85	2.29	2.84	3.52
100000	1.77	2.19	2.70	3.34
125000	1.70	2.10	2.59	3.19
150000	1.66	2.04	2.51	3.09
200000	1.59	1.95	2.38	2.92
250000	1.53	1.87	2.29	2.81
300000	1.49	1.82	2.22	2.71
400000	1.43	1.74	2.11	2.57
500000	1.37	1.67	2.02	2.46
1000000	1.25	1.51	1.81	2.19

COMMERCIAL OCCUPANCY RATE TABLE
--

SECTION 1500	HEATING TABLE	
TYPE	CL/QL	RATE
HOT&CHILL	1	23.70
WARM&COOL	3	15.55
STEAM/BLR	4	9.60
HOT WATER	5	10.30
HOT WAT/R	6	10.25
STEAM/NOB	7	8.35
HEAT PUMP	8	12.30
PACK A/C	9	9.20
CENT REF	10	8.00
CENT EVP	11	3.60
WALL HTP	12	4.55
FORC AIR	13	6.55
WALL/FLR	14	2.35
ELEC BBD	15	5.85
SPACE HT	16	1.95
ELEC WHT	17	2.20
VENTILAT	18	1.75

PAGE

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TABLE 12

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1600		1601					Cost Table
Church							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	293.02	278.11	205.70	189.55	0.00	
N-EX-G	3	252.45	239.68	176.51	162.53	0.00	
N-GOOD	6	211.88	201.25	147.32	135.51	134.21	
N-GD-AVG	7	182.47	173.37	126.56	116.32	116.05	
N-AVG	8	153.06	145.49	105.79	97.14	97.89	
N-AVG-LC	10	0.00	0.00	90.92	83.42	84.74	
N-LC	16	0.00	0.00	76.04	69.69	71.60	

SECTION 1600		1602					Cost Table
Church P							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-AVG	8	0.00	0.00	0.00	87.53	0.00	
N-AVG-LC	10	0.00	0.00	0.00	76.01	0.00	
N-LC	16	0.00	0.00	0.00	64.49	0.00	

SECTION 1600		1603					Cost Table
Auditor							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	289.85	271.87	196.57	0.00	0.00	
N-EX-G	3	246.73	231.94	167.10	0.00	0.00	
N-GOOD	6	203.61	192.01	137.63	126.08	0.00	
N-GD-AVG	7	173.52	164.00	117.08	107.03	0.00	
N-AVG	8	143.42	135.98	96.54	87.98	92.06	
N-AVG-LC	10	0.00	0.00	82.19	74.74	77.80	
N-LC	16	0.00	0.00	67.84	61.50	63.53	

SECTION 1600		1604					Cost Table
Frtnl							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	178.90	0.00	0.00	
N-EX-G	3	0.00	0.00	154.53	0.00	0.00	
N-GOOD	6	0.00	0.00	130.16	120.16	0.00	
N-GD-AVG	7	0.00	0.00	112.69	103.54	0.00	
N-AVG	8	139.41	132.24	95.22	86.91	90.05	
N-AVG-LC	10	0.00	0.00	82.50	74.94	77.92	
N-LC	16	0.00	0.00	69.78	62.98	65.80	

TABLE 12

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1600		1605					Cost Table
Theater							
GRADE		A/1	B/2	C/3	D/4	S/5	
N EXCEL	1	0.00	0.00	172.92	0.00	0.00	
N-EX-VG	2	0.00	0.00	157.60	0.00	0.00	
N-EX-G	3	0.00	0.00	144.99	0.00	0.00	
N-VG	4	0.00	0.00	142.27	135.75	0.00	
N-VG-G	5	0.00	0.00	129.66	121.32	0.00	
N-GOOD	6	186.71	176.14	117.06	106.90	113.60	
N-GD-AVG	7	161.43	153.06	98.22	89.44	94.65	
N-AVG	8	136.15	129.98	79.39	71.98	75.70	
N-AVG-FR	9	0.00	0.00	72.36	67.62	68.72	
N-AVG-LC	10	0.00	0.00	66.56	60.18	63.02	
N-FAIR	14	0.00	0.00	65.34	63.26	61.73	
N-FAIRLC	15	0.00	0.00	59.54	55.82	56.04	
N-LC	16	0.00	0.00	53.73	48.37	50.34	

SECTION 1600		1606					Cost Table
Skatrink							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	93.80	85.88	90.77	
N-GD-AVG	7	0.00	0.00	80.02	72.83	76.48	
N-AVG	8	0.00	0.00	66.24	59.78	62.20	
N-AVG-LC	10	0.00	0.00	56.55	50.74	52.45	
N-LC	16	0.00	0.00	46.86	41.69	42.70	

SECTION 1600		1607					Cost Table
Sktrinkp							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-LC	16	0.00	0.00	0.00	37.65	0.00	

SECTION 1600		1608					Cost Table
Ballclub							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	113.14	102.69	109.89	
N-GD-AVG	7	0.00	0.00	93.16	84.14	89.39	
N-AVG	8	0.00	0.00	73.18	65.60	68.89	

SECTION 1600		1609					Cost Table
Bwlalley							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	92.75	83.93	0.00	
N-EX-G	3	0.00	0.00	82.92	74.64	0.00	
N-GOOD	6	0.00	0.00	73.08	65.35	66.63	
N-GD-AVG	7	0.00	0.00	65.33	58.10	59.29	
N-AVG	8	0.00	0.00	57.58	50.86	51.95	
N-AVG-LC	10	0.00	0.00	51.47	45.24	46.22	
N-LC	16	0.00	0.00	45.36	39.63	40.50	

TABLE 12

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1600		1610				Cost Table
Bwaleyp						
GRADE		A/1	B/2	C/3	D/4	S/5
N-LC	16	0.00	0.00	0.00	35.62	0.00

SECTION 1600		1611				Cost Table
Tenisclb						
GRADE		A/1	B/2	C/3	D/4	S/5
N-GOOD	6	0.00	0.00	66.80	58.29	61.35
N-GD-AVG	7	0.00	0.00	58.72	51.10	53.33
N-AVG	8	0.00	0.00	50.64	43.91	45.31
N-AVG-LC	10	0.00	0.00	44.52	38.49	39.39
N-LC	16	0.00	0.00	38.39	33.07	33.47

SECTION 1600		1612				Cost Table
Tensclbp						
GRADE		A/1	B/2	C/3	D/4	S/5
N-LC	16	0.00	0.00	0.00	28.85	0.00

SECTION 1600		1613				Cost Table
Theaterlv						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	297.51	278.97	216.69	0.00	0.00
N-EX-G	3	257.12	242.12	180.82	0.00	0.00
N-GOOD	6	216.72	205.28	144.95	133.08	0.00
N-GD-AVE	7	187.22	178.10	121.04	110.67	0.00
N-AVG	8	157.72	150.91	97.14	88.26	92.07
N-AVG-LC	10	0.00	0.00	81.18	73.46	76.19
N-LC	16	0.00	0.00	65.22	58.65	60.31

SECTION 1600		1614				Cost Table
FELLOWSHIP						
GRADE		A/1	B/2	C/3	D/4	S/5
EXCEL	1	0.00	0.00	154.22	0.00	0.00
EX-GD	3	0.00	0.00	133.18	0.00	0.00
GOOD	6	156.33	156.33	112.14	102.16	104.43
GD-AVG	7	135.88	135.88	96.88	88.15	90.23
AVG	8	115.42	115.42	81.61	74.14	76.03
AVG-LC	10	0.00	0.00	70.53	64.00	65.72
LC	16	0.00	0.00	59.45	53.86	55.40
CHP-LC	17	0.00	0.00	0.00	47.48	48.89
CHEAP	18	0.00	0.00	0.00	41.09	42.38

TABLE 12

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1600						1615	Cost Table
FELLOWHL-P							
GRADE		A/1	B/2	C/3	D/4	S/5	
AVG	8	0.00	0.00	0.00	66.33	0.00	
AVG-LC	10	0.00	0.00	0.00	57.90	0.00	
LC	16	0.00	0.00	0.00	49.47	0.00	
CHP-LC	17	0.00	0.00	0.00	44.04	0.00	
CHEAP	18	0.00	0.00	0.00	38.60	0.00	

SECTION 1600						1616	Cost Table
CHURCH ED							
GRADE		A/1	B/2	C/3	D/4	S/5	
EXCEL	1	0.00	0.00	121.97	112.50	0.00	
EX-GD	3	0.00	0.00	109.07	100.20	0.00	
GOOD	6	126.09	120.93	96.17	87.91	92.63	
GD-AVG	7	112.80	108.18	86.04	78.33	82.21	
AVG	8	99.51	95.42	75.90	68.76	71.79	
AVG-LC	10	0.00	0.00	67.90	61.27	63.71	
LC	16	0.00	0.00	59.91	53.78	55.63	

SECTION 1600						1617	Cost Table
COMRECCTR							
GRADE		A/1	B/2	C/3	D/4	S/5	
EXCEL	1	0.00	0.00	176.84	165.01	0.00	
EX-GD	3	0.00	0.00	155.10	144.44	0.00	
GOOD	6	176.18	176.18	133.35	123.86	131.35	
GD-AVG	7	155.66	155.66	116.96	108.42	114.61	
AVG	8	135.14	135.14	100.56	92.97	97.87	
AVG-LC	10	0.00	0.00	88.20	81.41	85.43	
LC	16	0.00	0.00	75.83	69.85	72.99	

SECTION 1600						1618	Cost Table
Museum							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	204.14	179.66	0.00	
N-EX-G	3	0.00	0.00	177.46	156.34	0.00	
N-GOOD	6	216.75	216.75	150.77	133.03	0.00	
N-GD-AVE	7	185.36	185.36	131.06	117.56	0.00	
N-AVG	8	153.97	153.97	111.36	102.08	0.00	
N-AVG-LC	10	0.00	0.00	96.80	88.68	0.00	
N-LC	16	0.00	0.00	82.24	75.29	71.77	

TABLE 12

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1600		1620					Cost Table
Chu/Sun/Sc							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	194.04	175.52	0.00	
N-EX-G	3	0.00	0.00	167.41	151.79	0.00	
N-GOOD	6	197.47	186.46	140.78	128.06	132.74	
N-GD-AVG	7	171.80	162.49	121.41	110.70	114.22	
N-AVG	8	146.12	138.52	102.04	93.35	95.69	
N-AVG-LC	10	0.00	0.00	88.03	80.73	83.29	
N-LC	16	0.00	0.00	74.02	68.11	70.89	

SECTION 1600		1623					Cost Table
Convctr							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	168.37	154.17	0.00	
N-EX-G	3	0.00	0.00	149.14	136.57	0.00	
N-GOOD	6	203.66	193.07	129.90	118.97	0.00	
N-GD-AVG	7	172.80	164.03	115.06	105.39	0.00	
N-AVG	8	141.93	134.99	100.21	91.81	0.00	
N-AVG-LC	10	120.42	114.68	88.76	81.33	0.00	
N-LC	16	98.91	94.38	77.31	70.85	74.63	

SECTION 1600		1626					Cost Table
Fitnesctr							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	148.99	0.00	0.00	
N-EX-G	3	0.00	0.00	127.84	0.00	0.00	
N-GOOD	6	152.94	152.94	106.68	98.00	105.10	
N-GD-AVE	7	132.32	132.32	91.53	83.94	89.24	
N-AVG	8	111.69	111.69	76.38	69.88	73.38	

SECTION 1600		1630					Cost Table
Visitcentr							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	178.70	164.72	0.00	
N-EX-G	3	0.00	0.00	155.01	142.66	0.00	
N-GOOD	6	188.22	188.22	131.32	120.61	0.00	
N-GD-AVG	7	161.54	161.54	113.92	104.46	0.00	
N-AVG	8	134.85	134.85	96.51	88.31	0.00	
N-AVG-LC	10	0.00	0.00	83.72	76.48	0.00	
N-LC	16	0.00	0.00	70.92	64.66	67.85	

TABLE 12

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1600							1635	Cost Table
Arcade								
GRADE		A/1	B/2	C/3	D/4	S/5		
N-EXCEL	1	0.00	0.00	112.75	0.00	0.00		
N-EX-G	3	0.00	0.00	97.27	0.00	0.00		
N-GOOD	6	0.00	0.00	81.79	74.57	0.00		
N-GD-AVG	7	0.00	0.00	70.56	64.28	0.00		
N-AVG	8	0.00	0.00	59.33	54.00	55.93		
N-AVG-LC	10	0.00	0.00	51.18	46.55	47.89		
N-LC	16	0.00	0.00	43.04	39.10	39.84		

SECTION 1600							1650	Basements
Chur Bsmt								
GRADE		A/1	B/2	C/3	D/4	S/5		
BSMTFIN	4	86.86	86.86	64.85	64.85	64.85		
BSMTUNFIN	5	52.54	52.54	32.69	32.69	32.69		
BSMTDISP	8	61.60	61.60	41.29	41.29	41.29		
BSMTCHUR	17	96.33	96.33	73.32	73.32	73.32		

SECTION 1600							1651	Basements
Theabsmt								
GRADE		A/1	B/2	C/3	D/4	S/5		
BSMTSFIN	14	80.52	80.52	56.56	56.56	56.56		
BSMTCHUR	17	70.31	70.31	46.88	46.88	46.88		

SECTION 1600							1652	Basements
Museumsbsmt								
GRADE		A/1	B/2	C/3	D/4	S/5		
BSMTPK	2	108.25	108.25	85.30	85.30	85.30		
BSMTFIN	4	81.82	81.82	58.95	58.95	58.95		
BSTAVGPK	6	55.94	55.94	35.76	35.76	35.76		

SECTION 1600							1653	Basements
Clubsbsmt								
GRADE		A/1	B/2	C/3	D/4	S/5		
FINISH	4	99.51	99.51	67.43	67.43	67.43		

SECTION 1600							1680	Cost Table
Audutpole								
GRADE		A/1	B/2	C/3	D/4	S/5		
N-LC	16	0.00	0.00	0.00	57.05	0.00		

SECTION 1600							1681	Cost Table
Frat Pole								
GRADE		A/1	B/2	C/3	D/4	S/5		
N-LC	16	0.00	0.00	0.00	59.09	0.00		

TABLE 12

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1600		1682				Cost Table
Theatrepol						
GRADE		A/1	B/2	C/3	D/4	S/5
N-LC	16	0.00	0.00	0.00	44.83	0.00

SECTION 1600		1683				Cost Table
Livestgpol						
GRADE		A/1	B/2	C/3	D/4	S/5
N-LC	16	0.00	0.00	0.00	53.96	0.00

SECTION 1600		1684				Cost Table
Museumpole						
GRADE		A/1	B/2	C/3	D/4	S/5
N-LC	16	0.00	0.00	0.00	64.66	0.00

SECTION 1600		1685				Cost Table
Convctrpol						
GRADE		A/1	B/2	C/3	D/4	S/5
N-LC	16	0.00	0.00	0.00	67.11	0.00

SECTION 1600		1686				Cost Table
Vistctrpol						
GRADE		A/1	B/2	C/3	D/4	S/5
N-AVG	8	0.00	0.00	0.00	82.83	0.00
N-AVG-LC	10	0.00	0.00	0.00	71.78	0.00
N-LC	16	0.00	0.00	0.00	60.72	0.00

SECTION 1600		1690				Mezzanine
Tensmezz						
GRADE		A/1	B/2	C/3	D/4	S/5
MEZZOPENGD	8	0.00	0.00	31.16	31.16	31.16
MEZZOPENAV	9	0.00	0.00	21.09	21.09	21.09

SECTION 1600		1691				Mezzanine
Museummezz						
GRADE		A/1	B/2	C/3	D/4	S/5
MEZZDISP	3	46.20	46.20	34.03	34.03	34.03
MEZZOFF	4	63.30	63.30	45.27	45.27	45.27
MEZZSTG	5	27.47	27.47	19.49	19.49	19.49

SECTION 1600		1692				Mezzanine
Livestmezz						
GRADE		A/1	B/2	C/3	D/4	S/5
MEZZDISP	3	40.66	40.66	29.65	29.65	29.65
MEZZOFF	4	85.93	85.93	72.34	72.34	72.34
MEZDSTG	6	69.54	69.54	57.75	57.75	57.75

TABLE 12

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1600		1693				Balcony
Balconylv						
GRADE		A/1	B/2	C/3	D/4	S/5
BALCONYGD	1	78.64	78.64	65.74	65.74	65.74
BALCONYGA	2	67.86	67.86	55.40	55.40	55.40
BALCONYAVG	3	57.08	57.08	45.06	45.06	45.06

SECTION 1600		1694				Cost Table
CONVCTRMZ						
GRADE		A/1	B/2	C/3	D/4	S/5
MEZZFIN	3	67.31	67.31	48.74	48.74	48.74

SECTION 1600		1695				Balcony
Churbalc						
GRADE		A/1	B/2	C/3	D/4	S/5
BALCONYGD	1	69.14	69.14	57.48	57.48	57.48
BALCONYGA	2	59.68	59.68	48.38	48.38	48.38
BALCONYAVG	3	50.23	50.23	39.29	39.29	39.29

SECTION 1600		1696				Balcony
Cinemabalc						
GRADE		A/1	B/2	C/3	D/4	S/5
BALCONY	1	54.86	54.86	43.09	43.09	43.09

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1600 **PERIMETER MULTIPLIER FORMULA**

$$\text{PERIMETER MULTIPLIER} = A1 + A2*(\text{PERM}/\text{AREA}) + A3*(\text{PERM}/\text{AREA})^2 + A4*(\text{PERM}/\text{AREA})^3 + A5*(\text{PERM}/\text{AREA})^4 + A6*(\text{PERM}/\text{AREA})^5 + A7*(\text{PERM}/\text{AREA})^6$$

NOTE: PERIMETER MULTIPLIER MAXIMUM = 1.650 AND MINIMUM = 0.760

A1 THROUGH A7	
A1	0.900600000
A2	1.700600000
A3	91.391000000
A4	-2614.100000000
A5	31059.000000000
A6	-164707.000000000
A7	318889.000000000

EXAMPLES		
PERIMETER	AREA(SF)	MULTIPLIER
160	1500	1.165
350	10000	0.999
500	40000	0.932
700	4000	1.243
500	40000	0.932
1400	36000	1.009
2000	40000	1.035

SECTION 1600 **STORY HEIGHT MULTIPLIER FORMULA**

$$\text{STORY HEIGHT MULTIPLIER} = A1 + A2*(\text{STORY HEIGHT}) + A3*(\text{STORY HEIGHT})^2.5 + A4*(\text{STORY HEIGHT})^5$$

NOTE: STORY HEIGHT MULTIPLIER MAXIMUM = 3.350 AND MINIMUM = 0.720

A1 THROUGH A4	
A1	0.4774745050
A2	0.0216617640
A3	-0.0000013400
A4	0.0442171350

COMMERCIAL OCCUPANCY RATE TABLE

EXAMPLES	
STORY HEIGHT (FEET)	MULTIPLIER
8	0.776
9	0.805
10	0.833
11	0.862
12	0.890
13	0.918
14	0.945
15	0.972
16	1.000
17	1.026
18	1.053
19	1.080
20	1.106
22	1.158
24	1.210

COMMERCIAL OCCUPANCY RATE TABLE
--

SECTION 1600	SPRINKLER TABLE			
SQFT	WET EXPOSED	DRY EXPOSED	WET HIDDEN	DRY HIDDEN
3000	3.16	4.03	5.14	6.55
5000	2.93	3.71	4.69	5.94
10000	2.64	3.31	4.15	5.20
15000	2.47	3.09	3.86	4.82
20000	2.37	2.95	3.67	4.57
30000	2.22	2.75	3.42	4.24
40000	2.12	2.62	3.24	4.01
60000	2.00	2.46	3.02	3.71
80000	1.91	2.34	2.87	3.51
100000	1.84	2.25	2.75	3.37
125000	1.79	2.18	2.65	3.23
150000	1.73	2.10	2.56	3.11
200000	1.66	2.01	2.44	2.95
250000	1.60	1.94	2.35	2.84
300000	1.57	1.89	2.27	2.76
400000	1.49	1.79	2.15	2.59
500000	1.45	1.73	2.07	2.48

COMMERCIAL OCCUPANCY RATE TABLE
--

SECTION 1600	HEATING TABLE	
TYPE	CL/QL	RATE
HOT&CHILL	1	23.95
WARM&COOL	3	16.00
STEAM/BLR	4	9.20
HOT WATER	5	10.25
HOT WAT/R	6	10.05
STEAM/NOB	7	7.90
HEAT PUMP	8	12.55
PACK A/C	9	10.65
CENT REF	10	8.55
CENT EVP	11	3.85
WALL HTP	12	4.65
FORC AIR	13	6.40
WALL/FLR	14	2.40
ELEC BBD	15	5.35
SPACE HT	16	2.10
ELEC WHT	17	2.20
VENTILAT	18	1.90

