

January 1, 2016



Tax Administration

Office of Tax Administration

**Uniform Schedules of Values,
Standards, and Rules**

Volume - 4.2

**Commercial/Industrial/Institutional
Improvements**

Section - 12

Multi-Family Residences and Motels



Tax Administration

OFFICE OF TAX ADMINISTRATION

2016 GENERAL REAPPRAISAL

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2

COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION - 12

MULTI-FAMILY RESIDENCES AND MOTELS

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

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DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

TABLE OF CONTENTS

PAGE
====

COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12 - MULTI-FAMILY RESIDENCES & MOTELS

S1202 - Special Residential Use (1-Sty/1-Common Wall).....	004
S1204 - Special Residential Use (1-Sty/2-Common Walls)	
S1206 - Special Residential Use (2-Sty/1-Common Wall)	
S1208 - Special Residential Use (2-Sty/2-Common Walls)	
S1210 - Special Residential Use (3-Sty/1-Common Wall)	
S1212 - Special Residential Use (3-Sty/2-Common Walls)	
S1214 - Motels.....	026
S1215 - Motels (Extended Stay).....	051
S1216 - Motel Office-Apartment-Lobby.....	069
S1218 - Motel Guest Rooms.....	083
S1220 - Lodges.....	097
S1222 - Guest Cottages.....	115
S1224 - Bed and Breakfast Inns.....	129
S1226 - Garden Apartment/condominium.....	141
S1228 - Senior Citizen (Independent Living) Buildings.....	171
S1232 - Bath Houses.....	198

DURHAM COUNTY, NORTH CAROLINA
OFFICE OF TAX ADMINISTRATION
UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES
VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL
IMPROVEMENTS

SECTION - 12

MULTI-FAMILY RESIDENCES AND MOTELS

OCCUPANCY ----- Semi-Detached

DESCRIPTION CODE - S1202
S1204
S1206
S1208
S1210
S1212

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12 - MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Semi-Detached

DESCRIPTION CODE/TEXT -	S1202	Sec 12/SPRESUSE	1-ST/1-CW
	S1204	Sec 12/SPRESUSE	1-ST/2-CW
	S1206	Sec 12/SPRESUSE	2-ST/1-CW
	S1208	Sec 12/SPRESUSE	2-ST/2-CW
	S1210	Sec 12/SPRESUSE	3-ST/1-CW
	S1212	Sec 12/SPRESUSE	3-ST/2-CW

=====

Semi-Detached includes all structures having a common wall.

This occupancy represents individual fee-simple single family ownership.

Costing has been developed based on story height and number of common walls.

Where...

1-ST/1-CW equal	1-Story with one common wall	(end unit)	-----	S1202
1-ST/2-CW equal	1-Story with two common walls	(inside unit)	--	S1204
2-ST/1-CW equal	2-Story with one common wall	(end unit)	-----	S1206
2-ST/2-CW equal	2-Story with two common walls	(inside unit)	--	S1208
3-ST/1-CW equal	3-Story with one common wall	(end unit)	-----	S1210
3-ST/2-CW equal	3-Story with two common walls	(inside unit)	--	S1212

See also, Section 12, Occupancy S1226 - Multiple Residences (Garden Apartments/Condominiums).

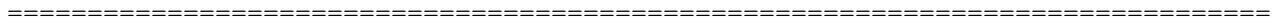
See also, Section 12, Occupancy S1128 - Multiple Residences (Senior Citizen Independent Living Buildings).

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

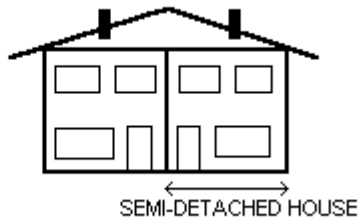
VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12 - MULTI-FAMILY RESIDENCES AND MOTELS



OCCUPANCY ----- Semi-Detached

APPLICATION



DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12 - MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Semi-Detached



S1202 ----- S1202



S1202 ----- S1202

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12 - MULTI-FAMILY RESIDENCES AND MOTELS

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OCCUPANCY ----- Semi-Detached



S1202 ----- S1202

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12 - MULTI-FAMILY RESIDENCES AND MOTELS

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	S1204	Sec 12/SPRESUSE	1-ST/2-CW
	S1206	Sec 12/SPRESUSE	2-ST/1-CW
	S1208	Sec 12/SPRESUSE	2-ST/2-CW
	S1210	Sec 12/SPRESUSE	3-ST/1-CW
	S1212	Sec 12/SPRESUSE	3-ST/2-CW

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
=====	=====	=====	=====	=====	=====
C	MASONRY LOAD BEARING	MA	202CE	S12/BL02/CL-C	/EX
C	MASONRY LOAD BEARING	MA	204CE	S12/BL04/CL-C	/EX
C	MASONRY LOAD BEARING	MA	206CE	S12/BL06/CL-C	/EX
C	MASONRY LOAD BEARING	MA	208CE	S12/BL08/CL-C	/EX
C	MASONRY LOAD BEARING	MA	210CE	S12/BL10/CL-C	/EX
C	MASONRY LOAD BEARING	MA	212CE	S12/BL12/CL-C	/EX

MODEL DETAIL - MASONRY LOAD BEARING/EXCELLENT

DESCRIPTION -- EXTERIOR:

- Face brick, stone, best windows, sloping roof, tile, slate, metal

DESCRIPTION -- INTERIOR:

- Plaster, paint, paper, paneling, fine hardwood, vinyl, carpet

DESCRIPTION -- LIGHTING/PLUMBING/MECHANICAL:

- Best lighting and plumbing, one bath per bedroom

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

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OCCUPANCY ----- Semi-Detached

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	S1204	Sec 12/SPRESUSE 1-ST/2-CW
	S1206	Sec 12/SPRESUSE 2-ST/1-CW
	S1208	Sec 12/SPRESUSE 2-ST/2-CW
	S1210	Sec 12/SPRESUSE 3-ST/1-CW
	S1212	Sec 12/SPRESUSE 3-ST/2-CW

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
=====	=====	=====	=====	=====	=====
C	MASONRY LOAD BEARING	MA	202CG	S12/BL02/CL-C	/GD
C	MASONRY LOAD BEARING	MA	204CG	S12/BL04/CL-C	/GD
C	MASONRY LOAD BEARING	MA	206CG	S12/BL06/CL-C	/GD
C	MASONRY LOAD BEARING	MA	208CG	S12/BL08/CL-C	/GD
C	MASONRY LOAD BEARING	MA	210CG	S12/BL10/CL-C	/GD
C	MASONRY LOAD BEARING	MA	212CG	S12/BL12/CL-C	/GD

MODEL DETAIL - MASONRY LOAD BEARING/GOOD

DESCRIPTION -- EXTERIOR:

- Brick, some trim or good stucco, good roof, good fenestration

DESCRIPTION -- INTERIOR:

- Plaster or gypsum board, paint, hardwood, vinyl composition, carpet

DESCRIPTION -- LIGHTING/PLUMBING/MECHANICAL:

- Good lighting and plumbing, one bath per two bedrooms

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12 - MULTI-FAMILY RESIDENCES AND MOTELS

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OCCUPANCY ----- Semi-Detached

DESCRIPTION CODE/TEXT -	S1202	Sec 12/SPRESUSE 1-ST/1-CW
	S1204	Sec 12/SPRESUSE 1-ST/2-CW
	S1206	Sec 12/SPRESUSE 2-ST/1-CW
	S1208	Sec 12/SPRESUSE 2-ST/2-CW
	S1210	Sec 12/SPRESUSE 3-ST/1-CW
	S1212	Sec 12/SPRESUSE 3-ST/2-CW

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-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
=====	=====	=====	=====	=====	=====
C	MASONRY LOAD BEARING	MA	202CA	S12/BL02/CL-C	/AV
C	MASONRY LOAD BEARING	MA	204CA	S12/BL04/CL-C	/AV
C	MASONRY LOAD BEARING	MA	206CA	S12/BL06/CL-C	/AV
C	MASONRY LOAD BEARING	MA	208CA	S12/BL08/CL-C	/AV
C	MASONRY LOAD BEARING	MA	210CA	S12/BL10/CL-C	/AV
C	MASONRY LOAD BEARING	MA	212CA	S12/BL12/CL-C	/AV

MODEL DETAIL - MASONRY LOAD BEARING/AVERAGE

DESCRIPTION -- EXTERIOR:

- Brick, stucco or block, little trim, built-up roof or asphalt shingles

DESCRIPTION -- INTERIOR:

- Gypsum board and paint, hardwood, vinyl composition, carpet

DESCRIPTION -- LIGHTING/PLUMBING/MECHANICAL:

- Adequate lighting and plumbing, standard fixtures

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12 - MULTI-FAMILY RESIDENCES AND MOTELS

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OCCUPANCY ----- Semi-Detached

DESCRIPTION CODE/TEXT -	S1202	Sec 12/SPRESUSE 1-ST/1-CW
	S1204	Sec 12/SPRESUSE 1-ST/2-CW
	S1206	Sec 12/SPRESUSE 2-ST/1-CW
	S1208	Sec 12/SPRESUSE 2-ST/2-CW
	S1210	Sec 12/SPRESUSE 3-ST/1-CW
	S1212	Sec 12/SPRESUSE 3-ST/2-CW

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
=====	=====	=====	=====	=====	=====
C	MASONRY LOAD BEARING	MA	202CF	S12/BL02/CL-C	/FR
C	MASONRY LOAD BEARING	MA	204CF	S12/BL04/CL-C	/FR
C	MASONRY LOAD BEARING	MA	206CF	S12/BL06/CL-C	/FR
C	MASONRY LOAD BEARING	MA	208CF	S12/BL08/CL-C	/FR
C	MASONRY LOAD BEARING	MA	210CF	S12/BL10/CL-C	/FR
C	MASONRY LOAD BEARING	MA	212CF	S12/BL12/CL-C	/FR

MODEL DETAIL - MASONRY LOAD BEARING/FAIR

DESCRIPTION -- EXTERIOR:

- Block or brick, standard sash

DESCRIPTION -- INTERIOR:

- Drywall, carpet, vinyl composition

DESCRIPTION -- LIGHTING/PLUMBING/MECHANICAL:

- Standard fixtures

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12 - MULTI-FAMILY RESIDENCES AND MOTELS

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	S1206	Sec 12/SPRESUSE 2-ST/1-CW
	S1208	Sec 12/SPRESUSE 2-ST/2-CW
	S1210	Sec 12/SPRESUSE 3-ST/1-CW
	S1212	Sec 12/SPRESUSE 3-ST/2-CW

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		
		TYPE	CODE	DESCRIPTION
=====	=====	=====	=====	=====
C	MASONRY LOAD BEARING	MA	202CL	S12/BL02/CL-C /LC
C	MASONRY LOAD BEARING	MA	204CL	S12/BL04/CL-C /LC
C	MASONRY LOAD BEARING	MA	206CL	S12/BL06/CL-C /LC
C	MASONRY LOAD BEARING	MA	208CL	S12/BL08/CL-C /LC
C	MASONRY LOAD BEARING	MA	210CL	S12/BL10/CL-C /LC
C	MASONRY LOAD BEARING	MA	212CL	S12/BL12/CL-C /LC

MODEL DETAIL - MASONRY LOAD BEARING/LOW COST

DESCRIPTION -- EXTERIOR:

- Block or cheap brick, low-cost roof and sash

DESCRIPTION -- INTERIOR:

- Gypsum board and paint, asphalt tile, low-cost cabinets

DESCRIPTION -- LIGHTING/PLUMBING/MECHANICAL:

- Minimum, low cost fixtures

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12 - MULTI-FAMILY RESIDENCES AND MOTELS