TABLE 13

COMMERCIAL OCCUPANCY RATE TABLE
--

SECTION 1700		1701					Cost Table
Lumb Stg							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	0.00	28.70	30.61	
N-GD-AVG	7	0.00	0.00	0.00	24.45	26.10	
N-AVG	8	0.00	0.00	0.00	20.20	21.60	
N-AVG-LC	10	0.00	0.00	0.00	17.23	18.44	
N-LC	16	0.00	0.00	0.00	14.26	15.29	

SECTION 1700		1702					Cost Table
Matstg							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-VG	4	0.00	0.00	38.96	34.19	36.43	
N-VG-G	5	0.00	0.00	36.54	31.30	33.40	
N-GOOD	6	0.00	0.00	34.13	28.42	30.36	
N-GD-AVG	7	0.00	0.00	30.15	24.03	25.74	
N-AVG	8	0.00	0.00	26.17	19.64	21.11	

SECTION 1700		1703					Cost Table
Matstg							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-AVG	8	0.00	0.00	0.00	17.03	0.00	

SECTION 1700		1704					Cost Table
Lumbstg							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	0.00	25.36	0.00	
N-GD-AVE	7	0.00	0.00	0.00	21.50	0.00	
N-AVG	8	0.00	0.00	0.00	17.63	0.00	
N-AVG-LC	10	0.00	0.00	0.00	14.96	0.00	
N-LC	16	0.00	0.00	0.00	12.30	0.00	

SECTION 1700		1705					Cost Table
Utilblglt							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-VG	4	0.00	0.00	0.00	0.00	15.09	
N-VG-G	5	0.00	0.00	0.00	0.00	13.90	
N-GOOD	6	0.00	0.00	0.00	11.17	12.71	
N-GD-AVG	7	0.00	0.00	0.00	9.55	10.86	
N-AVG	8	0.00	0.00	0.00	7.92	9.01	
N-AVG-LC	10	0.00	0.00	0.00	6.77	7.85	
N-LC	16	0.00	0.00	0.00	5.61	6.68	

TABLE 13

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1700		1706					Cost Table
Utilblgt							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	30.74	23.97	24.72	
N-GD-AVE	7	0.00	0.00	26.87	20.44	21.25	
N-AVG	8	0.00	0.00	23.00	16.92	17.77	
N-AVG-LC	10	0.00	0.00	0.00	14.45	15.29	
N-LC	16	0.00	0.00	0.00	11.98	12.81	

SECTION 1700		1707					Cost Table
Utilblgtp							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	0.00	20.24	0.00	
N-GD-AVE	7	0.00	0.00	0.00	17.26	0.00	
N-AVG	8	0.00	0.00	0.00	14.27	0.00	
N-AVG-LC	10	0.00	0.00	0.00	12.18	0.00	
N-LC	16	0.00	0.00	0.00	10.10	0.00	

SECTION 1700		1708					Cost Table
Eqshopblg							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	34.49	27.37	28.11	
N-GD-AVE	7	0.00	0.00	30.06	23.14	24.02	
N-AVG	8	0.00	0.00	25.62	18.91	19.94	

SECTION 1700		1709					Cost Table
Eqshopblgp							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	0.00	23.31	0.00	
N-GD-AVE	7	0.00	0.00	0.00	19.78	0.00	
N-AVG	8	0.00	0.00	0.00	16.26	0.00	

SECTION 1700		1710					Cost Table
Eqshedopen							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	27.76	24.58	24.90	
N-GD-AVE	7	0.00	0.00	24.18	21.17	21.74	
N-AVG	8	0.00	0.00	20.59	17.76	18.58	

SECTION 1700		1711					Cost Table
Eqshedopnp							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	0.00	20.60	0.00	
N-GD-AVE	7	0.00	0.00	0.00	17.86	0.00	
N-AVG	8	0.00	0.00	0.00	15.13	0.00	

TABLE 13

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1700		1712					Cost Table
Officeshed							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	70.04	65.13	0.00	
N-GD-AVG	7	0.00	0.00	59.85	55.18	0.00	
N-AVG	8	0.00	0.00	49.66	45.23	48.01	
N-AVG-LC	10	0.00	0.00	0.00	39.44	41.96	
N-LC	16	0.00	0.00	0.00	33.66	35.91	

SECTION 1700		1713					Cost Table
Ofcshedpol							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-AVG	8	0.00	0.00	0.00	42.72	0.00	
N-AVG-LC	10	0.00	0.00	0.00	37.33	0.00	
N-LC	16	0.00	0.00	0.00	31.93	0.00	

SECTION 1700		1714					Cost Table
Tool Shed							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	22.38	17.96	0.00	
N-GD-AVE	7	0.00	0.00	0.00	14.50	0.00	
N-AVG	8	0.00	0.00	0.00	11.05	0.00	
N-AVG-LC	10	0.00	0.00	0.00	8.93	0.00	
N-LC	16	0.00	0.00	0.00	6.81	0.00	

SECTION 1700		1716					Cost Table
Fmimplshop							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	25.25	19.44	20.54	
N-GD-AVE	7	0.00	0.00	22.50	16.59	17.58	
N-AVG	8	0.00	0.00	19.75	13.74	14.62	
N-AVG-LC	10	0.00	0.00	0.00	0.00	12.53	
N-LC	16	0.00	0.00	0.00	0.00	10.44	

SECTION 1700		1717					Cost Table
Implshpp							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	0.00	17.02	0.00	
N-GD-AVE	7	0.00	0.00	0.00	14.38	0.00	
N-AVG	8	0.00	0.00	0.00	11.74	0.00	
N-AVG-LC	10	0.00	0.00	0.00	9.93	0.00	
N-LC	16	0.00	0.00	0.00	8.12	0.00	

TABLE 13

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1700		1718					Cost Table
Farmutil							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	24.33	0.00	0.00	
N-GD-AVE	7	0.00	0.00	20.93	0.00	0.00	
N-AVG	8	0.00	0.00	17.53	11.73	12.11	
N-AVG-LC	10	0.00	0.00	0.00	9.63	9.84	
N-LC	16	0.00	0.00	0.00	7.53	7.57	

SECTION 1700		1719					Cost Table
Farmutilp							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-AVG	8	0.00	0.00	0.00	9.23	0.00	
N-AVG-LC	10	0.00	0.00	0.00	7.32	0.00	
N-LC	16	0.00	0.00	0.00	5.41	0.00	

SECTION 1700		1720					Cost Table
Matstgopen							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-AVG	8	0.00	0.00	18.06	13.74	13.89	
N-AVG-LC	10	0.00	0.00	15.90	11.70	11.94	
N-LC	16	0.00	0.00	13.75	9.66	9.99	

SECTION 1700		1721					Cost Table
Matstgopnp							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-AVG	8	0.00	0.00	0.00	10.96	0.00	
N-AVG-LC	10	0.00	0.00	0.00	9.28	0.00	
N-LC	16	0.00	0.00	0.00	7.61	0.00	

SECTION 1700		1722					Cost Table
Lumbstgopn							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	0.00	24.06	25.64	
N-GD-AVE	7	0.00	0.00	0.00	20.22	21.52	
N-AVG	8	0.00	0.00	0.00	16.38	17.40	
N-AVG-LC	10	0.00	0.00	0.00	13.78	14.63	
N-LC	16	0.00	0.00	0.00	11.19	11.85	

SECTION 1700		1723					Cost Table
Lumbstgopp							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	0.00	24.06	0.00	
N-GD-AVE	7	0.00	0.00	0.00	20.22	0.00	
N-AVG	8	0.00	0.00	0.00	16.38	0.00	
N-AVG-LC	10	0.00	0.00	0.00	13.79	0.00	
N-LC	16	0.00	0.00	0.00	11.19	0.00	

TABLE 13

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1700							1724	Cost Table
Matstgblsw								
GRADE		A/1	B/2	C/3	D/4	S/5		
N-AVG	8	0.00	0.00	0.00	19.32	0.00		

SECTION 1700							1725	Cost Table
Matstgdsdw								
GRADE		A/1	B/2	C/3	D/4	S/5		
N-AVG	8	0.00	0.00	0.00	12.92	0.00		
N-AVG-LC	10	0.00	0.00	0.00	11.08	0.00		
N-LC	16	0.00	0.00	0.00	9.23	0.00		

SECTION 1700							1730	Cost Table
Stables								
GRADE		A/1	B/2	C/3	D/4	S/5		
N-GOOD	6	0.00	0.00	42.73	36.06	38.41		
N-GD-AVG	7	0.00	0.00	36.52	29.68	31.70		
N-AVG	8	0.00	0.00	30.30	23.30	24.98		
N-AVG-LC	10	0.00	0.00	25.92	19.19	20.63		
N-LC	16	0.00	0.00	21.53	15.08	16.28		

SECTION 1700							1731	Cost Table
Stables P								
GRADE		A/1	B/2	C/3	D/4	S/5		
N-GOOD	6	0.00	0.00	0.00	32.71	0.00		
N-GD-AVG	7	0.00	0.00	0.00	26.93	0.00		
N-AVG	8	0.00	0.00	0.00	21.15	0.00		
N-AVG-LC	10	0.00	0.00	0.00	17.43	0.00		
N-LC	16	0.00	0.00	0.00	13.70	0.00		
N-CHP-LC	17	0.00	0.00	0.00	12.26	0.00		
N-CHEAP	18	0.00	0.00	0.00	10.82	0.00		

SECTION 1700							1733	Cost Table
Stabhivalu								
GRADE		A/1	B/2	C/3	D/4	S/5		
N-EXCEL	1	0.00	0.00	180.12	172.81	0.00		
N-EX-G	3	0.00	0.00	152.79	145.85	0.00		
N-GOOD	6	0.00	0.00	125.47	118.88	0.00		
N-GD-AVG	7	0.00	0.00	106.48	100.37	0.00		
N-AVG	8	0.00	0.00	87.48	81.85	0.00		
N-AVG-LC	10	0.00	0.00	74.26	69.13	0.00		
N-LC	16	0.00	0.00	61.04	56.41	59.97		

SECTION 1700							1734	Cost Table
Stabhivalp								
GRADE		A/1	B/2	C/3	D/4	S/5		
N-LC	16	0.00	0.00	0.00	51.06	0.00		

TABLE 13

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1700		1736					Cost Table
Arenas							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	53.70	47.40	50.53	
N-EX-G	3	0.00	0.00	44.79	37.40	40.12	
N-GOOD	6	0.00	0.00	35.88	27.40	29.71	
N-GD-AVG	7	0.00	0.00	29.94	21.62	23.59	
N-AVG	8	0.00	0.00	23.99	15.84	17.47	
N-AVG-LC	10	0.00	0.00	20.01	12.50	13.87	
N-LC	16	0.00	0.00	16.03	9.15	10.26	
N-CHP-LC	17	0.00	0.00	0.00	0.00	9.80	
N-CHEAP	18	0.00	0.00	0.00	0.00	9.33	

SECTION 1700		1737					Cost Table
Arenas P							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	0.00	23.92	0.00	
N-GD-AVG	7	0.00	0.00	0.00	18.84	0.00	
N-AVG	8	0.00	0.00	0.00	13.77	0.00	
N-AVG-LC	10	0.00	0.00	0.00	10.84	0.00	
N-LC	16	0.00	0.00	0.00	7.92	0.00	
N-CHP-LC	17	0.00	0.00	0.00	7.54	0.00	
N-CHEAP	18	0.00	0.00	0.00	7.17	0.00	

SECTION 1700		1740					Cost Table
Fmimpshedo							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-AVG	8	0.00	0.00	16.12	11.84	12.62	
N-AVG-LC	10	0.00	0.00	13.90	9.32	10.20	
N-LC	16	0.00	0.00	11.69	6.81	7.77	

SECTION 1700		1741					Cost Table
Impshedop							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-AVG	8	0.00	0.00	0.00	9.82	0.00	
N-AVG-LC	10	0.00	0.00	0.00	7.72	0.00	
N-LC	16	0.00	0.00	0.00	5.63	0.00	

SECTION 1700		1760					Cost Table
Blkoilstg							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-AVG	8	0.00	0.00	0.00	27.35	28.43	

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1700		1761					Cost Table
Quonarchut							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	0.00	22.00	22.53	
N-GD-AVG	7	0.00	0.00	0.00	17.46	17.85	
N-AVG	8	0.00	0.00	0.00	12.92	13.16	
N-AVG-LC	10	0.00	0.00	0.00	10.26	10.43	
N-LC	16	0.00	0.00	0.00	7.59	7.70	

SECTION 1700		1762					Cost Table
Qunarutpl							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	0.00	20.34	0.00	
N-GD-AVG	7	0.00	0.00	0.00	16.07	0.00	
N-AVG	8	0.00	0.00	0.00	11.80	0.00	
N-AVG-LC	10	0.00	0.00	0.00	9.33	0.00	
N-LC	16	0.00	0.00	0.00	6.86	0.00	

SECTION 1700		1763					Cost Table
Qunhparutl							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-AVG	8	0.00	0.00	0.00	8.52	0.00	
N-AVG-LC	10	0.00	0.00	0.00	6.92	0.00	
N-LC	16	0.00	0.00	0.00	5.33	0.00	

SECTION 1700		1764					Cost Table
Qunarchrib							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	0.00	25.11	26.05	
N-GD-AVG	7	0.00	0.00	0.00	21.90	22.80	
N-AVG	8	0.00	0.00	0.00	18.70	19.55	
N-AVG-LC	10	0.00	0.00	0.00	16.33	17.13	
N-LC	16	0.00	0.00	0.00	13.96	14.71	

SECTION 1700		1765					Cost Table
Quarchmpl							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	0.00	23.62	0.00	
N-GD-AVG	7	0.00	0.00	0.00	20.56	0.00	
N-AVG	8	0.00	0.00	0.00	17.49	0.00	
N-AVG-LC	10	0.00	0.00	0.00	15.24	0.00	
N-LC	16	0.00	0.00	0.00	13.00	0.00	

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1700		1766					Cost Table
Barn							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	33.36	28.46	28.84	
N-GD-AVG	7	0.00	0.00	29.39	24.51	24.87	
N-AVG	8	0.00	0.00	25.42	20.56	20.89	
N-AVG-LC	10	0.00	0.00	22.41	17.72	18.03	
N-LC	16	0.00	0.00	19.40	14.88	15.16	

SECTION 1700		1767					Cost Table
Barnpole							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	0.00	24.17	0.00	
N-GD-AVG	7	0.00	0.00	0.00	20.69	0.00	
N-AVG	8	0.00	0.00	0.00	17.21	0.00	
N-AVG-LC	10	0.00	0.00	0.00	14.74	0.00	
N-LC	16	0.00	0.00	0.00	12.28	0.00	

SECTION 1700		1768					Cost Table
Barnbank							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	22.71	19.82	0.00	
N-GD-AVG	7	0.00	0.00	20.56	17.73	0.00	
N-AVG	8	0.00	0.00	18.42	15.64	0.00	
N-AVG-LC	10	0.00	0.00	16.27	13.60	0.00	
N-LC	16	0.00	0.00	14.13	11.57	0.00	

SECTION 1700		1769					Cost Table
Barnbnkpol							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	0.00	18.70	0.00	
N-GD-AVG	7	0.00	0.00	0.00	16.23	0.00	
N-AVG	8	0.00	0.00	0.00	13.76	0.00	
N-AVG-LC	10	0.00	0.00	0.00	11.96	0.00	
N-LC	16	0.00	0.00	0.00	10.15	0.00	

SECTION 1700		1770					Cost Table
Hay Loft							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	11.67	11.67	11.67	
N-GD-AVG	7	0.00	0.00	9.60	9.60	9.60	
N-AVG	8	0.00	0.00	7.52	7.52	7.52	
N-AVG-LC	10	0.00	0.00	6.19	6.19	6.19	
N-LC	16	0.00	0.00	4.86	4.86	4.86	

TABLE 13

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1700		1771					Cost Table
Brnfrstl							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	26.40	27.27	
N-EX-G	3	0.00	0.00	0.00	22.84	23.82	
N-GOOD	6	0.00	0.00	0.00	19.28	20.37	
N-GD-AVG	7	0.00	0.00	0.00	16.68	17.79	
N-AVG	8	0.00	0.00	0.00	14.09	15.21	
N-AVG-LC	10	0.00	0.00	0.00	12.19	13.29	
N-LC	16	0.00	0.00	0.00	10.29	11.36	
N-CHP-LC	17	0.00	0.00	0.00	0.00	9.38	
N-CHEAP	18	0.00	0.00	0.00	0.00	7.39	

SECTION 1700		1772					Cost Table
Brnfrstlpl							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	22.89	0.00	
N-EX-G	3	0.00	0.00	0.00	19.80	0.00	
N-GOOD	6	0.00	0.00	0.00	16.71	0.00	
N-GD-AVG	7	0.00	0.00	0.00	14.45	0.00	
N-AVG	8	0.00	0.00	0.00	12.19	0.00	
N-AVG-LC	10	0.00	0.00	0.00	10.54	0.00	
N-LC	16	0.00	0.00	0.00	8.90	0.00	
N-CHP-LC	17	0.00	0.00	0.00	7.62	0.00	
N-CHEAP	18	0.00	0.00	0.00	6.34	0.00	

SECTION 1700		1773					Cost Table
Barnconfin							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-AVG	8	0.00	0.00	0.00	18.40	19.26	
N-AVG-LC	10	0.00	0.00	0.00	13.78	14.67	
N-LC	16	0.00	0.00	0.00	9.15	10.08	

SECTION 1700		1774					Cost Table
Brnconfpol							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-AVG	8	0.00	0.00	0.00	16.12	0.00	
N-AVG-LC	10	0.00	0.00	0.00	11.94	0.00	
N-LC	16	0.00	0.00	0.00	7.77	0.00	

SECTION 1700		1775					Cost Table
Brnfrdrshed							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	0.00	7.79	8.86	
N-GD-AVG	7	0.00	0.00	0.00	7.33	8.38	
N-AVG	8	0.00	0.00	0.00	6.87	7.89	
N-AVG-LC	10	0.00	0.00	0.00	6.46	7.46	
N-LC	16	0.00	0.00	0.00	6.05	7.02	

TABLE 13

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1700		1776					Cost Table
Brnfdrsdpl							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	0.00	6.45	0.00	
N-GD-AVG	7	0.00	0.00	0.00	6.06	0.00	
N-AVG	8	0.00	0.00	0.00	5.67	0.00	
N-AVG-LC	10	0.00	0.00	0.00	5.32	0.00	
N-LC	16	0.00	0.00	0.00	4.98	0.00	

SECTION 1700		1777					Cost Table
Loafshed							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	0.00	6.79	0.00	
N-GD-AVG	7	0.00	0.00	0.00	6.57	0.00	
N-AVG	8	0.00	0.00	0.00	6.35	0.00	
N-AVG-LC	10	0.00	0.00	0.00	6.14	0.00	
N-LC	16	0.00	0.00	0.00	5.94	6.87	

SECTION 1700		1778					Cost Table
Lofshdpole							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-LC	16	0.00	0.00	0.00	4.86	0.00	

SECTION 1700		1779					Cost Table
Opnhayshed							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	0.00	3.73	4.22	
N-GD-AVG	7	0.00	0.00	0.00	3.32	3.76	
N-AVG	8	0.00	0.00	0.00	2.92	3.30	
N-AVG-LC	10	0.00	0.00	0.00	2.73	3.13	
N-LC	16	0.00	0.00	0.00	2.54	2.96	

SECTION 1700		1780					Cost Table
Dry-Mlkpar							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	65.30	58.97	62.34	
N-EX-G	3	0.00	0.00	57.22	50.71	53.99	
N-GOOD	6	0.00	0.00	49.14	42.45	45.63	
N-GD-AVG	7	0.00	0.00	43.12	36.54	39.56	
N-AVG	8	0.00	0.00	37.09	30.64	33.49	
N-AVG-LC	10	0.00	0.00	32.56	26.40	29.06	
N-LC	16	0.00	0.00	28.04	22.16	24.62	

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1700		1781					Cost Table
Drymkrprl							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	52.54	0.00	
N-EX-G	3	0.00	0.00	0.00	45.30	0.00	
N-GOOD	6	0.00	0.00	0.00	38.06	0.00	
N-GD-AVG	7	0.00	0.00	0.00	32.85	0.00	
N-AVG	8	0.00	0.00	0.00	27.65	0.00	
N-AVG-LC	10	0.00	0.00	0.00	23.88	0.00	
N-LC	16	0.00	0.00	0.00	20.12	0.00	

SECTION 1700		1782					Cost Table
Milkhouse							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	54.13	46.34	0.00	
N-GD-AVG	7	0.00	0.00	46.98	40.14	0.00	
N-AVG	8	0.00	0.00	39.82	33.93	0.00	

SECTION 1700		1783					Cost Table
Mikhseshed							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	46.54	39.74	0.00	
N-GD-AVG	7	0.00	0.00	40.39	34.42	0.00	
N-AVG	8	0.00	0.00	34.24	29.09	0.00	

SECTION 1700		1784					Cost Table
Golfctstg							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	70.29	64.85	0.00	
N-EX-G	3	0.00	0.00	62.25	57.18	0.00	
N-GOOD	6	0.00	0.00	54.21	49.50	48.07	
N-GD-AVG	7	0.00	0.00	0.00	43.66	42.86	
N-AVG	8	0.00	0.00	0.00	37.82	37.65	

SECTION 1700		1785					Cost Table
Contratmbi							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-AVG	8	0.00	0.00	37.29	33.24	36.07	

TABLE 13

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1700		1786					Cost Table
Grhstrwall							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	0.00	29.64	
N-EX-VG	2	0.00	0.00	0.00	0.00	27.04	
N-VG	4	0.00	0.00	0.00	0.00	24.45	
N-VG-G	5	0.00	0.00	0.00	0.00	22.30	
N-GOOD	6	0.00	0.00	0.00	0.00	20.14	
N-GD-AVG	7	0.00	0.00	0.00	0.00	14.76	
N-AVG	8	0.00	0.00	0.00	8.86	9.38	
N-AVG-FR	9	0.00	0.00	0.00	7.32	7.88	
N-FAIR	14	0.00	0.00	0.00	5.77	6.38	
N-FAIR-LC	15	0.00	0.00	0.00	4.76	5.37	
N-LC	16	0.00	0.00	0.00	3.76	4.35	
N-CHP-LC	17	0.00	0.00	0.00	3.55	4.11	
N-CHEAP	18	0.00	0.00	0.00	3.34	3.87	

SECTION 1700		1787					Cost Table
Grnhoop							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-VG	4	0.00	0.00	0.00	0.00	17.12	
N-VG-G	5	0.00	0.00	0.00	0.00	15.63	
N-GOOD	6	0.00	0.00	0.00	0.00	14.14	
N-GD-AVG	7	0.00	0.00	0.00	0.00	10.40	
N-AVG	8	0.00	0.00	0.00	0.00	6.66	
N-AVG-FR	9	0.00	0.00	0.00	0.00	5.61	
N-AVG-LC	10	0.00	0.00	0.00	0.00	4.90	
N-FAIR	14	0.00	0.00	0.00	0.00	4.56	
N-FAIR-LC	15	0.00	0.00	0.00	0.00	3.85	
N-LC	16	0.00	0.00	0.00	3.51	3.14	
N-CHP-LC	17	0.00	0.00	0.00	0.00	2.97	
N-CHEAP	18	0.00	0.00	0.00	0.00	2.79	

SECTION 1700		1788					Cost Table
Grnshshl							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-AVG	8	0.00	0.00	0.00	2.04	2.38	
N-AVG-LC	10	0.00	0.00	0.00	1.77	2.08	
N-LC	16	0.00	0.00	0.00	1.50	1.78	

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1700						1789	Cost Table
Prefstsh							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	16.29	13.52	
N-EX-G	3	0.00	0.00	0.00	14.66	11.62	
N-GOOD	6	0.00	0.00	0.00	13.02	9.71	
N-GD-AVG	7	0.00	0.00	0.00	11.72	8.35	
N-AVG	8	0.00	0.00	0.00	10.41	6.98	
N-AVG-LC	10	0.00	0.00	0.00	9.36	5.99	
N-LC	16	0.00	0.00	0.00	8.31	5.00	

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1700	PERIMETER MULTIPLIER FORMULA
$\text{PERIMETER MULTIPLIER} = A1 + A2*(\text{PERM}/\text{AREA}) + A3*(\text{PERM}/\text{AREA})^2 + A4*(\text{PERM}/\text{AREA})^3 + A5*(\text{PERM}/\text{AREA})^4 + A6*(\text{PERM}/\text{AREA})^5 + A7*(\text{PERM}/\text{AREA})^6$	
NOTE: PERIMETER MULTIPLIER MAXIMUM = 2.909 AND MINIMUM = 0.670	

A1 THROUGH A7	
A1	0.778300000
A2	2.626000000
A3	0.387800000
A4	-1.646400000
A5	3.632600000
A6	-3.975700000
A7	1.676600000

EXAMPLES		
PERIMETER	AREA(SF)	MULTIPLIER
160	1500	1.061
350	10000	0.871
500	40000	0.811
700	4000	1.244
500	40000	0.811
1400	36000	0.881
2000	40000	0.910

SECTION 1700	GREENHOUSE	PERIMETER MULTIPLIER FORMULA
$\text{PERIMETER MULTIPLIER} = (A1 + A2*\text{PERM} + A3*\text{AREA} + A4*\text{AREA}^2 + A5*\text{AREA}^3)/(1 + A6*\text{PERM} + A7*\text{PERM}^2 + A8*\text{PERM}^3 + A9*\text{AREA})$		
NOTE: PERIMETER MULTIPLIER MAXIMUM = 1.840 AND MINIMUM = 0.550		

A1 THROUGH A9	
A1	1.7225015340
A2	0.0002560380
A3	0.0002637530
A4	-0.0000000010
A5	0.0000000000
A6	-0.0010820700
A7	0.0000019900
A8	-0.0000000014
A9	0.0003660500

EXAMPLES		
PERIMETER	AREA(SF)	MULTIPLIER
160	1500	1.518
350	10000	0.975
500	40000	0.70
700	4000	1.34
500	40000	0.70
1400	36000	0.81
2000	40000	1.10

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1700 **STORY HEIGHT MULTIPLIER FORMULA**

STORY HEIGHT MULTIPLIER = $A1 + A2*(STORY HEIGHT) + A3/(STORY HEIGHT)$

NOTE: STORY HEIGHT MULTIPLIER MAXIMUM = 1.800 AND MINIMUM = 0.943

A1 THROUGH A3	
A1	0.805717830
A2	0.019274200
A3	0.018011110

EXAMPLES	
STORY HEIGHT (FEET)	MULTIPLIER
8	0.962
9	0.981
10	1.000
11	1.019
12	1.039
13	1.058
14	1.077
15	1.096
16	1.115
17	1.134
18	1.154
19	1.173
20	1.192
22	1.231
24	1.269

COMMERCIAL OCCUPANCY RATE TABLE
--

SECTION 1700	GREENHOUSE	STORY HEIGHT MULTIPLIER FORMULA
$\text{STORY HEIGHT MULTIPLIER} = A1 + A2*(\text{STORY HEIGHT}) + A3*(\text{STORY HEIGHT})^2 + A4*(\text{STORY HEIGHT})^3 + A5*(\text{STORY HEIGHT})^4 + A6*(\text{STORY HEIGHT})^5 + A7*(\text{STORY HEIGHT})^6 + A8*(\text{STORY HEIGHT})^7 + A9*(\text{STORY HEIGHT})^8$		
NOTE: STORY HEIGHT MULTIPLIER MAXIMUM = 1.520 AND MINIMUM = 0.973		

A1 THROUGH A9	
A1	0.4838726050
A2	0.2233244990
A3	-0.0437798990
A4	0.0046664080
A5	-0.0002745650
A6	0.0000084740
A7	-0.0000001073
A8	0.0000000000
A9	0.0000000000

EXAMPLES	
STORY HEIGHT (FEET)	MULTIPLIER
8	0.983
9	0.991
10	1.000
11	1.009
12	1.018
13	1.027
14	1.036
15	1.045
16	1.055
17	1.064
18	1.074
19	1.083
20	1.090
22	1.085
24	1.014

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1700	SPRINKLER TABLE			
SQFT	WET EXPOSED	DRY EXPOSED	WET HIDDEN	DRY HIDDEN
1000	3.06	3.97	5.15	6.69
2500	2.65	3.40	4.37	5.61
5000	2.39	3.04	3.87	4.92
7500	2.23	2.83	3.58	4.54
10000	2.13	2.69	3.40	4.30
15000	2.00	2.52	3.17	4.00
20000	1.91	2.40	3.02	3.79
30000	1.82	2.27	2.85	3.56
40000	1.73	2.15	2.67	3.32
60000	1.62	2.01	2.49	3.08
80000	1.54	1.91	2.36	2.93
100000	1.50	1.85	2.27	2.80
125000	1.44	1.77	2.18	2.68
150000	1.40	1.72	2.12	2.60

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1700		HEATING TABLE	
TYPE	CL/QL	RATE	
SOLAR	1	2.55	
RAD SP HT	2	1.75	
HEATERS	3	0.90	
STEAM/BLR	4	5.00	
HOT WATER	5	5.40	
HOT WAT/R	6	5.25	
PACK A/C	9	5.80	
CENT REF	10	5.40	
CENT EVP	11	2.60	
WALL HTP	12	3.15	
FORC AIR	13	3.15	
WALL/FLR	14	1.50	
ELEC BBD	15	2.90	
SPACE HT	16	1.35	
ELEC WHT	17	1.35	
VENTILAT	18	0.95	

TABLE 14

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1800		1801					Cost Table
Elem Schoo							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	212.58	212.58	178.89	170.38	0.00	
N-EX-G	3	187.74	187.74	160.71	152.63	0.00	
N-GOOD	6	162.91	162.91	142.52	134.88	134.20	
N-GD-AVG	7	150.80	150.80	126.28	120.78	119.66	
N-AVG	8	138.69	138.69	110.04	106.67	105.13	
N-AVG-LC	10	0.00	0.00	100.21	95.56	93.78	
N-LC	16	0.00	0.00	90.38	84.44	82.43	

SECTION 1800		1803					Cost Table
Classroom							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	192.17	192.17	153.29	145.96	0.00	
N-EX-G	3	172.06	172.06	137.54	130.45	0.00	
N-GOOD	6	151.95	151.95	121.78	114.94	113.74	
N-GD-AVG	7	136.04	136.04	109.22	102.68	101.19	
N-AVG	8	120.14	120.14	96.65	90.42	88.64	
N-AVG-LC	10	107.56	107.56	86.72	80.81	78.90	
N-LC	16	94.99	94.99	76.78	71.20	69.15	
N-CHP-LC	17	0.00	0.00	67.53	62.34	60.26	
N-CHEAP	18	0.00	0.00	58.27	53.49	51.36	

SECTION 1800		1804					Cost Table
Classroomp							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	0.00	108.77	0.00	
N-GD-AVG	7	0.00	0.00	0.00	96.80	0.00	
N-AVG	8	0.00	0.00	0.00	84.83	0.00	
N-AVG-LC	10	0.00	0.00	0.00	75.53	0.00	
N-LC	16	0.00	0.00	0.00	66.22	0.00	
N-CHP-LC	17	0.00	0.00	0.00	57.73	0.00	
N-CHEAP	18	0.00	0.00	0.00	49.24	0.00	

SECTION 1800		1805					Cost Table
Multisch							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	180.13	0.00	0.00	
N-EX-G	3	0.00	0.00	157.44	0.00	0.00	
N-GOOD	6	175.65	175.65	134.74	128.25	0.00	
N-GD-AVG	7	153.34	153.34	117.72	111.64	0.00	
N-AVG	8	131.02	131.02	100.69	95.03	93.00	
N-AVG-LC	10	0.00	0.00	88.00	82.76	80.68	
N-LC	16	0.00	0.00	75.32	70.48	68.36	

TABLE 14

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1800		1806				Cost Table
Multschp						
GRADE		A/1	B/2	C/3	D/4	S/5
N-AVG	8	0.00	0.00	0.00	89.14	0.00
N-AVG-LC	10	0.00	0.00	0.00	77.27	0.00
N-LC	16	0.00	0.00	0.00	65.40	0.00

SECTION 1800		1807				Cost Table
Sch Gym						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	0.00	0.00	165.50	156.76	0.00
N-EX-G	3	0.00	0.00	142.01	133.90	0.00
N-GOOD	6	162.91	162.91	118.52	111.05	110.51
N-GD-AVG	7	139.60	139.60	101.66	94.82	93.82
N-AVG	8	116.30	116.30	84.79	78.60	77.13
N-AVG-LC	10	0.00	0.00	72.76	67.14	65.50
N-LC	16	0.00	0.00	60.72	55.68	53.88
N-CHP-LC	17	0.00	0.00	0.00	0.00	49.26
N-CHEAP	18	0.00	0.00	0.00	0.00	44.64

SECTION 1800		1809				Cost Table
Showrbg						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	0.00	0.00	197.14	0.00	0.00
N-EX-G	3	0.00	0.00	174.26	0.00	0.00
N-GOOD	6	0.00	0.00	151.38	143.41	0.00
N-GD-AVG	7	0.00	0.00	133.76	126.15	0.00
N-AVG	8	148.13	148.13	116.14	108.89	102.37
N-AVG-LC	10	0.00	0.00	102.66	95.82	91.00
N-LC	16	0.00	0.00	89.18	82.75	79.64
N-CHP-LC	17	0.00	0.00	77.18	70.36	0.00
N-CHEAP	18	0.00	0.00	65.18	57.97	0.00

SECTION 1800		1810				Cost Table
Reloc/Clrm						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	0.00	0.00	0.00	109.96	0.00
N-EX-G	3	0.00	0.00	0.00	100.19	0.00
N-GOOD	6	0.00	0.00	0.00	90.42	0.00
N-GD-AVG	7	0.00	0.00	0.00	82.36	0.00
N-AVG	8	0.00	0.00	0.00	74.29	0.00
N-AVG-LC	10	0.00	0.00	0.00	67.69	0.00
N-LC	16	0.00	0.00	0.00	61.09	0.00
N-CHP-LC	17	0.00	0.00	0.00	54.04	0.00
N-CHEAP	18	0.00	0.00	0.00	46.99	0.00

TABLE 14

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1800		1811					Cost Table
Reloc Offi							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	95.07	0.00	
N-EX-G	3	0.00	0.00	0.00	87.59	0.00	
N-GOOD	6	0.00	0.00	0.00	80.11	0.00	
N-GD-AVG	7	0.00	0.00	0.00	73.82	0.00	
N-AVG	8	0.00	0.00	0.00	67.52	0.00	
N-AVG-LC	10	0.00	0.00	0.00	62.24	0.00	
N-LC	16	0.00	0.00	0.00	56.96	0.00	
N-CHP-LC	17	0.00	0.00	0.00	51.72	0.00	
N-CHEAP	18	0.00	0.00	0.00	46.47	0.00	

SECTION 1800		1812					Cost Table
Manartshp							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	115.05	107.79	0.00	
N-GD-AVG	7	0.00	0.00	101.72	95.00	0.00	
N-AVG	8	110.83	110.83	88.40	82.22	72.49	
N-AVG-LC	10	98.26	98.26	77.22	71.54	62.85	
N-LC	16	85.69	85.69	66.04	60.86	53.21	

SECTION 1800		1813					Cost Table
Manartshpp							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-AVG	8	0.00	0.00	0.00	68.97	0.00	
N-AVG-LC	10	0.00	0.00	0.00	59.80	0.00	
N-LC	16	0.00	0.00	0.00	50.64	0.00	

SECTION 1800		1814					Cost Table
Day Care							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	169.31	161.90	0.00	
N-EX-G	3	0.00	0.00	149.71	142.45	0.00	
N-GOOD	6	0.00	0.00	130.10	123.00	0.00	
N-GD-AVG	7	0.00	0.00	114.98	108.31	0.00	
N-AVG	8	126.41	126.41	99.87	93.62	91.38	
N-AVG-LC	10	0.00	0.00	88.30	82.47	80.48	
N-LC	16	0.00	0.00	76.74	71.32	69.59	

TABLE 14

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1800		1816					Cost Table
Schrest							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	240.23	217.09	0.00	
N-EX-G	3	0.00	0.00	207.56	188.28	0.00	
N-GOOD	6	0.00	0.00	174.88	159.46	0.00	
N-GD-AVG	7	0.00	0.00	151.04	138.24	0.00	
N-AVG	8	161.55	161.55	127.19	117.02	0.00	
N-AVG-LC	10	0.00	0.00	109.89	101.48	0.00	
N-LC	16	0.00	0.00	92.59	85.95	83.09	
N-CHP-LC	17	0.00	0.00	80.00	74.54	74.02	
N-CHEAP	18	0.00	0.00	67.40	63.13	64.95	

SECTION 1800		1818					Cost Table
Physedbldg							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	177.46	169.72	0.00	
N-EX-G	3	0.00	0.00	153.28	145.93	0.00	
N-GOOD	6	175.88	175.88	129.10	122.14	120.36	
N-GD-AVG	7	151.44	151.44	111.46	104.98	103.18	
N-AVG	8	126.99	126.99	93.83	87.81	85.99	
N-AVG-LC	10	0.00	0.00	81.04	75.50	73.74	
N-LC	16	0.00	0.00	68.25	63.19	61.49	

SECTION 1800		1819					Cost Table
Adminbldg							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	205.01	205.01	178.04	170.41	0.00	
N-EX-G	3	180.71	180.71	153.49	146.25	0.00	
N-GOOD	6	156.41	156.41	128.93	122.09	117.08	
N-GD-AVG	7	137.93	137.93	111.18	104.82	100.66	
N-AVG	8	119.44	119.44	93.44	87.55	84.25	
N-AVG-LC	10	105.36	105.36	80.61	75.19	72.46	
N-LC	16	91.29	91.29	67.79	62.84	60.68	

SECTION 1800		1820					Cost Table
Highschool							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	215.11	203.77	165.45	158.31	0.00	
N-EX-G	3	193.85	184.06	149.68	142.68	0.00	
N-GOOD	6	172.59	164.36	133.90	127.05	125.67	
N-GD-AVE	7	155.53	148.47	121.08	114.46	112.90	
N-AVG	8	138.47	132.58	108.26	101.88	100.14	
N-AVG-LC	10	0.00	0.00	97.94	91.82	90.01	
N-LC	16	0.00	0.00	87.61	81.76	79.88	

TABLE 14

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1800						1820	Elevators
Highschool							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	3.00	3.00	0.00	0.00	0.00	0.00
N-EX-G	3	2.40	2.40	0.00	0.00	0.00	0.00
N-GOOD	6	1.80	1.80	0.00	0.00	0.00	0.00
N-GD-AVE	7	1.48	1.48	0.00	0.00	0.00	0.00
N-AVG	8	1.15	1.15	0.00	0.00	0.00	0.00

SECTION 1800						1821	Cost Table
College							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	272.15	257.62	205.50	197.15	0.00	0.00
N-EX-G	3	240.16	227.79	180.91	172.99	0.00	0.00
N-GOOD	6	208.16	197.96	156.32	148.83	146.32	146.32
N-GD-AVE	7	183.68	175.04	137.56	130.54	128.00	128.00
N-AVG	8	159.21	152.11	118.80	112.25	109.69	109.69
N-AVG-LC	10	140.50	134.50	104.58	98.50	96.00	96.00
N-LC	16	121.78	116.88	90.37	84.74	82.30	82.30

SECTION 1800						1822	Cost Table
Clsmcoll							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	231.30	216.31	175.61	168.29	0.00	0.00
N-EX-G	3	205.80	193.36	156.67	149.60	0.00	0.00
N-GOOD	6	180.30	170.40	137.73	130.92	129.16	129.16
N-GD-AVE	7	160.42	152.32	122.82	116.34	114.44	114.44
N-AVG	8	140.54	134.23	107.92	101.76	99.71	99.71
N-AVG-LC	10	125.04	119.98	96.28	90.46	88.38	88.38
N-LC	16	109.55	105.74	84.64	79.16	77.05	77.05

SECTION 1800						1823	Cost Table
Artcraft							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	260.80	260.80	201.56	0.00	0.00	0.00
N-EX-G	3	227.02	227.02	175.22	0.00	0.00	0.00
N-GOOD	6	193.25	193.25	148.87	141.54	0.00	0.00
N-GD-AVG	7	168.22	168.22	129.36	122.48	0.00	0.00
N-AVG	8	143.19	143.19	109.85	103.42	100.62	100.62
N-AVG-LC	10	124.64	124.64	95.50	89.52	86.86	86.86
N-LC	16	106.10	106.10	81.14	75.63	73.11	73.11