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	S1204	Sec 12/SPRESUSE 1-ST/2-CW
	S1206	Sec 12/SPRESUSE 2-ST/1-CW
	S1208	Sec 12/SPRESUSE 2-ST/2-CW
	S1210	Sec 12/SPRESUSE 3-ST/1-CW
	S1212	Sec 12/SPRESUSE 3-ST/2-CW

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
=====	=====	=====	=====	=====
V	MASONRY VENEER	MA	202VE	S12/BL02/CL-D BV/EX
V	MASONRY VENEER	MA	204VE	S12/BL04/CL-D BV/EX
V	MASONRY VENEER	MA	206VE	S12/BL06/CL-D BV/EX
V	MASONRY VENEER	MA	208VE	S12/BL08/CL-D BV/EX
V	MASONRY VENEER	MA	210VE	S12/BL10/CL-D BV/EX
V	MASONRY VENEER	MA	212VE	S12/BL12/CL-D BV/EX

MODEL DETAIL - **MASONRY VENEER/EXCELLENT**

DESCRIPTION -- EXTERIOR:

- Best brick veneer, good stone trim, heavy roof, tile, slate, metal

DESCRIPTION -- INTERIOR:

- Plaster, paint, paper, paneling, fine hardwood, vinyl, carpet

DESCRIPTION -- LIGHTING/PLUMBING/MECHANICAL:

- Best lighting and plumbing, one bath per bedroom

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

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	S1204	Sec 12/SPRESUSE 1-ST/2-CW
	S1206	Sec 12/SPRESUSE 2-ST/1-CW
	S1208	Sec 12/SPRESUSE 2-ST/2-CW
	S1210	Sec 12/SPRESUSE 3-ST/1-CW
	S1212	Sec 12/SPRESUSE 3-ST/2-CW

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
=====	=====	=====	=====	=====
V	MASONRY VENEER	MA	202VG	S12/BL02/CL-D BV/GD
V	MASONRY VENEER	MA	204VG	S12/BL04/CL-D BV/GD
V	MASONRY VENEER	MA	206VG	S12/BL06/CL-D BV/GD
V	MASONRY VENEER	MA	208VG	S12/BL08/CL-D BV/GD
V	MASONRY VENEER	MA	210VG	S12/BL10/CL-D BV/GD
V	MASONRY VENEER	MA	212VG	S12/BL12/CL-D BV/GD

MODEL DETAIL - **MASONRY VENEER/GOOD**

DESCRIPTION -- EXTERIOR:

- Brick veneer, good roof, some ornamentation, good fenestration

DESCRIPTION -- INTERIOR:

- Plaster or gypsum board, paint, hardwood, vinyl composition, carpet

DESCRIPTION -- LIGHTING/PLUMBING/MECHANICAL:

- Good lighting and plumbing, one bath per two bedrooms

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UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

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	S1204	Sec 12/SPRESUSE 1-ST/2-CW
	S1206	Sec 12/SPRESUSE 2-ST/1-CW
	S1208	Sec 12/SPRESUSE 2-ST/2-CW
	S1210	Sec 12/SPRESUSE 3-ST/1-CW
	S1212	Sec 12/SPRESUSE 3-ST/2-CW

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
=====	=====	=====	=====	=====
V	MASONRY VENEER	MA	202VA	S12/BL02/CL-D BV/AV
V	MASONRY VENEER	MA	204VA	S12/BL04/CL-D BV/AV
V	MASONRY VENEER	MA	206VA	S12/BL06/CL-D BV/AV
V	MASONRY VENEER	MA	208VA	S12/BL08/CL-D BV/AV
V	MASONRY VENEER	MA	210VA	S12/BL10/CL-D BV/AV
V	MASONRY VENEER	MA	212VA	S12/BL12/CL-D BV/AV

MODEL DETAIL - **MASONRY VENEER/AVERAGE**

DESCRIPTION -- EXTERIOR:

- Brick veneer, built-up or asphalt shingle roof, little trim

DESCRIPTION -- INTERIOR:

- Plaster or gypsum board, hardwood, vinyl composition, low-cost carpet

DESCRIPTION -- LIGHTING/PLUMBING/MECHANICAL:

- Adequate lighting and plumbing, standard fixtures

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	S1206	Sec 12/SPRESUSE	2-ST/1-CW
	S1208	Sec 12/SPRESUSE	2-ST/2-CW
	S1210	Sec 12/SPRESUSE	3-ST/1-CW
	S1212	Sec 12/SPRESUSE	3-ST/2-CW

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
=====	=====	=====	=====	=====
V	MASONRY VENEER	MA	202VF	S12/BL02/CL-D BV/FR
V	MASONRY VENEER	MA	204VF	S12/BL04/CL-D BV/FR
V	MASONRY VENEER	MA	206VF	S12/BL06/CL-D BV/FR
V	MASONRY VENEER	MA	208VF	S12/BL08/CL-D BV/FR
V	MASONRY VENEER	MA	210VF	S12/BL10/CL-D BV/FR
V	MASONRY VENEER	MA	212VF	S12/BL12/CL-D BV/FR

MODEL DETAIL - MASONRY VENEER/FAIR

DESCRIPTION -- EXTERIOR:

- Brick veneer, standard sash

DESCRIPTION -- INTERIOR:

- Drywall, carpet, vinyl composition

DESCRIPTION -- LIGHTING/PLUMBING/MECHANICAL:

- Standard fixtures

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

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	S1204	Sec 12/SPRESUSE 1-ST/2-CW
	S1206	Sec 12/SPRESUSE 2-ST/1-CW
	S1208	Sec 12/SPRESUSE 2-ST/2-CW
	S1210	Sec 12/SPRESUSE 3-ST/1-CW
	S1212	Sec 12/SPRESUSE 3-ST/2-CW

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION----

CLASS	DESCRIPTION	COMPONENT		
		TYPE	CODE	DESCRIPTION
=====	=====	=====	=====	=====
V	MASONRY VENEER	MA	202VL	S12/BL02/CL-D BV/LC
V	MASONRY VENEER	MA	204VL	S12/BL04/CL-D BV/LC
V	MASONRY VENEER	MA	206VL	S12/BL06/CL-D BV/LC
V	MASONRY VENEER	MA	208VL	S12/BL08/CL-D BV/LC
V	MASONRY VENEER	MA	210VL	S12/BL10/CL-D BV/LC
V	MASONRY VENEER	MA	212VL	S12/BL12/CL-D BV/LC