TABLE 14

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1800		1824					Cost Table
Techtrade							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	167.75	167.75	127.72	121.80	0.00	
N-GD-AVE	7	147.01	147.01	112.16	106.56	0.00	
N-AVG	8	126.28	126.28	96.59	91.33	89.88	
N-AVG-LC	10	110.67	110.67	84.85	79.94	78.46	
N-LC	16	95.06	95.06	73.11	68.54	67.03	

SECTION 1800		1830					Cost Table
Mdleschool							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	201.66	191.13	155.22	147.14	0.00	
N-EX-G	3	182.56	173.48	141.40	133.69	0.00	
N-GOOD	6	163.47	155.82	127.57	120.24	120.06	
N-GD-AVE	7	147.99	141.43	116.16	109.20	108.56	
N-AVG	8	132.50	127.04	104.75	98.17	97.07	
N-AVG-LC	10	0.00	0.00	95.42	89.20	87.82	
N-LC	16	0.00	0.00	86.10	80.22	78.56	

SECTION 1800		1832					Cost Table
Clsrmlab							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	176.87	169.58	0.00	
N-EX-G	3	0.00	0.00	156.38	149.28	0.00	
N-GOOD	6	174.62	174.62	135.90	128.98	127.88	
N-GD-AVE	7	154.00	154.00	120.11	113.50	112.06	
N-AVG	8	133.37	133.37	104.32	98.01	96.24	

SECTION 1800		1834					Cost Table
Clsrmlc							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	146.04	124.69	0.00	
N-GD-AVE	7	0.00	0.00	126.46	109.92	0.00	
N-AVG	8	134.11	134.11	106.89	95.15	93.42	

SECTION 1800		1835					Cost Table
Fineart							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	186.46	0.00	0.00	
N-EX-G	3	0.00	0.00	163.29	0.00	0.00	
N-GOOD	6	181.79	181.79	140.12	132.78	132.44	
N-GD-AVE	7	158.85	158.85	122.66	115.62	114.96	
N-AVG	8	135.92	135.92	105.20	98.46	97.48	
N-AVG-LC	10	0.00	0.00	92.12	85.76	84.65	
N-LC	16	0.00	0.00	79.05	73.07	71.82	

TABLE 14

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1800		1837					Cost Table
Bookstore							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	93.43	88.20	0.00	
N-GD-AVE	7	0.00	0.00	82.68	77.60	0.00	
N-AVG	8	89.34	89.34	71.94	67.01	0.00	
N-AVG-LC	10	79.41	79.41	63.69	58.98	0.00	
N-LC	16	69.48	69.48	55.44	50.95	47.83	

SECTION 1800		1838					Cost Table
Elem/Sec L							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	179.25	172.65	0.00	
N-EX-G	3	0.00	0.00	157.64	150.99	0.00	
N-GOOD	6	170.70	170.70	136.03	129.33	128.25	
N-GD-AVG	7	150.12	150.12	119.58	113.14	111.71	
N-AVG	8	129.53	129.53	103.13	96.94	95.17	
N-AVG-LC	10	114.04	114.04	90.70	84.80	82.93	
N-LC	16	98.56	98.56	78.26	72.67	70.69	

SECTION 1800		1839					Cost Table
Acacglibr							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	242.82	242.82	194.34	186.05	0.00	
N-EX-G	3	216.34	216.34	169.94	162.13	0.00	
N-GOOD	6	189.85	189.85	145.55	138.21	135.70	
N-GD-AVG	7	166.50	166.50	127.23	120.39	117.76	
N-AVG	8	143.14	143.14	108.91	102.57	99.83	
N-AVG-LC	10	125.02	125.02	95.24	89.38	86.67	
N-LC	16	106.89	106.89	81.57	76.19	73.51	

SECTION 1800		1840					Cost Table
Natatorium							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	180.65	180.65	133.44	126.57	0.00	
N-GD-AVE	7	154.84	154.84	114.74	108.35	0.00	
N-AVG	8	129.04	129.04	96.05	90.13	87.81	
N-AVG-LC	10	0.00	0.00	82.63	77.18	74.90	
N-LC	16	0.00	0.00	69.21	64.24	61.99	

TABLE 14

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1800							1842	Cost Table
Fieldhse								
GRADE		A/1	B/2	C/3	D/4	S/5		
N-EXCEL	1	0.00	0.00	186.36	178.53	0.00		
N-EX-G	3	0.00	0.00	152.88	145.43	0.00		
N-GOOD	6	176.87	176.87	119.40	112.32	110.36		
N-GD-AVE	7	146.72	146.72	97.92	91.46	89.38		
N-AVG	8	116.57	116.57	76.43	70.59	68.39		
N-AVG-LC	10	0.00	0.00	62.70	57.50	55.41		
N-LC	16	0.00	0.00	48.96	44.41	42.43		
N-CHP-LC	17	0.00	0.00	0.00	0.00	37.66		
N-CHEAP	18	0.00	0.00	0.00	0.00	32.88		

SECTION 1800							1845	Cost Table
Vocschl								
GRADE		A/1	B/2	C/3	D/4	S/5		
N-EXCEL	1	0.00	0.00	163.21	155.97	0.00		
N-EX-G	3	0.00	0.00	144.19	137.29	0.00		
N-GOOD	6	166.00	157.32	125.17	118.62	116.72		
N-GD-AVE	7	147.10	139.72	110.54	104.38	102.34		
N-AVG	8	128.20	122.13	95.90	90.13	87.97		
N-AVG-LC	10	0.00	0.00	84.72	79.33	77.17		
N-LC	16	0.00	0.00	73.55	68.54	66.36		

SECTION 1800							1851	Basements
Fldhsebsmt								
GRADE		A/1	B/2	C/3	D/4	S/5		
BSMTFIN	4	93.48	93.48	65.03	65.03	65.03		

SECTION 1800							1853	Basements
Sch Bsmt								
GRADE		A/1	B/2	C/3	D/4	S/5		
BSMTPK	2	51.62	51.62	33.93	33.93	33.93		
BSMTFIN	4	92.33	92.33	66.60	66.60	66.60		
BSMTUFIN	5	47.21	47.21	29.74	29.74	29.74		

SECTION 1800							1854	Basements
Theartbst								
GRADE		A/1	B/2	C/3	D/4	S/5		
BSMTFIN	4	68.18	68.18	50.28	50.28	50.28		

SECTION 1800							1855	Basements
Admin Bsmt								
GRADE		A/1	B/2	C/3	D/4	S/5		
BSMTFIN	4	88.70	88.70	63.00	63.00	63.00		

TABLE 14

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1800		1856				Basements
Scibldbsmt						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTFIN	4	103.02	103.02	76.85	76.85	76.85

SECTION 1800		1857				Basements
Comblbsmt						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTFIN	4	99.30	99.30	73.89	73.89	73.89

SECTION 1800		1859				Basements
Libr Bsmts						
GRADE		A/1	B/2	C/3	D/4	S/5
BSMTFIN	4	95.06	95.06	68.29	68.29	68.29

SECTION 1800		1860				Cost Table
Lect Hall						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	245.58	245.58	199.88	0.00	0.00
N-EX-G	3	217.97	217.97	175.74	0.00	0.00
N-GOOD	6	190.36	190.36	151.59	140.68	0.00
N-GD-AVE	7	168.96	168.96	133.22	123.77	0.00
N-AVG	8	147.56	147.56	114.85	106.86	104.08

SECTION 1800		1870				Cost Table
Science						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	251.46	251.46	195.83	187.95	0.00
N-EX-G	3	224.66	224.66	176.14	168.58	0.00
N-GOOD	6	197.87	197.87	156.46	149.21	147.23
N-GD-AVE	7	176.78	176.78	140.67	133.78	131.54
N-AVG	8	155.69	155.69	124.88	118.35	115.86
N-AVG-LC	10	139.10	139.10	112.32	106.15	103.56
N-LC	16	122.51	122.51	99.77	93.95	91.27

SECTION 1800		1870				Hvacheat
Science						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	40.00	40.00	35.05	35.05	35.05
N-EX-G	3	35.05	35.05	30.98	30.98	30.98
N-GOOD	6	30.70	30.70	26.90	26.90	26.90
N-GD-AVE	7	27.13	27.13	23.78	23.78	23.78
N-AVG	8	23.55	23.55	20.65	20.65	20.65
N-AVG-LC	10	20.83	20.83	18.28	18.28	18.28
N-LC	16	18.10	18.10	15.90	15.90	15.90

TABLE 14

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1800		1875					Cost Table
Commons							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	236.79	236.79	212.41	0.00	0.00	
N-EX-G	3	211.94	211.94	187.34	0.00	0.00	
N-GOOD	6	187.08	187.08	162.28	154.61	0.00	
N-GD-AVE	7	167.44	167.44	143.07	135.96	0.00	
N-AVG	8	147.80	147.80	123.87	117.30	0.00	
N-AVG-LC	10	0.00	0.00	109.26	103.18	0.00	
N-LC	16	0.00	0.00	94.64	89.07	87.39	

SECTION 1800		1877					Cost Table
Althighsch							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	177.95	169.51	0.00	
N-EX-G	3	0.00	0.00	159.33	151.38	0.00	
N-GOOD	6	0.00	0.00	140.71	133.26	132.66	
N-GD-AVG	7	0.00	0.00	125.94	118.96	117.91	
N-AVG	8	141.83	141.83	111.17	104.66	103.16	

SECTION 1800		1879					Cost Table
Specedclas							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	173.57	166.35	0.00	
N-EX-G	3	0.00	0.00	153.62	146.57	0.00	
N-GOOD	6	171.83	171.83	133.67	126.79	125.68	
N-GD-AVG	7	151.46	151.46	118.26	111.66	110.24	
N-AVG	8	131.09	131.09	102.85	96.54	94.79	

SECTION 1800		1881					Cost Table
Mainstgbld							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-GOOD	6	0.00	0.00	65.20	58.28	54.84	
N-GD-AVG	7	0.00	0.00	56.06	49.03	46.24	
N-AVG	8	0.00	0.00	46.92	39.78	37.63	

TABLE 14

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1800		1885					Cost Table
Grnhseint							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	0.00	0.00	122.43	
N-EX-VG	2	0.00	0.00	0.00	0.00	110.95	
N-VG	4	0.00	0.00	0.00	0.00	99.47	
N-VG-G	5	0.00	0.00	0.00	0.00	90.10	
N-GOOD	6	0.00	0.00	0.00	0.00	80.73	
N-GD-AVG	7	0.00	0.00	0.00	0.00	67.12	
N-AVG	8	0.00	0.00	0.00	0.00	53.52	
N-AVG-FR	9	0.00	0.00	0.00	0.00	48.52	
N-FAIR	14	0.00	0.00	0.00	41.73	43.52	
N-FAIR-LC	15	0.00	0.00	0.00	37.56	39.47	
N-LC	16	0.00	0.00	0.00	33.38	35.42	

SECTION 1800		1890					Mezzanine
Gymnmezz							
GRADE		A/1	B/2	C/3	D/4	S/5	
MEZZCLSSRM	7	74.20	74.20	56.99	56.99	56.99	
MEZZOPENGD	8	40.50	40.50	32.66	32.66	32.66	
MEZZOPENAV	9	29.76	29.76	22.11	22.11	22.11	

SECTION 1800		1891					Mezzanine
Libr Mezz							
GRADE		A/1	B/2	C/3	D/4	S/5	
MEZZ	1	70.96	70.96	53.64	53.64	53.64	

SECTION 1800		1896					Balcony
Theaartbal							
GRADE		A/1	B/2	C/3	D/4	S/5	
BALCONYGD	2	73.04	73.04	61.42	61.42	61.42	
BALCONYAV	3	57.82	57.82	46.62	46.62	46.62	

SECTION 1800		1897					Balcony
Lecturebal							
GRADE		A/1	B/2	C/3	D/4	S/5	
BALCONY	1	64.23	64.23	53.59	53.59	53.59	

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1800	PERIMETER MULTIPLIER FORMULA
$\text{PERIMETER MULTIPLIER} = A1 + A2*(\text{PERM}/\text{AREA}) + A3*(\text{PERM}/\text{AREA})^2 + A4*(\text{PERM}/\text{AREA})^3 + A5*(\text{PERM}/\text{AREA})^4 + A6*(\text{PERM}/\text{AREA})^5 + A7*(\text{PERM}/\text{AREA})^6$	
NOTE: PERIMETER MULTIPLIER MAXIMUM = 1.900 AND MINIMUM = 0.730	

A1 THROUGH A7	
A1	0.863200000
A2	2.069900000
A3	0.762500000
A4	7.476300000
A5	-87.723000000
A6	277.470000000
A7	-281.560000000

EXAMPLES		
PERIMETER	AREA(SF)	MULTIPLIER
160	1500	1.094
350	10000	0.937
500	40000	0.889
700	4000	1.244
500	40000	0.889
1400	36000	0.945
2000	40000	0.969

SECTION 1800	GREENHOUSE	PERIMETER MULTIPLIER FORMULA
$\text{PERIMETER MULTIPLIER} = (A1 + A2*\text{PERM} + A3*\text{AREA} + A4*\text{AREA}^2 + A5*\text{AREA}^3)/(1 + A6*\text{PERM} + A7*\text{PERM}^2 + A8*\text{PERM}^3 + A9*\text{AREA})$		
NOTE: PERIMETER MULTIPLIER MAXIMUM = 1.930 AND MINIMUM = 0.560		

A1 THROUGH A9	
A1	1.7225015340
A2	0.0002560380
A3	0.0002637530
A4	-0.0000000010
A5	0.0000000000
A6	-0.0010820700
A7	0.0000019900
A8	-0.0000000014
A9	0.0003660500

EXAMPLES		
PERIMETER	AREA(SF)	MULTIPLIER
160	1500	1.518
350	10000	0.975
500	40000	0.70
700	4000	1.34
500	40000	0.70
1400	36000	0.81
2000	40000	1.10

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1800

STORY HEIGHT MULTIPLIER FORMULA

STORY HEIGHT MULTIPLIER = $A1 + A2*(\text{STORY HEIGHT}) + A3*(\text{STORY HEIGHT})^3$
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NOTE: STORY HEIGHT MULTIPLIER MAXIMUM = 1.770 AND MINIMUM = 0.946

A1 THROUGH A3	
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A1	0.815693351
A2	0.018411707
A3	-0.000000051

EXAMPLES	
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STORY HEIGHT (FEET)	MULTIPLIER
8	0.963
9	0.981
10	1.000
11	1.018
12	1.037
13	1.055
14	1.073
15	1.092
16	1.110
17	1.128
18	1.147
19	1.165
20	1.184
22	1.220
24	1.257

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 1800	GREENHOUSE	STORY HEIGHT MULTIPLIER FORMULA
STORY HEIGHT MULTIPLIER = 1 / (A1 + A2*(STORY HEIGHT)^1.5 + A3*(STORY HEIGHT)^3)		
NOTE: STORY HEIGHT MULTIPLIER MAXIMUM = 1.630 AND MINIMUM = 0.970		

A1 THROUGH A3	
A1	1.065979980
A2	-0.002311580
A3	0.000007240

EXAMPLES	
STORY HEIGHT (FEET)	MULTIPLIER
8	0.983
9	0.991
10	1.000
11	1.009
12	1.018
13	1.027
14	1.037
15	1.046
16	1.055
17	1.064
18	1.073
19	1.082
20	1.090
22	1.106
24	1.118

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1800	SPRINKLER TABLE			
SQFT	WET EXPOSED	DRY EXPOSED	WET HIDDEN	DRY HIDDEN
3000	3.29	4.21	5.40	6.91
5000	3.05	3.88	4.93	6.27
10000	2.74	3.45	4.35	5.49
15000	2.58	3.23	4.05	5.08
20000	2.46	3.07	3.84	4.80
30000	2.32	2.88	3.58	4.45
50000	2.15	2.65	3.27	4.04
75000	2.03	2.49	3.05	3.74
100000	1.94	2.37	2.90	3.54
125000	1.87	2.28	2.78	3.39
150000	1.83	2.22	2.69	3.27
200000	1.75	2.12	2.56	3.10
250000	1.69	2.04	2.46	2.97
300000	1.64	1.98	2.38	2.87
400000	1.57	1.88	2.26	2.71
500000	1.52	1.82	2.17	2.60

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 1800	HEATING TABLE	
TYPE	CL/QL	RATE
HOT&CHILL	1	24.85
WARM&COOL	3	16.05
STEAM/BLR	4	10.60
HOT WATER	5	11.65
HOT WAT/R	6	11.60
STEAM/NOB	7	9.40
HEAT PUMP	8	12.90
PACK A/C	9	9.50
CENT REF	10	9.00
CENT EVP	11	3.75
WALL HTP	12	4.90
FORC AIR	13	7.45
WALL/FLR	14	2.50
ELEC BBD	15	6.65
SPACE HT	16	2.05
ELEC WHT	17	2.40
VENTILAT	18	1.90

COMMERCIAL OCCUPANCY RATE TABLE		
SECTION 6400	6401	SQFT COST TABLE
Cp Sstfr		

SQ. FT.	RATE
300	94.59
300	94.59
400	88.91
400	88.91
500	83.22
500	83.22
600	77.54
600	77.54
800	70.37
800	70.37
1000	65.30
1000	65.30
1200	61.39
1200	61.39
1400	55.73
1400	55.73
1600	54.65
1600	54.65
1800	53.58
1800	53.58
2000	51.71
2000	51.71
2200	50.08
2200	50.08
2400	48.62
2400	48.62
2600	47.34
2600	47.34
2800	46.17
2800	46.17
3000	45.15
3000	45.15
3200	44.13
3200	44.13
3600	42.44
3600	42.44
4000	40.93
4000	40.93
4400	39.64
4400	39.64
4800	38.48
4800	38.48
5200	37.43
5200	37.43
5600	36.55
5600	36.55

COMMERCIAL OCCUPANCY RATE TABLE		
SECTION 6400	6408	SQFT COST TABLE
Gd Sstfr		

SQ. FT.	RATE
300	162.48
400	152.71
500	142.95
600	133.19
800	120.87
1000	112.16
1200	105.45
1400	100.14
1600	95.73
1800	92.03
2000	88.82
2200	86.02
2400	83.52
2600	81.31
2800	79.31
3000	77.56
3200	75.81
3600	72.90
4000	70.30
4400	68.10
4800	66.09
5200	64.29
5600	62.79

COMMERCIAL OCCUPANCY RATE TABLE		
SECTION 6400	6409	SQFT COST TABLE
Foodbtsl		

SQ. FT.	RATE
400	162.30
500	158.38
600	154.46
800	149.09
1000	145.17
1200	141.98
1400	139.36
1600	137.19
1800	135.30
2000	133.56
2200	131.96
2400	130.65
2600	129.35
2800	128.19
3000	127.17
3200	126.15
3600	124.27
4000	122.81
4400	121.36
4800	120.06
5200	118.89
5600	117.88
6000	116.86
6500	115.77
7000	114.68

COMMERCIAL OCCUPANCY RATE TABLE		
SECTION 6400	6410	SQFT COST TABLE
Foodbtsa		

SQ. FT.	RATE
400	186.36
500	181.86
600	177.36
800	171.19
1000	166.69
1200	163.02
1400	160.02
1600	157.52
1800	155.36
2000	153.35
2200	151.52
2400	150.02
2600	148.52
2800	147.19
3000	146.02
3200	144.85
3600	142.69
4000	141.02
4400	139.35
4800	137.85
5200	136.52
5600	135.35
6000	134.19
6500	132.94
7000	131.69

COMMERCIAL OCCUPANCY RATE TABLE		
SECTION 6400	6411	SQFT COST TABLE
Foodbtsg		

SQ. FT.	RATE
400	214.26
500	209.09
600	203.92
800	196.82
1000	191.65
1200	187.43
1400	183.98
1600	181.11
1800	178.62
2000	176.32
2200	174.21
2400	172.49
2600	170.76
2800	169.23
3000	167.89
3200	166.54
3600	164.05
4000	162.14
4400	160.22
4800	158.49
5200	156.96
5600	155.62
6000	154.28
6500	152.84
7000	151.40