MODEL DETAIL ----- MASONRY VENEER/LOW COST

DESCRIPTION - EXTERIOR:

- Brick veneer, minimum roof, sash

DESCRIPTION - INTERIOR:

- Drywall and paint, asphalt tile

DESCRIPTION - LIGHTING/PLUMBING/MECHANICAL:

- Minimum, low-cost fixtures

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

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DESCRIPTION CODE/TEXT -	S1202	Sec 12/SPRESUSE 1-ST/1-CW
	S1204	Sec 12/SPRESUSE 1-ST/2-CW
	S1206	Sec 12/SPRESUSE 2-ST/1-CW
	S1208	Sec 12/SPRESUSE 2-ST/2-CW
	S1210	Sec 12/SPRESUSE 3-ST/1-CW
	S1212	Sec 12/SPRESUSE 3-ST/2-CW

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-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
=====	=====	=====	=====	=====	=====
D	WOOD LOAD BEARING	MA	202DE	S12/BL02/CL-D	/EX
D	WOOD LOAD BEARING	MA	204DE	S12/BL04/CL-D	/EX
D	WOOD LOAD BEARING	MA	206DE	S12/BL06/CL-D	/EX
D	WOOD LOAD BEARING	MA	208DE	S12/BL08/CL-D	/EX
D	WOOD LOAD BEARING	MA	210DE	S12/BL10/CL-D	/EX
D	WOOD LOAD BEARING	MA	212DE	S12/BL12/CL-D	/EX

MODEL DETAIL - WOOD LOAD BEARING/EXCELLENT

DESCRIPTION -- EXTERIOR:

- Best stucco, or siding, brick or stone trim, heavy roof, tile, slate, metal

DESCRIPTION -- INTERIOR:

- Plaster, paint, paper, paneling, fine hardwood, vinyl, carpet

DESCRIPTION -- LIGHTING/PLUMBING/MECHANICAL:

- Best lighting and plumbing, one bath per bedroom

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12 - MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Semi-Detached

DESCRIPTION CODE/TEXT -	S1202	Sec 12/SPRESUSE 1-ST/1-CW
	S1204	Sec 12/SPRESUSE 1-ST/2-CW
	S1206	Sec 12/SPRESUSE 2-ST/1-CW
	S1208	Sec 12/SPRESUSE 2-ST/2-CW
	S1210	Sec 12/SPRESUSE 3-ST/1-CW
	S1212	Sec 12/SPRESUSE 3-ST/2-CW

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
=====	=====	=====	=====	=====	=====
D	WOOD LOAD BEARING	MA	202DG	S12/BL02/CL-D	/GD
D	WOOD LOAD BEARING	MA	204DG	S12/BL04/CL-D	/GD
D	WOOD LOAD BEARING	MA	206DG	S12/BL06/CL-D	/GD
D	WOOD LOAD BEARING	MA	208DG	S12/BL08/CL-D	/GD
D	WOOD LOAD BEARING	MA	210DG	S12/BL10/CL-D	/GD
D	WOOD LOAD BEARING	MA	212DG	S12/BL12/CL-D	/GD

MODEL DETAIL ----- WOOD LOAD BEARING/GOOD

DESCRIPTION - EXTERIOR:

- Good stucco or siding, brick trim, good roof, good fenestration

DESCRIPTION - INTERIOR:

- Plaster or gypsum board, paint, hardwood, vinyl composition, carpet

DESCRIPTION - LIGHTING/PLUMBING/MECHANICAL:

- Good lighting and plumbing, one bath per two bedrooms

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12 - MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Semi-Detached

DESCRIPTION CODE/TEXT -	S1202	Sec 12/SPRESUSE 1-ST/1-CW
	S1204	Sec 12/SPRESUSE 1-ST/2-CW
	S1206	Sec 12/SPRESUSE 2-ST/1-CW
	S1208	Sec 12/SPRESUSE 2-ST/2-CW
	S1210	Sec 12/SPRESUSE 3-ST/1-CW
	S1212	Sec 12/SPRESUSE 3-ST/2-CW

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-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
=====	=====	=====	=====	=====	=====
D	WOOD LOAD BEARING	MA	202DA	S12/BL02/CL-D	/AV
D	WOOD LOAD BEARING	MA	204DA	S12/BL04/CL-D	/AV
D	WOOD LOAD BEARING	MA	206DA	S12/BL06/CL-D	/AV
D	WOOD LOAD BEARING	MA	208DA	S12/BL08/CL-D	/AV
D	WOOD LOAD BEARING	MA	210DA	S12/BL10/CL-D	/AV
D	WOOD LOAD BEARING	MA	212DA	S12/BL12/CL-D	/AV

MODEL DETAIL - WOOD LOAD BEARING/AVERAGE

DESCRIPTION -- EXTERIOR:

- Stucco or siding, little trim, built-up or asphalt shingle roof

DESCRIPTION -- INTERIOR:

- Plaster or gypsum board, hardwood, vinyl composition, carpet

DESCRIPTION -- LIGHTING/PLUMBING/MECHANICAL:

- Adequate lighting and plumbing, standard fixtures

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12 - MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Semi-Detached

DESCRIPTION CODE/TEXT -	S1202	Sec 12/SPRESUSE 1-ST/1-CW
	S1204	Sec 12/SPRESUSE 1-ST/2-CW
	S1206	Sec 12/SPRESUSE 2-ST/1-CW
	S1208	Sec 12/SPRESUSE 2-ST/2-CW
	S1210	Sec 12/SPRESUSE 3-ST/1-CW
	S1212	Sec 12/SPRESUSE 3-ST/2-CW