TABLE 15

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 6400		6415				Cost Table
Auto Carwh						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	0.00	0.00	170.79	161.50	166.25
N-EX-G	3	0.00	0.00	149.39	141.00	144.73
N-GOOD	6	0.00	0.00	127.98	120.50	123.20
N-DG-AVG	7	0.00	0.00	112.04	105.34	107.33
N-AVG	8	0.00	0.00	96.09	90.17	91.45
N-AVG-LC	10	0.00	0.00	84.02	78.72	79.57
N-LC	16	0.00	0.00	71.95	67.28	67.69

SECTION 6400		6420				Cost Table
Carwsh Can						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	0.00	0.00	76.72	76.72	76.72
N-EX-VG	2	0.00	0.00	69.65	69.65	69.65
N-EX-G	3	0.00	0.00	63.90	63.90	63.90
N-VG	4	0.00	0.00	62.57	62.57	62.57
N-VG-G	5	0.00	0.00	56.82	56.82	56.82
N-GOOD	6	0.00	0.00	51.07	51.07	51.07
N-GD-AVG	7	0.00	0.00	42.59	42.59	42.59
N-AVG	8	0.00	0.00	34.10	34.10	34.10
N-AVG-FR	9	0.00	0.00	24.57	24.57	24.57
N-AVG-LC	10	0.00	0.00	28.38	28.38	28.38
N-FAIR	14	0.00	0.00	22.66	22.66	22.66
N-FAIR-LC	15	0.00	0.00	18.85	18.85	18.85
N-LC	16	0.00	0.00	15.04	15.04	15.04
N-CHP-LC	17	0.00	0.00	12.52	12.52	12.52
N-CHEAP	18	0.00	0.00	9.99	9.99	9.99

SECTION 6400		6425				Cost Table
Drvthr Car						
GRADE		A/1	B/2	C/3	D/4	S/5
N-EXCEL	1	0.00	0.00	111.00	0.00	109.95
N-EX-G	3	0.00	0.00	102.57	0.00	100.77
N-GOOD	6	0.00	0.00	94.14	88.26	91.59
N-GD-AVG	7	0.00	0.00	87.09	81.59	84.02
N-AVG	8	0.00	0.00	80.03	74.91	76.45
N-AVG-LC	10	0.00	0.00	73.99	69.19	70.10
N-LC	16	0.00	0.00	67.95	63.47	63.75
N-CHP-LC	17	0.00	0.00	0.00	0.00	58.34
N-CHEAP	18	0.00	0.00	0.00	0.00	52.92

COMMERCIAL OCCUPANCY RATE TABLE
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SECTION 6400						6430	Cost Table
Sif-Ser Cw							
GRADE		A/1	B/2	C/3	D/4	S/5	
N-EXCEL	1	0.00	0.00	97.57	0.00	0.00	
N-EX-G	3	0.00	0.00	87.52	0.00	0.00	
N-GOOD	6	0.00	0.00	77.47	71.96	74.37	
N-GD-AVG	7	0.00	0.00	69.57	64.44	65.91	
N-AVG	8	0.00	0.00	61.67	56.93	57.46	
N-AVG-LC	10	0.00	0.00	55.34	50.93	50.90	
N-LC	16	0.00	0.00	49.02	44.94	44.34	

COMMERCIAL OCCUPANCY RATE TABLE		
SECTION 6400	CARWASH 6415,6425,6430	AREA MULTIPLIER TABLE
AREA MULTIPLIER = A1*SQFT^A2		
NOTE: AREA MULTIPLIER MAXIMUM = 1.118 AND MINIMUM = .790		

A1 THROUGH A2	
A1	2.309
A2	-0.1211

AREA(SF)	
AREA(SF)	MULTIPLIER
400	1.118
600	1.064
800	1.027
1000	1.000
1200	0.978
1400	0.960
1600	0.945
1800	0.932
2000	0.920
2200	0.909
2400	0.900
2600	0.891
2800	0.883
3200	0.869
3600	0.856
4000	0.846
4400	0.836
4800	0.827
5200	0.819
5600	0.812
6000	0.805

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 6400

STORY HEIGHT MULTIPLIER TABLE

HEIGHT (FT)	MULTIPLIER
7	0.90
8	0.92
9	0.94
10	0.96
11	0.98
12	1.00
13	1.02
14	1.04
15	1.06
16	1.08
17	1.10
18	1.12
19	1.14
20	1.16
21	1.18
22	1.20
23	1.22
24	1.24
25	1.26
26	1.28
27	1.30
28	1.32
29	1.34
30	1.36

COMMERCIAL OCCUPANCY RATE TABLE

SECTION 6400		HEATING TABLE	
TYPE	CL/QL	RATE	
HEAT PUMP	8	8.35	
PACK A/C	9	7.40	
CENT REF	10	6.70	
CENT EVP	11	3.00	
WALL HTP	12	3.90	
FORC AIR	13	3.80	
WALL/FLR	14	1.95	
ELEC BBD	15	3.55	
SPACE HT	16	2.10	
ELEC WHT	17	6.80	
VENTILAT	18	1.15	

COMMERCIAL BUILDING ADDITIONS, FLAT, VERTICAL ITEMS

TYPE	A=ADDITION F=FLAT V=VERT	GROSS SQFT	RATE	DESCRIPTION
1-STY-ADDN/1-STYADD1	A	Y	52.00	1 STY ADDN/1STY ADD1
1-STY-ADDN/1-STYADD2	A	Y	74.00	1 STY ADDN/1STY ADD2
1-STY-ADDN/1-STYADD3	A	Y	104.00	1 STY ADDN/1STY ADD3
1-STY-ADDN/1-STYADD4	A	Y	148.00	1 STY ADDN/1STY ADD4
1-STY-ADDN/1-STYADD5	A	Y	186.00	1 STY ADDN/1STY ADD5
1-STY-ADDN/1-STYADD6	A	Y	223.00	1 STY ADDN/1STY ADD6
1-STY-ADDN/1-STYADD7	A	Y	274.00	1 STY ADDN/1STY ADD7
1-STY-ADDN-BSMT-1	A	Y	37.00	1 STY ADDN BSMT 1
1-STY-ADDN-BSMT-2	A	Y	45.00	1 STY ADDN BSMT 2
1-STY-ADDN-BSMT-3	A	Y	59.00	1 STY ADDN BSMT 3
1-STY-ADDN-BSMT-4	A	Y	89.00	1 STY ADDN BSMT 4
1-STY-ADDN-BSMT-5	A	Y	111.00	1 STY ADDN BSMT 5
1-STY-ADDN-BSMT-6	A	Y	141.00	1 STY ADDN BSMT 6
1-STY-ADDN-PORCH-1	A	Y	45.00	1 STY ADDN PORCH 1
1-STY-ADDN-PORCH-2	A	Y	74.00	1 STY ADDN PORCH 2
1-STY-ADDN-PORCH-3	A	Y	111.00	1 STY ADDN PORCH 3
1-STY-ADDN-PORCH-4	A	Y	148.00	1 STY ADDN PORCH 4
ONE-STY-ADDNS-1	A	Y	22.00	ONE STY ADDNS 1
ONE-STY-ADDNS-2	A	Y	30.00	ONE STY ADDNS 2
ONE-STY-ADDNS-3	A	Y	37.00	ONE STY ADDNS 3
ONE-STY-ADDNS-4	A	Y	45.00	ONE STY ADDNS 4
ONE-STY-ADDNS-5	A	Y	52.00	ONE STY ADDNS 5
ONE-STY-ADDNS-6	A	Y	67.00	ONE STY ADDNS 6
ONE-STY-ADDNS-7	A	Y	89.00	ONE STY ADDNS 7
ONE-STY-ADDNS-8	A	Y	104.00	ONE STY ADDNS 8
ONE-STY-ADDNS-9	A	Y	119.00	ONE STY ADDNS 9
ONE-STY-ADDNS-10	A	Y	134.00	ONE STY ADDNS 10
ONE-STY-ADDNS-11	A	Y	156.00	ONE STY ADDNS 11
ONE-STY-ADDNS-12	A	Y	179.00	ONE STY ADDNS 12
ATRIUM-1	A	Y	27.00	ATRIUM 1
ATRIUM-2	A	Y	44.50	ATRIUM 2
ATRIUM-3	A	Y	67.00	ATRIUM 3
ATRIUM-4	A	Y	89.00	ATRIUM 4
FIN-ATTIC-1	A	Y	37.00	FIN ATTIC 1
FIN-ATTIC-2	A	Y	59.50	FIN ATTIC 2
FIN-ATTIC-3	A	Y	81.50	FIN ATTIC 3
FIN-ATTIC-4	A	Y	89.00	FIN ATTIC 4
FIN-ATTIC-5	A	Y	96.50	FIN ATTIC 5
BAY-WINDOW-1	A	Y	59.50	BAY WINDOW 1
BAY-WINDOW-2	A	Y	77.00	BAY WINDOW 2
BAY-WINDOW-3	A	Y	96.50	BAY WINDOW 3
OVERHANG-1	F	Y	22.00	OVERHANG 1
OVERHANG-2	F	Y	29.50	OVERHANG 2
OVERHANG-3	F	Y	44.50	OVERHANG 3
OVERHANG-4	F	Y	59.50	OVERHANG 4
OVERHANG-5	F	Y	77.00	OVERHANG 5
PRCH/1-STY-ADDN-1	A	Y	44.50	PRCH/1 STY ADDN 1
PRCH/1-STY-ADDN-2	A	Y	74.00	PRCH/1 STY ADDN 2
PRCH/1-STY-ADDN-3	A	Y	111.50	PRCH/1 STY ADDN 3

COMMERCIAL BUILDING ADDITIONS, FLAT, VERTICAL ITEMS

TYPE	A=ADDITION F=FLAT V=VERT	GROSS SQFT	RATE	DESCRIPTION
PRCH/1-STY-ADDN-4	A	Y	148.50	PRCH/1 STY ADDN 4
1/2-STY-ADDN-1	A	Y	44.50	1/2 STY ADDN 1
1/2-STY-ADDN-2	A	Y	52.00	1/2 STY ADDN 2
1/2-STY-ADDN-3	A	Y	59.50	1/2 STY ADDN 3
1/2-STY-ADDN-4	A	Y	67.00	1/2 STY ADDN 4
1/2-STY-ADDN-5	A	Y	89.00	1/2 STY ADDN 5
AIR-COND-UNITS-1	F		742.00	AIR COND UNITS 1
AIR-COND-UNITS-2	F		960.00	AIR COND UNITS 2
AIR-COND-UNITS-3	F		1325.00	AIR COND UNITS 3
AIR-COND-UNITS-4	F		2500.00	AIR COND UNITS 4
AIR-COND-UNITS-5	F		3700.00	AIR COND UNITS 5
AIR-CURTAIN-DOOR-1	F		742.00	AIR CURTAIN DOOR 1
AIR-CURTAIN-DOOR-2	F		4450.00	AIR CURTAIN DOOR 2
AIR-CURTAIN-DOOR-3	F		8000.00	AIR CURTAIN DOOR 3
UNFIN-ATTIC-1	A	Y	10.35	UNFIN ATTIC 1
UNFIN-ATTIC-2	A	Y	20.80	UNFIN ATTIC 2
UNFIN-ATTIC-3	A	Y	31.15	UNFIN ATTIC 3
BAL/BAL/LANDING-1	A	Y	29.75	BAL/BAL/LANDING 1
BAL/BAL/LANDING-2	A	Y	44.50	BAL/BAL/LANDING 2
BAL/LANDING-1	A	Y	20.75	BAL/LANDING 1
BAL/LANDING-2	A	Y	31.15	BAL/LANDING 2
BAL/LANDING-3	A	Y	41.75	BAL/LANDING 3
BAL/LANDING-4	A	Y	52.00	BAL/LANDING 4
BAL/OPEN-FRM-PORCH1	A	Y	31.15	BAL/OPEN FRM PORCH 1
BAL/OPEN-FRM-PORCH2	A	Y	44.50	BAL/OPEN FRM PORCH 2
BAL/OPEN-FRM-PORCH3	A	Y	59.50	BAL/OPEN FRM PORCH 3
BALCONY-1	A	Y	9.00	BALCONY 1
BALCONY-2	A	Y	15.00	BALCONY 2
BALCONY-3	A	Y	22.50	BALCONY 3
BALCONY-4	A	Y	30.00	BALCONY 4
BALCONY-5	A	Y	37.00	BALCONY 5
BASEMENT	A	Y	19.35	BASEMENT
BASEMENT-1	A	Y	23.75	BASEMENT 1
BASEMENT-2	A	Y	37.00	BASEMENT 2
BASEMENT-3	A	Y	59.50	BASEMENT 3
BASEMENT-4	A	Y	74.00	BASEMENT 4
BREEZEWAY-1	A	Y	29.75	BREEZEWAY 1
BREEZEWAY-2	A	Y	37.00	BREEZEWAY 2
BREEZEWAY-3	A	Y	52.00	BREEZEWAY 3
BRIDGE-1	A	Y	25.00	BRIDGE 1
BRIDGE-2	A	Y	43.00	BRIDGE 2
BRIDGE-3	A	Y	59.50	BRIDGE 3
BRIDGE-4	A	Y	77.00	BRIDGE 4
BSMT-ENTRY-1	A	Y	13.50	BSMT ENTRY 1
BSMT-ENTRY-2	A	Y	22.25	BSMT ENTRY 2
BSMT-ENTRY-3	A	Y	31.00	BSMT ENTRY 3
CARPORT-RF-&-FLR-1	A	Y	7.50	CARPORT RF & FLR 1
CARPORT-D-LC-2	A	Y	13.50	CARPORT-D LC 2

COMMERCIAL BUILDING ADDITIONS, FLAT, VERTICAL ITEMS

TYPE	A=ADDITION F=FLAT V=VERT	GROSS SQFT	RATE	DESCRIPTION
CARPORT-3	A	Y	22.25	CARPORT 3
CARPORT-4	A	Y	29.75	CARPORT 4
CARPORT-5	A	Y	37.00	CARPORT 5
CARPORT-6	A	Y	44.50	CARPORT 6
CARPORT-7	A	Y	52.00	CARPORT 7
CARPORT-ROOF	A	Y	4.50	CARPORT ROOF
CATWALK	A	Y	37.00	CATWALK
CENTRAL-VACUUM-1	F		1800.00	CENTRAL VACUUM 1
CENTRAL-VACUUM-2	F		2700.00	CENTRAL VACUUM 2
CENTRAL-VACUUM-3	F		3700.00	CENTRAL VACUUM 3
CHILLER-AREA-1	V	Y	18.50	CHILLER AREA 1
CHILLER-AREA-2	V	Y	27.50	CHILLER AREA 2
CHILLER-AREA-3	V	Y	35.50	CHILLER AREA 3
SEMI-CIRCULAR-SINK1	F		2400.00	SEMI-CIRCULAR SINK 1
SEMI-CIRCULAR-SINK2	F		3000.00	SEMI-CIRCULAR SINK 2
CIRCULAR-SINK-3	F		3700.00	CIRCULAR SINK 3
CIRCULAR-SINK-4	F		4500.00	CIRCULAR SINK 4
COMPACTOR-1	F		600.00	COMPACTOR 1
COMPACTOR-2	F		750.00	COMPACTOR 2
COMPACTOR-3	F		900.00	COMPACTOR 3
COMPACTOR-4	F		1050.00	COMPACTOR 4
COMPACTOR-5	F		1200.00	COMPACTOR 5
CAN/BAL/BAL/LANDING1	A	Y	44.50	CAN/BAL/BAL/LANDING1
CAN/BAL/BAL/LANDING2	A	Y	52.00	CAN/BAL/BAL/LANDING2
CAN/BAL/BAL/LANDING3	A	Y	59.50	CAN/BAL/BAL/LANDING3
CAN/BAL/LANDING-1	A	Y	23.75	CAN/BAL/LANDING 1
CAN/BAL/LANDING-2	A	Y	34.00	CAN/BAL/LANDING 2
CAN/BAL/LANDING-3	A	Y	44.50	CAN/BAL/LANDING 3
CAN/BAL/LANDING-4	A	Y	59.50	CAN/BAL/LANDING 4
CAN/BAL/LANDING-5	A	Y	74.00	CAN/BAL/LANDING 5
CAN/BAL-1	A	Y	21.00	CAN/BAL 1
CAN/BAL-2	A	Y	34.00	CAN/BAL 2
CAN/BAL-3	A	Y	44.50	CAN/BAL 3
CAN/BAL-4	A	Y	55.00	CAN/BAL 4
CAN/BAL-5	A	Y	68.00	CAN/BAL 5
CAN/CAN-1	A	Y	13.50	CAN/CAN 1
CAN/CAN-2	A	Y	23.75	CAN/CAN 2
CAN/CAN-3	A	Y	34.25	CAN/CAN 3
CAN/DOCK-1	A	Y	10.50	CAN/DOCK 1
CAN/DOCK-2	A	Y	17.75	CAN/DOCK 2
CAN/DOCK-3	A	Y	25.00	CAN/DOCK 3
CAN/DOCK-4	A	Y	37.00	CAN/DOCK 4
CAN/DOCK-5	A	Y	44.50	CAN/DOCK 5
CAN/DOCK-6	A	Y	52.00	CAN/DOCK 6
CAN/DOCK-7	A	Y	59.50	CAN/DOCK 7
CAN/LANDING-1	A	Y	10.00	CAN/LANDING 1
CAN/LANDING-2	A	Y	18.00	CAN/LANDING 2
CAN/LANDING-3	A	Y	24.00	CAN/LANDING 3

COMMERCIAL BUILDING ADDITIONS, FLAT, VERTICAL ITEMS

TYPE	A=ADDITION F=FLAT V=VERT	GROSS SQFT	RATE	DESCRIPTION
CAN/LANDING-4	A	Y	33.00	CAN/LANDING 4
CAN/LANDING-5	A	Y	42.00	CAN/LANDING 5
CAN/LANDING-6	A	Y	53.50	CAN/LANDING 6
CANOPY-1	A	Y	6.00	CANOPY 1
CANOPY-2	A	Y	12.00	CANOPY 2
CANOPY-3	A	Y	17.75	CANOPY 3
CANOPY-4	A	Y	25.00	CANOPY 4
CANOPY-5	A	Y	32.50	CANOPY 5
CANOPY-6	A	Y	40.00	CANOPY 6
CANOPY-7	A	Y	49.00	CANOPY 7
CANOPY-8	A	Y	59.50	CANOPY 8
CRANE-RAIL-1	V		126.00	CRANE RAIL 1
CRANE-RAIL-2	V		185.00	CRANE RAIL 2
CRANE-RAIL-3	V		245.00	CRANE RAIL 3
DECK/DECK-1	A	Y	13.50	DECK/DECK 1
DECK/DECK-2	A	Y	19.50	DECK/DECK 2
DECK/DECK-3	A	Y	26.75	DECK/DECK 3
DECK/DECK-4	A	Y	34.00	DECK/DECK 4
DECK/LANDING-1	A	Y	10.00	DECK/LANDING 1
DECK/LANDING-2	A	Y	15.00	DECK/LANDING 2
DECK/LANDING-3	A	Y	21.00	DECK/LANDING 3
DECK/LANDING-4	A	Y	27.00	DECK/LANDING 4
DECK/LANDING-5	A	Y	34.00	DECK/LANDING 5
DECK-CHPPLATFORM-LG1	A	Y	7.00	DECK-CHPPLATFORM-LG1
DECK-LARGE,LOW-2	A	Y	12.00	DECK-LARGE,LOW 2
DECK-STANDARD-3	A	Y	16.50	DECK-STANDARD 3
DECK-SMALL-4	A	Y	21.00	DECK-SMALL 4
DECK-SMALLSPECIALTY5	A	Y	27.00	DECK-SMALLSPECIALTY5
DECK-SPECIALITY-6	A	Y	26.00	DECK-SPECIALITY 6
DECK-SPECIALITY-7	A	Y	44.50	DECK-SPECIALITY 7
DISHWASHER-1	F		550.00	DISHWASHER 1
DISHWASHER-2	F		800.00	DISHWASHER 2
DISHWASHER-3	F		1200.00	DISHWASHER 3
DISHWASHER-4	F		1500.00	DISHWASHER 4
DISHWASHER-5	F		2100.00	DISHWASHER 5
DISHWASHER-6	F		2700.00	DISHWASHER 6
DISHWASHER-7	F		3300.00	DISHWASHER 7
DISPOSAL-1	F		225.00	DISPOSAL 1
DISPOSAL-2	F		300.00	DISPOSAL 2
DISPOSAL-3	F		450.00	DISPOSAL 3
DISPOSAL-4	F		600.00	DISPOSAL 4
DISPOSAL-5	F		750.00	DISPOSAL 5
DOCK-LEVELERS-1	F		800.00	DOCK LEVELERS 1
DOCK-LEVELERS-2	F		1600.00	DOCK LEVELERS 2
DOCK-LEVELERS-3	F		2500.00	DOCK LEVELERS 3
DOCK-LEVELERS-4	F		3000.00	DOCK LEVELERS 4
DOCK-LEVELERS-5	F		5000.00	DOCK LEVELERS 5
DOCK-LEVELERS-6	F		7000.00	DOCK LEVELERS 6