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-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		
		TYPE	CODE	DESCRIPTION
=====	=====	=====	=====	=====
D	WOOD LOAD BEARING	MA	202DF	S12/BL02/CL-D /FR
D	WOOD LOAD BEARING	MA	204DF	S12/BL04/CL-D /FR
D	WOOD LOAD BEARING	MA	206DF	S12/BL06/CL-D /FR
D	WOOD LOAD BEARING	MA	208DF	S12/BL08/CL-D /FR
D	WOOD LOAD BEARING	MA	210DF	S12/BL10/CL-D /FR
D	WOOD LOAD BEARING	MA	212DF	S12/BL12/CL-D /FR

MODEL DETAIL - WOOD LOAD BEARING/FAIR

DESCRIPTION -- EXTERIOR:

- Siding or stucco, standard sash

DESCRIPTION -- INTERIOR:

- Drywall, carpet, vinyl composition

DESCRIPTION -- LIGHTING/PLUMBING/MECHANICAL:

- Standard fixtures

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12 - MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Semi-Detached

DESCRIPTION CODE/TEXT -	S1202	Sec 12/SPRESUSE 1-ST/1-CW
	S1204	Sec 12/SPRESUSE 1-ST/2-CW
	S1206	Sec 12/SPRESUSE 2-ST/1-CW
	S1208	Sec 12/SPRESUSE 2-ST/2-CW
	S1210	Sec 12/SPRESUSE 3-ST/1-CW
	S1212	Sec 12/SPRESUSE 3-ST/2-CW

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-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
=====	=====	=====	=====	=====	=====
D	WOOD LOAD BEARING	MA	202DL	S12/BL02/CL-D	/LC
D	WOOD LOAD BEARING	MA	204DL	S12/BL04/CL-D	/LC
D	WOOD LOAD BEARING	MA	206DL	S12/BL06/CL-D	/LC
D	WOOD LOAD BEARING	MA	208DL	S12/BL08/CL-D	/LC
D	WOOD LOAD BEARING	MA	210DL	S12/BL10/CL-D	/LC
D	WOOD LOAD BEARING	MA	212DL	S12/BL12/CL-D	/LC

MODEL DETAIL - WOOD LOAD BEARING/LOW COST

DESCRIPTION -- EXTERIOR:

- Low-cost siding, roof, sash

DESCRIPTION -- INTERIOR:

- Drywall and paint, asphalt tile

DESCRIPTION -- LIGHTING/PLUMBING/MECHANICAL:

- Minimum, low-cost fixtures

DURHAM COUNTY, NORTH CAROLINA
OFFICE OF TAX ADMINISTRATION
UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES
VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL
IMPROVEMENTS

SECTION - 12

MULTI-FAMILY RESIDENCES AND MOTELS

OCCUPANCY ----- Motels

DESCRIPTION CODE - S1214

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels

DESCRIPTION CODE - S1214

DESCRIPTION TEXT - Sec 12/Motels

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Motels are multiple sleeping units of three or fewer stories, with or without individual kitchen facilities, and designed for transient occupancy.

An amount of office, lobby, coffee shop, meeting room and managers' living space commensurate with the number of units and building quality is included in the square foot rate.

For non-typical large restaurants and/or lounges, see Section 13.

For non-typical large convention halls, see Section 16.

Swimming pools and/or enclosures, value as separate elements.

Class -A- or -B- structures, use Section 11/Hotels.

See also S1216/Motel Off-Apt-Loby, S1218/Motel Guest Rooms for alternate pricing method.

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels

DESCRIPTION CODE - S1214

DESCRIPTION TEXT - Sec 12/Motels

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
=====	=====	=====	=====	=====	=====
C	MASONRY LOAD BEARING	MA	214CE	S12/BL14/CL-C	/EX
C	MASONRY LOAD BEARING	MA	214CG	S12/BL14/CL-C	/GD
C	MASONRY LOAD BEARING	MA	214CA	S12/BL14/CL-C	/AV
C	MASONRY LOAD BEARING	MA	214CF	S12/BL14/CL-C	/FR
C	MASONRY LOAD BEARING	MA	214CL	S12/BL14/CL-C	/LC
C	MASONRY LOAD BEARING	MA	214CC	S12/BL14/CL-C	/CH
D	WOOD LOAD BEARING	MA	214DE	S12/BL14/CL-D	/EX
D	WOOD LOAD BEARING	MA	214DG	S12/BL14/CL-D	/GD
D	WOOD LOAD BEARING	MA	214DA	S12/BL14/CL-D	/AV
D	WOOD LOAD BEARING	MA	214DF	S12/BL14/CL-D	/FR
D	WOOD LOAD BEARING	MA	214DL	S12/BL14/CL-D	/LC
D	WOOD LOAD BEARING	MA	214DC	S12/BL14/CL-D	/CH
S	INCOMBUSTIBLE METAL	MA	214SA	S12/BL14/CL-S	/AV

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels

DESCRIPTION CODE - S1214

DESCRIPTION TEXT - Sec 12/Motels

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
C	MASONRY LOAD BEARING	MA	214CE	S12/BL14/CL-C	/EX
C	MASONRY LOAD BEARING	MA	214CG	S12/BL14/CL-C	/GD
C	MASONRY LOAD BEARING	MA	214CA	S12/BL14/CL-C	/AV
C	MASONRY LOAD BEARING	MA	214CF	S12/BL14/CL-C	/FR
C	MASONRY LOAD BEARING	MA	214CL	S12/BL14/CL-C	/LC
C	MASONRY LOAD BEARING	MA	214CC	S12/BL14/CL-C	/CH

MODEL DETAIL - **MASONRY LOAD BEARING/EXCELLENT**

DESCRIPTION - EXTERIOR FINISH:

- Face brick, stone, metal and glass panels, highly decorative lobby

DESCRIPTION - INTERIOR FINISH:

- Plaster & vinyl finishes, good carpet, built-in luxury items, good support service

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting, many outlets, good plumbing, TV and FM circuits

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels

DESCRIPTION CODE - S1214

DESCRIPTION TEXT - Sec 12/Motels

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	214CE	S12/BL14/CL-C /EX
C	MASONRY LOAD BEARING	MA	214CG	S12/BL14/CL-C /GD
C	MASONRY LOAD BEARING	MA	214CA	S12/BL14/CL-C /AV
C	MASONRY LOAD BEARING	MA	214CF	S12/BL14/CL-C /FR
C	MASONRY LOAD BEARING	MA	214CL	S12/BL14/CL-C /LC
C	MASONRY LOAD BEARING	MA	214CC	S12/BL14/CL-C /CH

MODEL DETAIL - **MASONRY LOAD BEARING/GOOD**

DESCRIPTION - EXTERIOR FINISH:

- Brick and stone trim, large glass areas, typical better chain motel

DESCRIPTION - INTERIOR FINISH:

- Plaster/drywall and paint, good carpet, some built-in extras, support services

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Some good suites, lighting and plumbing fixtures, TV circuits

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels

DESCRIPTION CODE - S1214

DESCRIPTION TEXT - Sec 12/Motels

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	214CE	S12/BL14/CL-C /EX
C	MASONRY LOAD BEARING	MA	214CG	S12/BL14/CL-C /GD
C	MASONRY LOAD BEARING	MA	214CA	S12/BL14/CL-C /AV
C	MASONRY LOAD BEARING	MA	214CF	S12/BL14/CL-C /FR
C	MASONRY LOAD BEARING	MA	214CL	S12/BL14/CL-C /LC
C	MASONRY LOAD BEARING	MA	214CC	S12/BL14/CL-C /CH

MODEL DETAIL - **MASONRY LOAD BEARING/AVERAGE**

DESCRIPTION - EXTERIOR FINISH:

- Common brick or block, little ornamentation, commercial style

DESCRIPTION - INTERIOR FINISH:

- Painted block, drywall, few extras, carpet, vinyl composition, hospitality room

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and plumbing, TV circuits, some good fixtures

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels

DESCRIPTION CODE - S1214

DESCRIPTION TEXT - Sec 12/Motels

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	214CE	S12/BL14/CL-C /EX
C	MASONRY LOAD BEARING	MA	214CG	S12/BL14/CL-C /GD
C	MASONRY LOAD BEARING	MA	214CA	S12/BL14/CL-C /AV
C	MASONRY LOAD BEARING	MA	214CF	S12/BL14/CL-C /FR
C	MASONRY LOAD BEARING	MA	214CL	S12/BL14/CL-C /LC
C	MASONRY LOAD BEARING	MA	214CC	S12/BL14/CL-C /CH

MODEL DETAIL - **MASONRY LOAD BEARING/FAIR**

DESCRIPTION - EXTERIOR FINISH:

- Block or brick, standard front, small lobby, vending area

DESCRIPTION - INTERIOR FINISH:

- Drywall, carpet, vinyl composition, minimum suites, no food services

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Standard fixtures, guest laundry, small lobby restrooms

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels

DESCRIPTION CODE - S1214

DESCRIPTION TEXT - Sec 12/Motels

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	214CE	S12/BL14/CL-C /EX
C	MASONRY LOAD BEARING	MA	214CG	S12/BL14/CL-C /GD
C	MASONRY LOAD BEARING	MA	214CA	S12/BL14/CL-C /AV
C	MASONRY LOAD BEARING	MA	214CF	S12/BL14/CL-C /FR
C	MASONRY LOAD BEARING	MA	214CL	S12/BL14/CL-C /LC
C	MASONRY LOAD BEARING	MA	214CC	S12/BL14/CL-C /CH

MODEL DETAIL - **MASONRY LOAD BEARING/LOW COST**

DESCRIPTION - EXTERIOR FINISH:

- Concrete block, small office, outside entries

DESCRIPTION - INTERIOR FINISH:

- Painted walls, carpet, vinyl composition tile, budget rooms

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Minimum code, low-cost fixtures

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels

DESCRIPTION CODE - S1214

DESCRIPTION TEXT - Sec 12/Motels

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	214CE	S12/BL14/CL-C /EX
C	MASONRY LOAD BEARING	MA	214CG	S12/BL14/CL-C /GD
C	MASONRY LOAD BEARING	MA	214CA	S12/BL14/CL-C /AV
C	MASONRY LOAD BEARING	MA	214CF	S12/BL14/CL-C /FR
C	MASONRY LOAD BEARING	MA	214CL	S12/BL14/CL-C /LC
C	MASONRY LOAD BEARING	MA	214CC	S12/BL14/CL-C /CH

MODEL DETAIL - **MASONRY LOAD BEARING/CHEAP**

DESCRIPTION - EXTERIOR FINISH:

- Cheap block, no trim

DESCRIPTION - INTERIOR FINISH:

- Minimum finish, very plain

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Minimum code throughout

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels

DESCRIPTION CODE - S1214

DESCRIPTION TEXT - Sec 12/Motels

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	214DE	S12/BL14/CL-D /EX
D	WOOD LOAD BEARING	MA	214DG	S12/BL14/CL-D /GD
D	WOOD LOAD BEARING	MA	214DA	S12/BL14/CL-D /AV
D	WOOD LOAD BEARING	MA	214DF	S12/BL14/CL-D /FR
D	WOOD LOAD BEARING	MA	214DL	S12/BL14/CL-D /LC
D	WOOD LOAD BEARING	MA	214DC	S12/BL14/CL-D /CH

MODEL DETAIL - **WOOD LOAD BEARING/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick, stone veneer, metal and glass panels, highly decorative lobby

DESCRIPTION -- INTERIOR FINISH:

- Plaster & vinyl finishes, good carpet, built-in luxury items, good support services

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting, many outlets, good plumbing, TV and FM circuits

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels

DESCRIPTION CODE - S1214

DESCRIPTION TEXT - Sec 12/Motels

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	214DE	S12/BL14/CL-D /EX
D	WOOD LOAD BEARING	MA	214DG	S12/BL14/CL-D /GD
D	WOOD LOAD BEARING	MA	214DA	S12/BL14/CL-D /AV
D	WOOD LOAD BEARING	MA	214DF	S12/BL14/CL-D /FR
D	WOOD LOAD BEARING	MA	214DL	S12/BL14/CL-D /LC
D	WOOD LOAD BEARING	MA	214DC	S12/BL14/CL-D /CH