COMMERCIAL BUILDING ADDITIONS, FLAT, VERTICAL ITEMS

TYPE	A=ADDITION F=FLAT V=VERT	GROSS SQFT	RATE	DESCRIPTION
DOCK-LEVELERS-7	F		9000.00	DOCK LEVELERS 7
DOCK-LEVELERS-8	F		11000.00	DOCK LEVELERS 8
DOCK-1	A	Y	9.00	DOCK 1
DOCK-2	A	Y	13.50	DOCK 2
DOCK-3	A	Y	24.00	DOCK 3
DOCK-4	A	Y	34.00	DOCK 4
DOCK-5	A	Y	51.00	DOCK 5
ELEC-DOOR-OPENER-1	F		400.00	ELEC DOOR OPENER 1
ELEC-DOOR-OPENER-2	F		550.00	ELEC DOOR OPENER 2
ELEC-DOOR-OPENER-3	F		750.00	ELEC DOOR OPENER 3
ELEC-DOOR-OPENER-4	F		1500.00	ELEC DOOR OPENER 4
ELEC-DOOR-OPENER-5	F		3000.00	ELEC DOOR OPENER 5
ELEC-DOOR-OPENER-6	F		4500.00	ELEC DOOR OPENER 6
DUMB-WAITER-1	F		4500.00	DUMB WAITER 1
DUMB-WAITER-LIFT-2	F		7500.00	DUMB WAITER-LIFT 2
DUMB-WAITER-LIFT-3	F		15000.00	DUMB WAITER-LIFT 3
DUMB-WAITER-LIFT-4	F		23000.00	DUMB WAITER-LIFT 4
ELEVATOR-STOP-1	F		550.00	ELEVATOR STOP 1
ELEVATOR-STOP-2	F		700.00	ELEVATOR STOP 2
ELEVATOR-STOP-3	F		8000.00	ELEVATOR STOP 3
ELEVATOR-STOP-4	F		12000.00	ELEVATOR STOP 4
ELEVATOR-(2-3)-1	F		37000.00	ELEVATOR (2-3) 1
ELEVATOR-(2-3)-2	F		53000.00	ELEVATOR (2-3) 2
ELEVATOR-(4-7)-3	F		66000.00	ELEVATOR (4-7) 3
ELEVATOR-(4-7)-4	F		8000.00	ELEVATOR (4-7) 4
ELEVATOR-(8+)-5	F		99000.00	ELEVATOR (8+) 5
ELEVATOR-(8+)-6	F		120000.00	ELEVATOR (8+) 6
ELEVATOR-(8+)-7	F		133000.00	ELEVATOR (8+) 7
ELEVATOR-(8+)-8	F		165000.00	ELEVATOR (8+) 8
ELEVATOR-(8+)-9	F		192000.00	ELEVATOR (8+) 9
ELEVATORS-F	F		26500.00	ELEVATORS F
ESCALATOR	F			COST OR SV RATE
EXHAUST-FAN	F			COST OR SV RATE
EXHAUST-FAN-24	F		1200.00	EXHAUST FAN 24
EXHAUST-FAN-30	F		1300.00	EXHAUST FAN 30
EXHAUST-FAN-36	F		1600.00	EXHAUST FAN 36
EXHAUST-FAN-42	F		1800.00	EXHAUST FAN 42
EXHAUST-FAN-48	F		2100.00	EXHAUST FAN 48
EXHAUST-FAN-54	F		2500.00	EXHAUST FAN 54
FIREPLACE-1	F		2000.00	FIREPLACE 1
FIREPLACE-2	F		3000.00	FIREPLACE 2
FIREPLACE-3	F		4500.00	FIREPLACE 3
FIREPLACE-4	F		6000.00	FIREPLACE 4
FIREPLACE-5	F		7500.00	FIREPLACE 5
FIREPLACE-6	F		9000.00	FIREPLACE 6
FIREPLACE-7	F		10500.00	FIREPLACE 7
FIREPLACE-8	F		13000.00	FIREPLACE 8

COMMERCIAL BUILDING ADDITIONS, FLAT, VERTICAL ITEMS

TYPE	A=ADDITION F=FLAT V=VERT	GROSS SQFT	RATE	DESCRIPTION
FIREPLACE-9	F		16000.00	FIREPLACE 9
FIREPLACE-10	F		20000.00	FIREPLACE 10
FLUE-1	A	Y	1300.00	FLUE 1
FLUE-2	A	Y	2000.00	FLUE 2
FLUE-3	A	Y	2700.00	FLUE 3
FLUE-4	A	Y	3700.00	FLUE 4
GARAGE-1	A	Y	15.00	GARAGE 1
GARAGE-2	A	Y	22.00	GARAGE 2
GARAGE-3	A	Y	30.00	GARAGE 3
GARAGE-4	A	Y	37.00	GARAGE 4
GARAGE-5	A	Y	44.50	GARAGE 5
GARAGE-6	A	Y	53.50	GARAGE 6
GARAGE-7	A	Y	62.00	GARAGE 7
GARAGE-8	A	Y	71.00	GARAGE 8
GARAGE-9	A	Y	80.00	GARAGE 9
GARAGE-10	A	Y	89.00	GARAGE 10
GARAGE-MULTI,NO-FLR	A	Y	10.50	GARAGE-MULTI,NO FLR
GREENHOUSE-1	A	Y	6.00	GREENHOUSE 1
GREENHOUSE-2	A	Y	12.00	GREENHOUSE 2
GREENHOUSE-3	A	Y	18.00	GREENHOUSE 3
GREENHOUSE-4	A	Y	37.00	GREENHOUSE 4
HOOD/FAN-1	F		200.00	HOOD/FAN 1
HOOD/FAN-2	F		350.00	HOOD/FAN 2
HOOD/FAN-3	F		600.00	HOOD/FAN 3
HOOD/FAN-4	F		1000.00	HOOD/FAN 4
HEAT,VENT-AIR-COND-1	V	Y	6.50	HEAT VENT&AIR COND 1
HEAT,VENT-AIR-COND-2	V	Y	12.00	HEAT,VENT&AIR COND 2
HEAT,VENT-AIR-COND-3	V	Y	18.00	HEAT,VENT&AIR COND 3
HEAT,VENT-AIR-COND-4	V	Y	25.00	HEAT,VENT&AIR COND 4
INTERIOR-FINISH-1	V	Y	22.00	INTERIOR FINISH 1
INTERIOR-FINISH-2	V	Y	30.00	INTERIOR FINISH 2
INTERIOR-FINISH-3	V	Y	37.00	INTERIOR FINISH 3
INTERIOR-FINISH-4	V	Y	45.00	INTERIOR FINISH 4
INTERIOR-FINISH-5	V	Y	52.00	INTERIOR FINISH 5
INTERCOM-1	F		750.00	INTERCOM 1
INTERCOM-2	F		1500.00	INTERCOM 2
INTERCOM-3	F		2500.00	INTERCOM 3
KITCHEN-1	F		2100.00	KITCHEN 1
KITCHEN-2	F		2700.00	KITCHEN 2
KITCHEN-3	F		3700.00	KITCHEN 3
KITCHEN-4	F		5000.00	KITCHEN 4
LIGHT-1	F		300.00	LIGHT 1
LIGHT-2	F		400.00	LIGHT 2
LIGHT-3	F		600.00	LIGHT 3
MACHANICAL-PIT-1	V	Y	16.00	MACHANICAL PIT 1
MACHANICAL-PIT-2	V	Y	25.00	MACHANICAL PIT 2
MACHANICAL-PIT-3	V	Y	38.00	MACHANICAL PIT 3
MANTEL-1	F		1500.00	MANTEL 1
MANTEL-2	F		2200.00	MANTEL 2

COMMERCIAL BUILDING ADDITIONS, FLAT, VERTICAL ITEMS

TYPE	A=ADDITION F=FLAT V=VERT	GROSS SQFT	RATE	DESCRIPTION
MANTEL-3	F		3000.00	MANTEL 3
MANTEL-4	F		4500.00	MANTEL 4
MANTEL-5	F		6000.00	MANTEL 5
MANTEL-6	F		7500.00	MANTEL 6
MEZZANINE-1	A	Y	15.00	MEZZANINE 1
MEZZANINE-2	A	Y	21.00	MEZZANINE 2
MEZZANINE-3	A	Y	29.00	MEZZANINE 3
MEZZANINE-4	A	Y	37.00	MEZZANINE 4
MEZZANINE-5	A	Y	44.50	MEZZANINE 5
MEZZANINE-6	A	Y	52.00	MEZZANINE 6
MEZZANINE-7	A	Y	59.00	MEZZANINE 7
MEZZANINE-8	A	Y	67.00	MEZZANINE 8
MEZZANINE-9	A	Y	74.00	MEZZANINE 9
MEZZANINE-10	A	Y	81.00	MEZZANINE 10
MICROWAVE-1	F		400.00	MICROWAVE 1
MICROWAVE-2	F		700.00	MICROWAVE 2
MICROWAVE-3	F		1000.00	MICROWAVE 3
MICROWAVE-4	F		1500.00	MICROWAVE 4
OVEN/RANGE-1	F		600.00	OVEN/RANGE 1
OVEN/RANGE-2	F		750.00	OVEN/RANGE 2
OVEN/RANGE-3	F		900.00	OVEN/RANGE 3
OVEN/RANGE-4	F		1200.00	OVEN/RANGE 4
OVEN/RANGE-5	F		1500.00	OVEN/RANGE 5
OVEN/RANGE-6	F		2200.00	OVEN/RANGE 6
OVEN/RANGE-7	F		3700.00	OVEN/RANGE 7
OVEN/RANGE-8	F		6000.00	OVEN/RANGE 8
OVEN/RANGE-9	F		9500.00	OVEN/RANGE 9
PLUMBING-FIXTURES-1	F		600.00	PLUMBING FIXTURES 1
PLUMBING-FIXTURES-2	F		750.00	PLUMBING FIXTURES 2
PLUMBING-FIXTURES-3	F		900.00	PLUMBING FIXTURES 3
PLUMBING-FIXTURES-4	F		1200.00	PLUMBING FIXTURES 4
PLUMBING-FIXTURES-5	F		1600.00	PLUMBING FIXTURES 5
PLUMBING-FIXTURES-6	F		3300.00	PLUMBING FIXTURES 6
PLUMBING-FIXTURES-7	F		6000.00	PLUMBING FIXTURES 7
PLUMBING-FIXTURES-8	F		8200.00	PLUMBING FIXTURES 8
PLUMBING-FIXTURES-9	F		12000.00	PLUMBING FIXTURES 9
PRCH/PRCH/LANDING-1	A	Y	34.00	PRCH/PRCH/LANDING 1
PRCH/PRCH/LANDING-2	A	Y	43.00	PRCH/PRCH/LANDING 2
PRCH/PRCH/LANDING-3	A	Y	59.50	PRCH/PRCH/LANDING 3
PORCH/PORCH-1	A	Y	25.00	PORCH/PORCH 1
PORCH/PORCH-2	A	Y	34.00	PORCH/PORCH 2
PORCH/PORCH-3	A	Y	43.00	PORCH/PORCH 3
PORCH/PORCH-4	A	Y	52.00	PORCH/PORCH 4
PORCH/PORCH-5	A	Y	59.00	PORCH/PORCH 5
PORCH/PORCH-6	A	Y	67.00	PORCH/PORCH 6
PORCH/PORCH-7	A	Y	77.00	PORCH/PORCH 7
PORCH/PORCH-8	A	Y	89.00	PORCH/PORCH 8
PARKING(ROOF-TOP)	V	Y	5.50	PARKING(ROOF TOP)
PATIO-1	A	Y	2.25	PATIO 1

COMMERCIAL BUILDING ADDITIONS, FLAT, VERTICAL ITEMS				
TYPE	A=ADDITION F=FLAT V=VERT	GROSS SQFT	RATE	DESCRIPTION
PATIO-2	A	Y	2.70	PATIO 2
PATIO-3	A	Y	3.50	PATIO 3
PATIO-4	A	Y	4.50	PATIO 4
PATIO-5	A	Y	6.00	PATIO 5
PATIO-6	A	Y	7.50	PATIO 6
PATIO-7	A	Y	10.50	PATIO 7
PATIO-8	A	Y	13.50	PATIO 8
PENTHOUSE-1	A	Y	21.00	PENTHOUSE 1
PENTHOUSE-2	A	Y	30.00	PENTHOUSE 2
PENTHOUSE-3	A	Y	42.00	PENTHOUSE 3
PENTHOUSE-4	A	Y	59.00	PENTHOUSE 4
PENTHOUSE-5	A	Y	85.00	PENTHOUSE 5
PENTHOUSE-6	A	Y	112.00	PENTHOUSE 6
PLAZA-1	A	Y	11.00	PLAZA 1
PLAZA-2	A	Y	21.00	PLAZA 2
PLAZA-3	A	Y	30.00	PLAZA 3
PLAZA-4	A	Y	45.00	PLAZA 4
POOL-1	V	Y	38.00	POOL 1
POOL-2	V	Y	43.00	POOL 2
POOL-3	V	Y	50.00	POOL 3
POOL-4	V	Y	55.00	POOL 4
POOL-5	V	Y	60.00	POOL 5
POOL-6	V	Y	65.00	POOL 6
POOL-7	V	Y	75.00	POOL 7
ENCLOSED-PORCH-1	V	Y	15.00	ENCLOSED PORCH 1
ENCLOSED-PORCH-2	V	Y	22.00	ENCLOSED PORCH 2
ENCLOSED-PORCH-3	V	Y	37.00	ENCLOSED PORCH 3
ENCLOSED-PORCH-4	V	Y	45.00	ENCLOSED PORCH 4
ENCLOSED-PORCH-5	V	Y	60.00	ENCLOSED PORCH 5
ENCLOSED-PORCH-6	V	Y	77.00	ENCLOSED PORCH 6
ENCLOSED-PORCH-7	V	Y	95.00	ENCLOSED PORCH 7
PRCH/BALC/LANDING	A	Y	43.00	PRCH/BALC/LANDING
PORCH/BSMT-1	A	Y	25.00	PORCH/BSMT 1
PORCH/BSMT-2	A	Y	34.00	PORCH/BSMT 2
PRCH/BSMT-3	A	Y	43.00	PRCH/BSMT 3
PRCH/BSMT-4	A	Y	52.00	PRCH/BSMT 4
PRCH/BSMT-5	A	Y	64.00	PRCH/BSMT 5
PRCH/BSMT-6	A	Y	77.00	PRCH/BSMT 6
PRCH/LANDING-1	A	Y	21.00	PRCH/LANDING 1
PRCH/LANDING-2	A	Y	30.00	PRCH/LANDING 2
PRCH/LANDING-3	A	Y	37.00	PRCH/LANDING 3
OPEN-PORCHES-1	A	Y	17.50	OPEN PORCHES 1
OPEN-PORCHES-2	A	Y	25.00	OPEN PORCHES 2
OPEN-PORCHES-3	A	Y	33.00	OPEN PORCHES 3
OPEN-PORCHES-4	A	Y	40.00	OPEN PORCHES 4
OPEN-PORCHES-5	A	Y	47.00	OPEN PORCHES 5
OPEN-PORCHES-6	A	Y	60.00	OPEN PORCHES 6
OPEN-PORCHES-7	A	Y	75.00	OPEN PORCHES 7
OPEN-PORCHES-8	A	Y	90.00	OPEN PORCHES 8

COMMERCIAL BUILDING ADDITIONS, FLAT, VERTICAL ITEMS

TYPE	A=ADDITION F=FLAT V=VERT	GROSS SQFT	RATE	DESCRIPTION
OPEN-PORCHES-9	A	Y	104.00	OPEN PORCHES 9
RACQUETBALL-CT-1	F		38500.00	RACQUETBALL CT 1
RACQUETBALL-CT-2	F		48000.00	RACQUETBALL CT 2
RACQUETBALL-CT-3	F		56000.00	RACQUETBALL CT 3
RAMP-1	A	Y	6.50	RAMP 1
RAMP-2	A	Y	13.00	RAMP 2
RAMP-3	A	Y	22.00	RAMP 3
RAMP-4	A	Y	37.00	RAMP 4
LOAD-BEARING-ROOF	V	Y	5.25	LOAD BEARING ROOF
SAUNA-ROOM-1	F		3000.00	SAUNA ROOM 1
SAUNA-ROOM-2	F		5300.00	SAUNA ROOM 2
SAUNA-ROOM-3	F		8200.00	SAUNA ROOM 3
SAUNA-ROOM-4	F		12500.00	SAUNA ROOM 4
SHED-LT-MT	A	Y	7.50	SHED LT MT
SHED-LG,LC-1	A	Y	12.00	SHED-LG,LC 1
SHED-LG-2	A	Y	16.50	SHED-LG 2
SHED-MED-3	A	Y	21.00	SHED-MED 3
SHED-SMALL-4	A	Y	27.00	SHED-SMALL 4
SHED-SPECIALTY-5	A	Y	35.50	SHED-SPECIALTY 5
SHED-SPECIALTY-6	A	Y	44.50	SHED-SPECIALTY 6
SKYWAY	A	Y	330.00	SKYWAY
SKYWAY-1	A	Y	400.00	SKYWAY 1
SKYWAY-2	A	Y	550.00	SKYWAY 2
SPRINK-S	V	Y		COST OR SV RATE
STAGE	V	Y		COST OR SV RATE
STEEPLE	A	Y		COST OR SV RATE
STOOP-1	A	Y	9.00	STOOP 1
STOOP-2	A	Y	15.00	STOOP 2
STOOP-3	A	Y	24.00	STOOP 3
STOOP-4	A	Y	34.00	STOOP 4
STOOP-5	A	Y	44.00	STOOP 5
TRUCK-WELL-1	V	Y	5.00	TRUCK WELL 1
TRUCK-WELL-2	V	Y	7.50	TRUCK WELL 2
TRUCK-WELL-3	V	Y	10.50	TRUCK WELL 3
TRUCK-WELL-4	V	Y	13.50	TRUCK WELL 4
TRUCK-WELL-5	V	Y	16.00	TRUCK WELL 5
TROLLEY-WAY-1	V	Y	10.00	TROLLEY WAY 1
TROLLEY-WAY-2	V	Y	22.00	TROLLEY WAY 2
TROLLEY-WAY-3	V	Y	90.00	TROLLEY WAY 3
TUNNEL-1	A	Y	350.00	TUNNEL 1
TUNNEL-2	A	Y	650.00	TUNNEL 2
TUNNEL-3	A	Y	950.00	TUNNEL 3
UTIL/UTIL-BLDG-ADDN1	A	Y	34.00	UTIL/UTIL BLDG ADDN1
UTIL/UTIL-BLDG-ADDN2	A	Y	43.00	UTIL/UTIL BLDG ADDN2
UTIL/UTIL-BLDG-ADDN3	A	Y	52.00	UTIL/UTIL BLDG ADDN3
UTIL/UTIL-BLDG-ADDN4	A	Y	68.00	UTIL/UTIL BLDG ADDN4
UTIL/UTIL-BLDG-ADDN5	A	Y	85.00	UTIL/UTIL BLDG ADDN5
UTIL/UTIL-BLDG-ADDN6	A	Y	100.00	UTIL/UTIL BLDG ADDN6
UTILITY-BLDG-ADDN-1	A	Y	15.00	UTILITY BLDG ADDN 1

COMMERCIAL BUILDING ADDITIONS, FLAT, VERTICAL ITEMS

TYPE	A=ADDITION F=FLAT V=VERT	GROSS SQFT	RATE	DESCRIPTION
UTILITY-BLDG-ADDN-2	A	Y	22.00	UTILITY BLDG ADDN 2
UTILITY-BLDG-ADDN-3	A	Y	30.00	UTILITY BLDG ADDN 3
UTILITY-BLDG-ADDN-4	A	Y	38.00	UTILITY BLDG ADDN 4
UTILITY-BLDG-ADDN-5	A	Y	45.00	UTILITY BLDG ADDN 5
UTILITY-BLDG-ADDN-6	A	Y	52.00	UTILITY BLDG ADDN 6
UTILITY-BLDG-ADDN-7	A	Y	60.00	UTILITY BLDG ADDN 7
UTILITY-BLDG-ADDN-8	A	Y	75.00	UTILITY BLDG ADDN 8
INTERIOR-WALL-1	F	Y	7.50	INTERIOR WALL 1
INTERIOR-WALL-2	F	Y	15.00	INTERIOR WALL 2
INTERIOR-WALL-3	F	Y	30.00	INTERIOR WALL 3
INTERIOR-WALL-4	F	Y	45.00	INTERIOR WALL 4
INTERIOR-WALL-5	F	Y	60.00	INTERIOR WALL 5
INTERIOR-WALL-6	F	Y	75.00	INTERIOR WALL 6
INTERIOR-WALL-7	F	Y	90.00	INTERIOR WALL 7
INTERIOR-WALL-8	F	Y	105.00	INTERIOR WALL 8
INTERIOR-WALL-9	F	Y	130.00	INTERIOR WALL 9
INTERIOR-WALL-10	F	Y	160.00	INTERIOR WALL 10
INTERIOR-WALL-11	F	Y	190.00	INTERIOR WALL 11
INTERIOR-WALL-12	F	Y	225.00	INTERIOR WALL 12

MISCELLANEOUS IMPROVEMENTS - COMMERCIAL

TYPE	RATE	DESCRIPTION	TYPE	RATE	DESCRIPTION
ADV-SIGN-SITE-1	5000.00	ADV-SIGN-SITE-1	CELL-TOWER-SITE-2	100000.00	CELL-TOWER-SITE-2
ADV-SIGN-SITE-2	10000.00	ADV-SIGN-SITE-2	CELL-TOWER-SITE-3	150000.00	CELL-TOWER-SITE-3
ADV-SIGN-SITE-3	15000.00	ADV-SIGN-SITE-3	CELL-TOWER-SITE-4	200000.00	CELL-TOWER-SITE-4
ADV-SIGN-SITE-4	20000.00	ADV-SIGN-SITE-4	CRYPT-SITE-1	1500.00	CRYPT-SITE-1
ADV-SIGN-SITE-5	30000.00	ADV-SIGN-SITE-5	CRYPT-SITE-2	2000.00	CRYPT-SITE-2
ADV-SIGN-SITE-6	50000.00	ADV-SIGN-SITE-6	CRYPT-SITE-3	2400.00	CRYPT-SITE-3
APRON-CONCRETE-1	2.40	APRON-CONCRETE-1	CRYPT-SITE-4	3500.00	CRYPT-SITE-4
APRON-CONCRETE-2	2.80	APRON-CONCRETE-2	DECK-ON-GROUND	8.00	DECK-ON-GROUND
APRON-CONCRETE-3	3.20	APRON-CONCRETE-3	DECK-2	13.00	DECK-2
APRON-CONCRETE-4	3.50	APRON-CONCRETE-4	DECK-3	18.00	DECK-3
APRON-CONCRETE-5	4.00	APRON-CONCRETE-5	DECK-4	23.00	DECK-4
APRON-CONCRETE-6	4.75	APRON-CONCRETE-6	DECK-5	30.00	DECK-5
APRON-CONCRETE-7	5.50	APRON-CONCRETE-7	DECK-6	58.00	DECK-6
APRON-CONCRETE-8	6.50	APRON-CONCRETE-8	DECK-7	66.00	DECK-7
ATM-STRUCTURE/LOBBY1	40000.00	ATM-STRUCTURE/LOBBY1	ENCLOSURE-(SWIM)	12.50	ENCLOSURE-(SWIM)
ATM-STRUCTURE/LOBBY2	55000.00	ATM-STRUCTURE/LOBBY2	ENCLOSURE-1	16.50	ENCLOSURE-1
ATM-WALKUP/DRIVE-UP1	30000.00	ATM-WALKUP/DRIVE-UP1	ENCLOSURE-2	23.50	ENCLOSURE-2
ATM-WALKUP/DRIVE-UP2	40000.00	ATM-WALKUP/DRIVE-UP2	ENCLOSURE-3	33.00	ENCLOSURE-3
BLEACHERS		COST OR SV RATE	ENCLOSURE-4	40.00	ENCLOSURE-4
BARBECUE-1	500.00	BARBECUE-1	ENCLOSURE-5	48.00	ENCLOSURE-5
BARBECUE-2	1000.00	BARBECUE-2	ENCLOSURE-6	65.00	ENCLOSURE-6
BARBECUE-3	1700.00	BARBECUE-3	FENCE-3	7.00	FENCE-3
BARBECUE-OVEN	3500.00	BARBECUE-OVEN	FENCE-3/TOP-RAIL	9.00	FENCE-3/TOP-RAIL
BARN-1	8.00	BARN-1	FENCE-4	9.00	FENCE-4
BARN-2	14.00	BARN-2	FENCT-4/TOP-RAIL	11.00	FENCT-4/TOP-RAIL
BARN-3	21.00	BARN-3	FENCE-4/TPRL/BWIRE	13.00	FENCE-4/TPRL/BWIRE
BARN-4	30.00	BARN-4	FENCE-5	11.00	FENCE-5
BARN-5	40.00	BARN-5	FENCE-5/TOP-RAIL	13.00	FENCE-5/TOP-RAIL
BATHOUSE-1	25.00	BATHOUSE-1	FENCE-5/TPRL/BWIRE	15.50	FENCE-5/TPRL/BWIRE
BATHOUSE-2	40.00	BATHOUSE-2	FENCE-6	13.00	FENCE-6
BATHOUSE-3	50.00	BATHOUSE-3	FENCE-6/BARB-WIRE	15.00	FENCE-6/BARB-WIRE
BATHOUSE-4	65.00	BATHOUSE-4	FENCE-6/TOP-RAIL	15.50	FENCE-6/TOP-RAIL
COMMON-AREA-IMPRVMTS		COST OR SV RATE	FENCE-6/TPRL/BWIRE	20.00	FENCE-6/TPRL/BWIRE
CLUBHOUSE		COST OR SV RATE	FENCE-7	15.00	FENCE-7
CLUBHSE-RES	1.00	COST OR SV RATE	FENCE-7/BARB-WIRE	17.00	FENCE-7/BARB-WIRE
CONCESSION		COST OR SV RATE	FENCE-7/TOP-RAIL	17.50	FENCE-7/TOP-RAIL
CRYPTSITE		COST OR SV RATE	FENCE-7/TPRL/BWIRE	18.50	FENCE-7/TPRL/BWIRE
CANOPY-1	6.50	CANOPY-1	FENCE-8	17.00	FENCE-8
CANOPY-2	13.00	CANOPY-2	FENCE-8/BARB-WIRE	19.00	FENCE-8/BARB-WIRE
CANOPY-3	20.00	CANOPY-3	FENCE-8/TOP-RAIL	20.00	FENCE-8/TOP-RAIL
CANOPY-4	27.00	CANOPY-4	FENCE-8/TPRL/BWIRE	22.00	FENCE-8/TPRL/BWIRE
CANOPY-5	35.00	CANOPY-5	FENCE-9	19.00	FENCE-9
CANOPY-6	45.00	CANOPY-6	FENCE-9/BARB-WIRE	21.00	FENCE-9/BARB-WIRE
CANOPY-7	55.00	CANOPY-7	FENCE-9/TOP-RAIL	22.00	FENCE-9/TOP-RAIL
CANOPY-8	65.00	CANOPY-8	FENCE-9/TPRL/BWIRE	24.00	FENCE-9/TPRL/BWIRE
CPT-COVER-&-FLR	8.00	CPT-COVER-&-FLR	FENCE-10	21.00	FENCE-10
CPT-D-LC	14.00	CPT-D-LC	FENCE-10/BARB-WIRE	23.00	FENCE-10/BARB-WIRE
CARPORT-AVE	24.00	CARPORT-AVE	FENCE-10/TOP-RAIL	24.00	FENCE-10/TOP-RAIL
CARPORT-4	32.00	CARPORT-4	FENCE-10/TPRL/BWIRE	26.00	FENCE-10/TPRL/BWIRE
CARPORT-5	40.00	CARPORT-5	FENCE-12	25.00	FENCE-12
CARPORT-6	48.00	CARPORT-6	FENCE-12/BARB-WIRE	27.00	FENCE-12/BARB-WIRE
CARPORT-7	55.00	CARPORT-7	FENCE-12/TOP-RAIL	28.00	FENCE-12/TOP-RAIL
CARPORT-ROOF	4.50	CARPORT-ROOF	FENCE-12/TPRL/BWIRE	30.00	FENCE-12/TPRL/BWIRE
CARWASH-SELF-SERV		COST OR SV RATE	FENCE-18	33.00	FENCE-18
CARWASH-SELF-AUTO-2		COST OR SV RATE	FENCE-18/BARB-WIRE	35.00	FENCE-18/BARB-WIRE
CARWASH-SELF-AUTO-3		COST OR SV RATE	FENCE-18/TOP-RAIL	36.00	FENCE-18/TOP-RAIL
CARWASH-SELF-AUTO-4		COST OR SV RATE	FENCE-18/TPRL/BWIRE	38.00	FENCE-18/TPRL/BWIRE
CARWASH-DRIVE-THRU		COST OR SV RATE	FENCE-IRON	7.50	FENCE-IRON
CELL-TOWER-SITE-1	75000.00	CELL-TOWER-SITE-1	FENCE-IRON-1	13.00	FENCE-IRON-1

MISCELLANEOUS IMPROVEMENTS - COMMERCIAL

TYPE	RATE	DESCRIPTION	TYPE	RATE	DESCRIPTION
FENCE-IRON-2	20.00	FENCE-IRON-2	GREENHOUSE-3	20.00	GREENHOUSE-3
FENCE-RAIL	12.00	FENCE-RAIL	GREENHOUSE-4	29.00	GREENHOUSE-4
FENCE-WIRE	5.00	FENCE-WIRE	GREENHOUSE-5	40.00	GREENHOUSE-5
FENCE-VINYL-3	10.00	FENCE-VINYL-3	GREENHOUSE-6	50.00	GREENHOUSE-6
FENCE-VINYL-4	12.00	FENCE-VINYL-4	KENNEL-C-N-R1	9.50	KENNEL-C-N-R1
FENCE-VINYL-5	13.00	FENCE-VINYL-5	KENNEL-C-N-R2	16.50	KENNEL-C-N-R2
FENCE/WD-4/BOARD	15.00	FENCE/WD-4/BOARD	LOADING-DOCK-1	12.00	LOADING-DOCK-1
FENCE/WD-4/BSKTWVE	18.50	FENCE/WD-4/BSKTWVE	LOADING-DOCK-2	16.00	LOADING-DOCK-2
FENCE/WD-4/STOCKADE	11.00	FENCE/WD-4/STOCKADE	LOADING-DOCK-3	25.00	LOADING-DOCK-3
FENCE/WD-5/BOARD	17.00	FENCE/WD-5/BOARD	LIGHT-FIXTURE	250.00	LIGHT-FIXTURE
FENCE/WD-5/BSKTWVE	21.00	FENCE/WD-5/BSKTWVE	LIGHT-FX-FLOURESCENT	900.00	LIGHT-FX-FLOURESCENT
FENCE/WD-5/STOCKADE	12.50	FENCE/WD-5/STOCKADE	LGHT-FX-INCANDESCENT	500.00	LGHT-FX-INCANDESCENT
FENCE/BD-6/BOARD	18.50	FENCE/BD-6/BOARD	LIGHT-FX-MERC-VAPOR	1100.00	LIGHT-FX-MERC-VAPOR
FENCE/WD-6/BSKTWVE	22.50	FENCE/WD-6/BSKTWVE	LIGHT-FIX-SODIUM	1350.00	LIGHT-FIX-SODIUM
FENCE/WD-6/STOCKADE	14.00	FENCE/WD-6/STOCKADE	LT-GROUND-MT-FLUORES	950.00	LT-GROUND-MT-FLUORES
FENCE/WD-8/BOARD	23.00	FENCE/WD-8/BOARD	LT-GROUND-MT-INCANDE	500.00	LT-GROUND-MT-INCANDE
FENCE/BD-8/BSKTWVE	25.50	FENCE/BD-8/BSKTWVE	LT-GROUND-MT-MERC-VP	1150.00	LT-GROUND-MT-MERC-VP
FENCE/WD-8/STOCKADE	16.50	FENCE/WD-8/STOCKADE	LT-GROUND-MT-SODIUM	1350.00	LT-GROUND-MT-SODIUM
FENCE/WD-10/BOARD	25.00	FENCE/WD-10/BOARD	LT-POLE-4	500.00	LT-POLE-4
FENCE/WD-10/BSKTWVE	28.50	FENCE/WD-10/BSKTWVE	LT-POLE-6	550.00	LT-POLE-6
FENCE/WD-10/STOCKAD	19.50	FENCE/WD-10/STOCKAD	LT-POLE-6/FLUORESC	1500.00	LT-POLE-6/FLUORESC
FENCE/WD-12/BOARD	28.00	FENCE/WD-12/BOARD	LT-POLE-6/INCANDES	1000.00	LT-POLE-6/INCANDES
FENCE/WD-12/BSKTWVE	31.00	FENCE/WD-12/BSKTWVE	LT-POLE-6/MERC-VP	1650.00	LT-POLE-6/MERC-VP
FENCE/WD-12/STOCKAD	22.50	FENCE/WD-12/STOCKAD	LT-POLE-8	650.00	LT-POLE-8
FLOORING1	7.25	FLOORING1	LT-POLE-8/FLUORESC	1600.00	LT-POLE-8/FLUORESC
FLOORING2	9.50	FLOORING2	LT-POLE-8/INCANDES	1100.00	LT-POLE-8/INCANDES
FLOORING3	13.00	FLOORING3	LT-POLE-8/MERC-VP	1750.00	LT-POLE-8/MERC-VP
FOUNTAIN-1	5000.00	FOUNTAIN-1	LT-POLE-10	750.00	LT-POLE-10
FOUNTAIN-2	13000.00	FOUNTAIN-2	LT-POLE-10/FLUORESC	1700.00	LT-POLE-10/FLUORESC
FOUNTAIN-3	27000.00	FOUNTAIN-3	LT-POLE-10/INCANDES	1300.00	LT-POLE-10/INCANDES
FOUNTAIN-4	62000.00	FOUNTAIN-4	LT-POLE-10/MERC-VP	1850.00	LT-POLE-10/MERC-VP
GOLF-COURSE-1	70000.00	GOLF-COURSE-1	LT-POLE-12	850.00	LT-POLE-12
GOLF-COURSE-2	98000.00	GOLF-COURSE-2	LT-POLE-12/FLUORESC	1750.00	LT-POLE-12/FLUORESC
GOLF-COURSE-3	140000.00	GOLF-COURSE-3	LT-POLE-12/INCANDES	1350.00	LT-POLE-12/INCANDES
GOLF-COURSE-4	205000.00	GOLF-COURSE-4	LT-POLE-12/MERC-VP	1950.00	LT-POLE-12/MERC-VP
GOLF-COURSE-5	270000.00	GOLF-COURSE-5	LT-POLE-14	1050.00	LT-POLE-14
GRAVESITE		COST OR SV RATE	LT-POLE-14/FLUORESC	1950.00	LT-POLE-14/FLUORESC
GARAGE-1	16.50	GARAGE-1	LT-POLE-14/INCANDES	1500.00	LT-POLE-14/INCANDES
GARAGE-2	25.00	GARAGE-2	LT-POLE-14/MERC-VP	2100.00	LT-POLE-14/MERC-VP
GARAGE-3	31.00	GARAGE-3	LT-POLE-16	1150.00	LT-POLE-16
GARAGE-4	40.00	GARAGE-4	LT-POLE-16/FLUORESC	2100.00	LT-POLE-16/FLUORESC
GARAGE-5	48.00	GARAGE-5	LT-POLE-16/INCANDES	1650.00	LT-POLE-16/INCANDES
GARAGE-6	57.00	GARAGE-6	LT-POLE-16/MERC-VP	2300.00	LT-POLE-16/MERC-VP
GARAGE-7	67.00	GARAGE-7	LT-POLE-18	1350.00	LT-POLE-18
GARAGE-8	76.00	GARAGE-8	LT-POLE-18/FLUORESC	2250.00	LT-POLE-18/FLUORESC
GARAGE-9	86.00	GARAGE-9	LT-POLE-18/INCANDES	1900.00	LT-POLE-18/INCANDES
GARAGE-10	96.00	GARAGE-10	LT-POLE-18/MERC-VP	2400.00	LT-POLE-18/MERC-VP
GARAGE-MULTI-NO-FLR	11.50	GARAGE-MULTI-NO-FLR	LT-POLE-20	1550.00	LT-POLE-20
GAZEBO-1	24.00	GAZEBO-1	LT-POLE-20/FLUORESC	2400.00	LT-POLE-20/FLUORESC
GAZEBO-2	38.00	GAZEBO-2	LT-POLE-20/INCANDES	2000.00	LT-POLE-20/INCANDES
GAZEBO-3	56.00	GAZEBO-3	LT-POLE-20/MERC-VP	2600.00	LT-POLE-20/MERC-VP
GAZEBO-4	80.00	GAZEBO-4	LT-POLE-20/SODIUM	2850.00	LT-POLE-20/SODIUM
GUARD-HSE-20	210.00	GUARD-HSE-20	LT-POLE-22	1650.00	LT-POLE-22
GUARD-HSE-40	180.00	GUARD-HSE-40	LT-POLE-24	1750.00	LT-POLE-24
GUARD-HSE-60	150.00	GUARD-HSE-60	LT-POLE-24/FLUORESC	2650.00	LT-POLE-24/FLUORESC
GUARD-HSE-90	130.00	GUARD-HSE-90	LT-POLE-24/INCANDES	2250.00	LT-POLE-24/INCANDES
GUARD-HSE-120	110.00	GUARD-HSE-120	LT-POLE-24/MERC-VP	2900.00	LT-POLE-24/MERC-VP
GREENHOUSE-1	5.50	GREENHOUSE-1	LT-POLE-24/SODIUM	3150.00	LT-POLE-24/SODIUM
GREENHOUSE-2	13.00	GREENHOUSE-2	LT-POLE-30	2150.00	LT-POLE-30