MODEL DETAIL - **WOOD LOAD BEARING/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Brick and stone trim, large glass areas, typical better chain motel

DESCRIPTION -- INTERIOR FINISH:

- Plaster/drywall and paint, good carpet, some built-in extras, support services

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Some good suites, lighting and plumbing fixtures, TV circuits

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels

DESCRIPTION CODE - S1214

DESCRIPTION TEXT - Sec 12/Motels

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	214DE	S12/BL14/CL-D /EX
D	WOOD LOAD BEARING	MA	214DG	S12/BL14/CL-D /GD
D	WOOD LOAD BEARING	MA	214DA	S12/BL14/CL-D /AV
D	WOOD LOAD BEARING	MA	214DF	S12/BL14/CL-D /FR
D	WOOD LOAD BEARING	MA	214DL	S12/BL14/CL-D /LC
D	WOOD LOAD BEARING	MA	214DC	S12/BL14/CL-D /CH

MODEL DETAIL - **WOOD LOAD BEARING/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Good stucco and siding, little ornamentation, commercial style

DESCRIPTION -- INTERIOR FINISH:

- Drywall or plaster, few extras, carpet, vinyl composition, breakfast hospitality room

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and plumbing, TV circuits, some good fixtures

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels

DESCRIPTION CODE - S1214

DESCRIPTION TEXT - Sec 12/Motels

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	214DE	S12/BL14/CL-D /EX
D	WOOD LOAD BEARING	MA	214DG	S12/BL14/CL-D /GD
D	WOOD LOAD BEARING	MA	214DA	S12/BL14/CL-D /AV
D	WOOD LOAD BEARING	MA	214DF	S12/BL14/CL-D /FR
D	WOOD LOAD BEARING	MA	214DL	S12/BL14/CL-D /LC
D	WOOD LOAD BEARING	MA	214DC	S12/BL14/CL-D /CH

MODEL DETAIL - **WOOD LOAD BEARING/FAIR**

DESCRIPTION -- EXTERIOR FINISH:

- Siding or stucco, standard front, small lobby, vending area

DESCRIPTION -- INTERIOR FINISH:

- Drywall, carpet, vinyl composition, minimum suites, no food services

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Standard fixtures, guest laundry, small lobby restrooms

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels

DESCRIPTION CODE - S1214

DESCRIPTION TEXT - Sec 12/Motels

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	214DE	S12/BL14/CL-D /EX
D	WOOD LOAD BEARING	MA	214DG	S12/BL14/CL-D /GD
D	WOOD LOAD BEARING	MA	214DA	S12/BL14/CL-D /AV
D	WOOD LOAD BEARING	MA	214DF	S12/BL14/CL-D /FR
D	WOOD LOAD BEARING	MA	214DL	S12/BL14/CL-D /LC
D	WOOD LOAD BEARING	MA	214DC	S12/BL14/CL-D /CH

MODEL DETAIL - **WOOD LOAD BEARING/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Siding or stucco, small office, outside entries

DESCRIPTION -- INTERIOR FINISH:

- Drywall, carpet, vinyl composition tile, budget rooms

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum code, low-cost fixtures

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels

DESCRIPTION CODE - S1214

DESCRIPTION TEXT - Sec 12/Motels

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	214DE	S12/BL14/CL-D /EX
D	WOOD LOAD BEARING	MA	214DG	S12/BL14/CL-D /GD
D	WOOD LOAD BEARING	MA	214DA	S12/BL14/CL-D /AV
D	WOOD LOAD BEARING	MA	214DF	S12/BL14/CL-D /FR
D	WOOD LOAD BEARING	MA	214DL	S12/BL14/CL-D /LC
D	WOOD LOAD BEARING	MA	214DC	S12/BL14/CL-D /CH

MODEL DETAIL - **WOOD LOAD BEARING/CHEAP**

DESCRIPTION -- EXTERIOR FINISH:

- Cheap siding, no trim

DESCRIPTION -- INTERIOR FINISH:

- Minimum finish, very plain

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum code throughout

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels

DESCRIPTION CODE - S1214

DESCRIPTION TEXT - Sec 12/Motels

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	214SA	S12/BL14/CL-S /AV

MODEL DETAIL - **INCOMBUSTIBLE METAL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Insulated panels, some ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Drywall, carpet and vinyl composition, breakfast hospitality room

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and plumbing, TV circuits, some good finish

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels

DESCRIPTION CODE - S1214
 DESCRIPTION TEXT - Sec 12/Motels

=====

NON-MAIN AREA ---- CLASS C - BASEMENT UNITS (COMPLETELY BELOW GRADE)

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
<A	COM/S12/BSMT-LVG UNT	21400	S1214/BMT UNT/CL-C/EX	MOTELS
<A	COM/S12/BSMT-LVG UNT	21402	S1214/BMT UNT/CL-C/GD	MOTELS
<A	COM/S12/BSMT-LVG UNT	21404	S1214/BMT UNT/CL-C/AV	MOTELS
<A	COM/S12/BSMT-LVG UNT	21406	S1214/BMT UNT/CL-C/FR	MOTELS
<A	COM/S12/BSMT-LVG UNT	21408	S1214/BMT UNT/CL-C/LC	MOTELS
<A	COM/S12/BSMT-LVG UNT	21410	S1214/BMT UNT/CL-C/CH	MOTELS

MODEL DETAIL - MASONRY LOAD BEARING/BASEMENT UNIT

DESCRIPTION - EXTERIOR FINISH:
 - Equal to Class/Quality of above grade units

DESCRIPTION - INTERIOR FINISH:
 - Equal to Class/Quality of above grade units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:
 - Equal to Class/Quality of above grade units

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels

DESCRIPTION CODE - S1214

DESCRIPTION TEXT - Sec 12/Motels

=====

NON-MAIN AREA ---- CLASS D - BASEMENT UNITS (COMPLETELY BELOW GRADE)