MISCELLANEOUS IMPROVEMENTS - COMMERCIAL

TYPE	RATE	DESCRIPTION	TYPE	RATE	DESCRIPTION
LT-POLE-30/FLUORESC	3050.00	LT-POLE-30/FLUORESC	PAVING-CONC-N-BASE-7	7.00	PAVING-CONC-N-BASE-7
LT-POLE-30/INCANDES	2700.00	LT-POLE-30/INCANDES	PAVING-CONC-N-BASE-8	8.00	PAVING-CONC-N-BASE-8
LT-POLE-30/MERC-VP	3300.00	LT-POLE-30/MERC-VP	PVG-REINFORCED-CONC	10.00	PVG-REINFORCED-CONC
LT-POLE-30/SODIUM	3500.00	LT-POLE-30/SODIUM	PAVING-STONE-N-BASE	13.00	PAVING-STONE-N-BASE
LT-POLE-35	2500.00	LT-POLE-35	POOL-1	37.00	POOL-1
LT-POLE-35/FLUORESC	3400.00	LT-POLE-35/FLUORESC	POOL-2	43.00	POOL-2
LT-POLE-35/INCANDES	3000.00	LT-POLE-35/INCANDES	POOL-3	48.00	POOL-3
LT-POLE-35/MERC-VP	3600.00	LT-POLE-35/MERC-VP	POOL-4	55.00	POOL-4
LT-POLE-35/SODIUM	3900.00	LT-POLE-35/SODIUM	POOL-5	62.00	POOL-5
LIGHT-WALL-MOUNT	250.00	LIGHT-WALL-MOUNT	POOL-6	69.00	POOL-6
LT-WALL-MNT/FLUORES	900.00	LT-WALL-MNT/FLUORES	POOL-7	75.00	POOL-7
LT-WALL-MNT/INCANDES	500.00	LT-WALL-MNT/INCANDES	POOL-HEATER-1	1000.00	POOL-HEATER-1
LT-WALL-MNT/MERC-VP	1100.00	LT-WALL-MNT/MERC-VP	POOL-HEATER-2	1600.00	POOL-HEATER-2
LT-WALL-MNT/SODIUM	1350.00	LT-WALL-MNT/SODIUM	POOL-HEATER-3	3200.00	POOL-HEATER-3
MAUS-SITE		COST OR SV RATE	POOL-HEATER-4	4500.00	POOL-HEATER-4
MOBILE-HOME-PARK-1	2400.00	MOBILE-HOME-PARK-1	POOL-WADE-1	23.50	POOL-WADE-1
MOBILE-HOME-PARK-2	4000.00	MOBILE-HOME-PARK-2	POOL-WADE-2	39.50	POOL-WADE-2
MOBILE-HOME-PARK-3	6000.00	MOBILE-HOME-PARK-3	POOL-WADE-3	55.00	POOL-WADE-3
MOBILE-HOME-PARK-4	10000.00	MOBILE-HOME-PARK-4	RETAIL	1.00	COST OR SV RATE
MOBILE-HOME-PARK-5	15000.00	MOBILE-HOME-PARK-5	ROWHOUSE	1.00	COST OR SV RATE
MOBILE-HOME-PARK-6	30000.00	MOBILE-HOME-PARK-6	RAMP-1	6.20	RAMP-1
MOBILE-HOME-PARK-7	50000.00	MOBILE-HOME-PARK-7	RAMP-2	11.50	RAMP-2
NICHESITE		COST OR SV RATE	RAMP-3	18.00	RAMP-3
NICHE-SITE-1	100.00	NICHE-SITE-1	RAMP-4	25.00	RAMP-4
NICHE-SITE-2	150.00	NICHE-SITE-2	RAMP-5	34.00	RAMP-5
NICHE-SITE-3	200.00	NICHE-SITE-3	REFUSE-AREA-1	11.25	REFUSE-AREA-1
NICHE-SITE-4	300.00	NICHE-SITE-4	REFUSE-AREA-2	19.00	REFUSE-AREA-2
OPEN-FRAME-PORCH-1	19.25	OPEN-FRAME-PORCH-1	REFUSE-AREA-3	30.00	REFUSE-AREA-3
OPEN-FRAME-PORCH-2	26.50	OPEN-FRAME-PORCH-2	REFUSE-AREA-4	41.00	REFUSE-AREA-4
OPEN-FRAME-PORCH-3	35.00	OPEN-FRAME-PORCH-3	REFUSE-AREA-5	57.00	REFUSE-AREA-5
OPEN-FRAME-PORCH-4	43.00	OPEN-FRAME-PORCH-4	REFUSE-AREA-6	79.00	REFUSE-AREA-6
OPEN-FRAME-PORCH-5	50.00	OPEN-FRAME-PORCH-5	REFUSE-AREA-7	110.00	REFUSE-AREA-7
OPEN-FRAME-PORCH-6	64.00	OPEN-FRAME-PORCH-6	RESTROOM-BUILDING-1	47.00	RESTROOM-BUILDING-1
OPEN-FRAME-PORCH-7	79.00	OPEN-FRAME-PORCH-7	RESTROOM-BUILDING-2	64.00	RESTROOM-BUILDING-2
OPEN-FRAME-PORCH-8	95.00	OPEN-FRAME-PORCH-8	RESTROOM-BUILDING-3	87.00	RESTROOM-BUILDING-3
OPEN-FRAME-PORCH-9	111.00	OPEN-FRAME-PORCH-9	RAILROAD-SPUR	94.00	RAILROAD-SPUR
PADDLE-CT-30X60-1	24.50	PADDLE-CT-30X60-1	SHED-1	13.00	SHED-1
PADDLE-CT-30X60-2	29.00	PADDLE-CT-30X60-2	SHED-LG	17.50	SHED-LG
PADDLE-CT-30X60-3	34.00	PADDLE-CT-30X60-3	SHED-MEDIUM	22.00	SHED-MEDIUM
PATIO-BRK/PAVERS-1	5.00	PATIO-BRK/PAVERS-1	SHED-SMALL	28.50	SHED-SMALL
PATIO-BRK/PAVERS-2	6.50	PATIO-BRK/PAVERS-2	SHED-5	37.00	SHED-5
PATIO-BK-OR-PAVERS-3	8.00	PATIO-BK-OR-PAVERS-3	SHED-6	47.50	SHED-6
PATIO-BK-OR-PAVERS-4	11.00	PATIO-BK-OR-PAVERS-4	SHED-LT-METAL	8.00	SHED-LT-METAL
PATIO-BK-OR-PAVERS-5	15.00	PATIO-BK-OR-PAVERS-5	SHELTER-1	5.50	SHELTER-1
PAVILION-1	12.50	PAVILION-1	SHELTER-2	9.50	SHELTER-2
PAVILION-2	20.00	PAVILION-2	SHELTER-3	13.00	SHELTER-3
PAVILION-3	30.00	PAVILION-3	SHELTER-4	17.50	SHELTER-4
PAVILION-4	38.00	PAVILION-4	SHELTER-5	22.00	SHELTER-5
PAVING-ASP-N-BASE-1	1.90	PAVING-ASP-N-BASE-1	STADIUM-1	1100.00	STADIUM-1
PAVING-ASP-N-BASE-2	2.20	PAVING-ASP-N-BASE-2	STADIUM-2	2700.00	STADIUM-2
PAVING-ASP-N-BASE-3	2.50	PAVING-ASP-N-BASE-3	STADIUM-3	5400.00	STADIUM-3
PAVING-ASP-N-BASE-4	2.80	PAVING-ASP-N-BASE-4	STADIUM-4	8000.00	STADIUM-4
PAVING-ASP-N-BASE-5	3.25	PAVING-ASP-N-BASE-5	STADIUM-5	11000.00	STADIUM-5
PAVING-CONC-N-BASE-1	3.20	PAVING-CONC-N-BASE-1	TENNIS-COURT-ASPHALT	32000.00	TENNIS-COURT-ASPHALT
PAVING-CONC-N-BASE-2	3.60	PAVING-CONC-N-BASE-2	TENNIS-COURT-CLAY	29000.00	TENNIS-COURT-CLAY
PAVING-CONC-N-BASE-3	4.00	PAVING-CONC-N-BASE-3	TENNIS-COURT-CONCRETE	36000.00	TENNIS-COURT-CONCRETE
PAVING-CONC-N-BASE-4	4.80	PAVING-CONC-N-BASE-4	UTILITY-1	16.00	UTILITY-1
PAVING-CONC-N-BASE-5	5.50	PAVING-CONC-N-BASE-5	UTILITY-2	23.50	UTILITY-2
PAVING-CONC-N-BASE-6	6.00	PAVING-CONC-N-BASE-6	UTILITY-3	32.00	UTILITY-3

MISCELLANEOUS IMPROVEMENTS - COMMERCIAL

TYPE	RATE	DESCRIPTION
UTILITY-4	39.50	UTILITY-4
UTILITY-5	48.00	UTILITY-5
UTILITY-6	55.00	UTILITY-6
UTILITY-7	64.00	UTILITY-7
UTILITY-8	80.00	UTILITY-8
WALL	54.00	WALL
WATERTANK	1.00	COST OR SV RATE
WALL-1	8.00	WALL-1
WALL-2	16.00	WALL-2
WALL-3	32.00	WALL-3
WALL-4	48.00	WALL-4
WALL-5	64.00	WALL-5
WALL-6	80.00	WALL-6
WALL-7	96.00	WALL-7
WALL-8	112.00	WALL-8
WALL-9	142.00	WALL-9
WALL-10	175.00	WALL-10
WALL-11	200.00	WALL-11
WALL-12	230.00	WALL-12
WHIRLPOOL-SPA-1	8000.00	WHIRLPOOL-SPA-1
WHIRLPOOL-SPA-2	12500.00	WHIRLPOOL-SPA-2
WHIRLPOOL-SPA-3	18000.00	WHIRLPOOL-SPA-3

TYPE	RATE	DESCRIPTION

MISCELLANEOUS IMPROVEMENTS - RESIDENTIAL

TYPE	RATE	DESCRIPTION
ARBOR-TRELLIS	5.50	ARBOR-TRELLIS
ATT	26.64	ATT
AVIARY	9.00	AVIARY
BARN-FRM	20.00	BARN-FRM
BARN-MAS	23.00	BARN-MAS
BATHOUSE-RES	33.00	BATHOUSE-RES
BATHROOM-SV-RATE		SV RATE
BRIDGE	9.00	BRIDGE
BRK	55.50	BRK
BEAUTY-SHOP	35.00	BEAUTY-SHOP
BEDROOM	17.00	BEDROOM
BUILDING	11.50	BUILDING
CABIN	74.00	CABIN
CANOPY-RES	5.30	CANOPY-RES
CARPORT	4.50	CARPORT
CARPORT-METAL	2.70	CARPORT METAL
CBL	51.80	CBL
CHURCH	50.00	CHURCH
CORN-CRIB	12.00	CORN-CRIB
COVER	9.50	COVER
CPA	14.80	CPA
CPG	22.20	CPG
CPP	7.40	CPP
DAMAGED-SV-RATE		SV RATE
DECK	7.50	DECK
DEN	18.00	DEN
DIRT-FLOOR-SV-RATE		SV RATE
EFP	42.18	EFP
EFU	29.60	EFU
EMP	45.88	EMP
EMU	33.30	EMU
EXTENSION	92.00	EXTENSION
FDA	18.50	FDA
FDG	22.20	FDG
FDP	14.80	FDP
FENCE	1.00	FENCE
FRM	51.80	FRM
FSB	25.90	FSB
GAR/CB/FLOOR/FIN	25.00	GAR/CB/FLOOR/FIN
GAR/CB/FLOOR/UNFIN	25.00	GAR/CB/FLOOR/UNFIN
GAR/CB/NO-FLR/UNFIN	25.00	GAR/CB/NO FLR/UNFIN
GAR/FRM/FLOOR/FIN	25.00	GAR/FRM/FLOOR/FIN
GAR/FRM/FLOOR/UNFIN	25.00	GAR/FRM/FLOOR/UNFIN
GAR/FRM/NO-FLR/UNFIN	25.00	GAR/FRM/NO FLR/UNFIN
GAR/MAS/FLOOR/FIN	25.00	GAR/MAS/FLOOR/FIN
GAR/MAS/FLOOR/UNFIN	25.00	GAR/MAS/FLOOR/UNFIN
GAR/MAS/NO-FLR/UNFIN	25.00	GAR/MAS/NO FLR/UNFIN
GAR/SCB/FLOOR/FIN	25.00	GAR/SCB/FLOOR/FIN
GAR/SCB/FLOOR/UNFIN	25.00	GAR/SCB/FLOOR/UNFIN
GAR/SCB/NO-FLR/UNFIN	25.00	GAR/SCB/NO FLR/UNFIN
GARAGE	18.00	GARAGE
GARAGE-APT	74.00	DW BASE RATE
GARDEN-TUB-SV-RATE		SV RATE
GAZEBO	27.00	GAZEBO

MISCELLANEOUS IMPROVEMENTS - RESIDENTIAL

TYPE	RATE	DESCRIPTION
GREENHSE-RES	45.00	GREENHSE-RES
HANGAR	13.50	HANGAR
HAY-SHED	5.50	HAY-SHED
HOGHOUSE	14.50	HOGHOUSE
HOUSE-DWBase	74.00	HOUSE-DWBASE
IMPLEMENT-SHED	11.00	IMPLEMENT SHED
INT-PAVING-ASPHALT	2.50	INT PAVING ASPHALT
INT-UTILITY-BUILDING	52.00	INT UTILITY BUILDING
INT/GAR/CB/FLR/FIN	50.00	INT/GAR/CB/FLR/FIN
INT/GAR/FRM/FLR/FIN	43.00	INT/GAR/FRM/FLR/FIN
INT/GAR/FRM/FLR/UNFI	37.00	INT/GAR/FRM/FLR/UNFI
INT/GAR/MAS/FLR/FIN	52.00	INT/GAR/MAS/FLR/FIN
INTENSIVE-ARBOR	7.00	INTENSIVE ARBOR
INTENSIVE-BARN	92.00	INTENSIVE BARN
INTENSIVE-BRICK-OVEN	170.00	INTENSIVE BRICK OVEN
INTENSIVE-DUMBWAITER	14000.00	INTENSIVE DUMBWAITER
INTENSIVE-LOFT	28.00	INTENSIVE LOFT
INTENSIVE-OPEN-SHED	18.50	INTENSIVE OPEN SHED
INTENSIVE-SHED	52.00	INTENSIVE SHED
KENNEL-RUNS	4.50	KENNEL-RUNS
LAUNDRY	13.50	LAUNDRY
LDA	425.00	LDA
LDG	550.00	LDG
LDP	220.00	LDP
LOG	51.80	LOG
MAS	55.50	MAS
MILK-BARN	29.50	MILK-BARN
MISC-SV-RATE		SV RATE
MOBILE-HOME	74.00	DW BASE RATE
MOBILE-HOME-SPACE	9000.00	MOBILE-HOME-SPACE
MSB	29.60	MSB
OBP	25.90	OBP
OFFICE	44.00	OFFICE
OFP	22.20	OFP
OMP	25.90	OMP
OPEN-SHED	7.50	OPEN-SHED
OUTBUILDING	9.50	OUTBUILDING
PACKHOUSE	15.00	PACKHOUSE
PATIO	5.00	PATIO
PAVILION-RES	12.50	PAVILION-RES
PL-DK-CEMENT-W/ICING	4.50	PL-DK-CEMENT-W/ICING
PL-NON-DIVING-GUNITE	42.00	PL-NON-DIVING-GUNITE
PL-NON-DIVING-VINYL	38.00	PL-NON-DIVING-VINYL
POA	6.66	POA
POC	14.80	POC
POG	8.88	POG
POLE-SHED	12.50	POLE-SHED
POOL-DECK-CONCRETE	3.00	POOL-DECK-CONCRETE
POOL-DECK-FLAGSTONE	15.25	POOL-DECK-FLAGSTONE
POOL-DECK-ROCK/STONE	9.50	POOL-DECK-ROCK/STONE
POOL-DIVING-GUNITE	45.00	POOL-DIVING-GUNITE
POOL-DIVING-VINYL	42.00	POOL-DIVING-VINYL
POOL-DK-STAMPED-CONC	6.00	POOL-DK-STAMPED-CONC
POOL-ENCLOSURE	13.00	POOL-ENCLOSURE

MISCELLANEOUS IMPROVEMENTS - RESIDENTIAL
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TYPE	RATE	DESCRIPTION
POOL-HOUSE	52.00	POOL-HOUSE
POP	4.44	POP
PORCH	10.25	PORCH
POULTRY-HOUSE	13.50	POULTRY-HOUSE
REMODEL		SV RATE
ROOF	15.50	ROOF
ROOM	20.00	ROOM
SCB	62.90	SCB
SCREEN-PORCH	4.00	SCREEN PORCH
SFR	62.90	SFR
SHED	21.00	SHED
SHOP-(MACHINE)	16.00	SHOP-(MACHINE)
SIDING		SV RATE
SILO	20.00	SILO
SMA	66.60	SMA
SMOKEHOUSE	16.00	SMOKEHOUSE
STABLE	26.50	STABLE
STEPS	1.00	STEPS
STN	66.60	STN
STORAGE-BLDG	7.50	STORAGE-BLDG
STORE	35.00	STORE
STP	22.20	STP
STUDIO	40.00	STUDIO
SUNROOM	20.00	SUNROOM
TENNIS-COURT-RESIDEN	33000.00	TENNIS-COURT-RESIDEN
TOBACCO-BARN	15.00	TOBACCO-BARN
UPGRADE		SV RATE
UTF	44.40	UTF
UTILITY-BLDG	18.00	UTILITY-BLDG
UTM	48.10	UTM
WALL-RES	11.00	WALL-RES
WAREHSE-RES	16.00	WAREHSE-RES
YDLIGHTRES		SV RATE

SALES COMPARISON ADJUSTMENT TABLE

TYPE	GROUP 1	GROUP 2	GROUP 3	GROUP 4	GROUP 5	GROUP 6	GROUP 7	GROUP 8
Air Cond	30,000	30,000	25,000	24,500	9,000	3,000	3,000	30,000
No Air Cond	0	0	0	0	0	0	0	0
Bsmt AC	5,000	4,500	4,000	3,800	1,000	500	500	4,500
Bsmt Fin Avg	35	32	30	28	23	15	10	32
Bsmt Fin Good	50	45	42	40	27	18	13	45
Bsmt Fin Poor	33	30	27	25	15	8	6	30
Bsmt UnFin	25	23	21	19	6	5	4	23
Bath Full	10,000	8,000	6,000	5,500	1,900	1,800	1,500	8,000
Bath Half	5,000	4,000	3,200	2,800	1,000	800	500	4,000
Bath Plus	15,000	15,000	14,000	12,500	5,000	1,000	500	15,000
Carport Large	19,000	17,000	15,000	12,500	11,500	6,000	4,000	17,000
Carport Medium	17,000	15,000	12,000	9,500	8,000	5,000	3,000	15,000
Carport Small	7,000	6,000	5,000	4,000	5,000	3,500	2,500	6,000
Carport None	0	0	0	0	0	0	0	0
Alarm System	1,000	750	500	200	200	200	200	750
Elevator	5,000	4,000	3,000	3,000	3,000	1,000	1,000	4,000
JennAire	500	500	500	500	500	300	200	500
Microwave	500	500	500	500	500	300	200	500
Radio Intercom	1,000	750	500	500	500	300	200	750
Vacuum System	700	700	700	700	700	300	200	700
Constr Frame	0	0	0	0	0	0	0	0
Constr Masonry	14,000	10,000	6,000	5,000	4,500	3,500	2,500	10,000
Garage Bsmt 1	8,000	7,500	7,000	6,000	5,000	3,000	2,000	7,500
Garage Bsmt 2	19,000	17,000	15,000	12,000	10,000	6,000	4,000	17,000
Garage Large	55,000	50,000	45,000	41,000	24,000	15,000	7,000	50,000
Garage Medium	42,000	35,000	30,000	27,000	16,000	10,000	6,000	35,000
Garage Small	19,000	18,000	15,000	13,500	8,000	6,000	3,000	18,000
Garage None	0	0	0	0	0	0	0	0
Heating None	-15,000	-10,000	-5,000	-1,500	-1,500	-1,500	-1,500	-10,000
Heating Other	4,000	3,500	2,500	2,000	2,000	500	200	3,500
Heating Wall Fir	-11,000	-8,000	-3,000	-500	-500	-200	-100	-8,000
Quality	15,000	13,500	12,000	10,000	5,500	2,500	1,500	13,500
SFLA	60	57	55	51	35	20	15	57
Condition	3,200	2,500	1,800	1,500	1,000	650	500	2,500
Fireplace	2,800	2,200	1,800	1,500	1,000	500	300	2,200
Functional Util	2,800	2,000	1,700	1,500	900	500	350	2,000

SALES COMPARISON ADDITION TABLE

ADDITION	GROUP 1	GROUP 2	GROUP 3	GROUP 4	GROUP 5	GROUP 6	GROUP 7	GROUP 8
Attic Finished	7500	5000	3500	2500	2000	1500	1000	5000
Attic Unfinished	3500	2500	1800	1200	750	500	300	2500
Enclosed Frame Porch	5600	5200	5000	4400	4000	3400	2600	7000
Enclosed Frame Porch Unfinished	3500	3250	3125	2750	2500	2125	1625	4375
Enclosed Masonry Porch	6300	5850	5625	4950	4500	3825	2925	7875
Enclosed Masonry Porch Unfinished	4200	3900	3750	3300	3000	2550	1950	5250
Frame Deck Good	4200	3900	3750	3300	3000	2550	1950	5250
Frame Deck Average	3500	3250	3125	2750	2500	2125	1625	4375
Frame Deck Poor	2100	1950	1875	1650	1500	1275	975	2625
Frame Basement Entry	350	325	310	275	250	210	165	435
Landing Good	700	650	625	550	500	425	325	875
Landing Average	280	260	250	220	200	170	130	350
Landing Poor	140	130	125	110	100	85	65	175
Masonry Basement Entry	490	455	440	385	350	300	230	615
Open Brick Porch	4200	3900	3750	3300	3000	2550	1950	5250
Open Frame Porch	3500	3250	3125	2750	2500	2125	1625	4375
Open Masonry Porch	4200	3900	3750	3300	3000	2550	1950	5250
Patio Good	4200	3900	3750	3300	3000	2550	1950	5250
Patio Average	2800	2600	2500	2200	2000	1700	1300	3500
Patio Poor	700	650	625	550	500	425	325	875
Patio Covered	5600	5200	5000	4400	4000	3400	2600	7000
Stoop	700	650	625	550	500	425	325	875
Upper Story Unfinished	5500	4000	3000	2000	1500	1000	500	4000
Utility Frame	2800	2600	2500	2200	2000	1700	1300	3500
Utility Masonry	3500	3250	3125	2750	2500	2125	1625	4375