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
<A	COM/S12/BSMT-LVG UNT	21420	S1214/BMT UNT/CL-D/EX	MOTELS
<A	COM/S12/BSMT-LVG UNT	21422	S1214/BMT UNT/CL-D/GD	MOTELS
<A	COM/S12/BSMT-LVG UNT	21424	S1214/BMT UNT/CL-D/AV	MOTELS
<A	COM/S12/BSMT-LVG UNT	21426	S1214/BMT UNT/CL-D/FR	MOTELS
<A	COM/S12/BSMT-LVG UNT	21428	S1214/BMT UNT/CL-D/LC	MOTELS
<A	COM/S12/BSMT-LVG UNT	21430	S1214/BMT UNT/CL-D/CH	MOTELS

MODEL DETAIL - WOOD LOAD BEARING/BASEMENT UNIT

DESCRIPTION - EXTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - INTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Equal to Class/Quality of above grade units

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels

DESCRIPTION CODE - S1214

DESCRIPTION TEXT - Sec 12/Motels

=====

NON-MAIN AREA ---- CLASS S - BASEMENT UNITS (COMPLETELY BELOW GRADE)

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
<A	COM/S12/BSMT-LVG UNT	21440	S1214/BMT UNT/CL-S/AV	MOTELS

MODEL DETAIL - **INCOMBUSTIBLE METAL/BASEMENT UNIT**

DESCRIPTION - EXTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - INTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Equal to Class/Quality of above grade units

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels

DESCRIPTION CODE - S1214

DESCRIPTION TEXT - Sec 12/Motels

=====

NON-MAIN AREA ---- CLASS C - SEMI-BASEMENT UNITS (PARTIALLY BELOW GRADE)

Type	-----Component----- Description	Code	-----Component----- Description	Building Occupancy
=====	=====	=====	=====	=====
<A	COM/S12/BSMT-LVG UNT	21450	S1214/SEMI UT/CL-C/EX	MOTELS
<A	COM/S12/BSMT-LVG UNT	21452	S1214/SEMI UT/CL-C/GD	MOTELS
<A	COM/S12/BSMT-LVG UNT	21454	S1214/SEMI UT/CL-C/AV	MOTELS
<A	COM/S12/BSMT-LVG UNT	21456	S1214/SEMI UT/CL-C/FR	MOTELS
<A	COM/S12/BSMT-LVG UNT	21458	S1214/SEMI UT/CL-C/LC	MOTELS
<A	COM/S12/BSMT-LVG UNT	21460	S1214/SEMI UT/CL-C/CH	MOTELS

MODEL DETAIL - MASONRY LOAD BEARING/SEMI-BASEMENT UNIT

DESCRIPTION - EXTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - INTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Equal to Class/Quality of above grade units

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels

DESCRIPTION CODE - S1214

DESCRIPTION TEXT - Sec 12/Motels

=====

NON-MAIN AREA ---- CLASS D - SEMI-BASEMENT UNITS (PARTIALLY BELOW GRADE)

Type	-----Component----- Description	Code	-----Component----- Description	Building Occupancy
=====	=====	=====	=====	=====
<A	COM/S12/BSMT-LVG UNT	21470	S1214/SEMI UT/CL-D/EX	MOTELS
<A	COM/S12/BSMT-LVG UNT	21472	S1214/SEMI UT/CL-D/GD	MOTELS
<A	COM/S12/BSMT-LVG UNT	21474	S1214/SEMI UT/CL-D/AV	MOTELS
<A	COM/S12/BSMT-LVG UNT	21476	S1214/SEMI UT/CL-D/FR	MOTELS
<A	COM/S12/BSMT-LVG UNT	21478	S1214/SEMI UT/CL-D/LC	MOTELS
<A	COM/S12/BSMT-LVG UNT	21480	S1214/SEMI UT/CL-D/CH	MOTELS

MODEL DETAIL - WOOD LOAD BEARING/SEMI-BASEMENT UNIT

DESCRIPTION - EXTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - INTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Equal to Class/Quality of above grade units

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels

DESCRIPTION CODE - S1214

DESCRIPTION TEXT - Sec 12/Motels

=====

NON-MAIN AREA ---- CLASS S - BASEMENT UNITS (COMPLETELY BELOW GRADE)

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
<A	COM/S12/BSMT-LVG UNT	21490	S1214/BMT UNT/CL-S/AV	MOTELS

MODEL DETAIL - **INCOMBUSTIBLE METAL/BASEMENT UNIT**

DESCRIPTION - EXTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - INTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Equal to Class/Quality of above grade units

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels

DESCRIPTION CODE - S1214

DESCRIPTION TEXT - Sec 12/Motels

=====

NON-MAIN AREA ---- CLASS C/D/S - BASEMENT - UTILITY

CLASS C/D/S - BASEMENT - FINISH

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
<B	COM/S12/BSMT-UTILITY	214-2	S1214/BMT UTL/CL-CDS	MOTELS
<D	COM/S12/BSMT-FINISH	214-2	S1214/BMT FIN/CL-CDS	MOTELS

BASEMENT - UTILITY

DESCRIPTION - EXTERIOR FINISH:

- Unfinished

DESCRIPTION - INTERIOR FINISH:

- Unfinished, no ceiling, few partitions

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and plumbing

BASEMENT - FINISH

DESCRIPTION - EXTERIOR FINISH:

- Plaster or drywall interior

DESCRIPTION - INTERIOR FINISH:

- Plaster/drywall, vinyl composition, finished ceiling, service functions

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and plumbing, utility and fixtures

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels

DESCRIPTION CODE - S1214

DESCRIPTION TEXT - Sec 12/Motels

=====

NON-MAIN AREA ---- CLASS C/D/S - MEZZANINES (OPEN)

-----Component----- Type	Description	-----Component----- Code	Description	Building Occupancy
=====	=====	=====	=====	=====
<E	COM/S12/MEZZANINES	214-2	S1214/MEZZ/CL-CDS	MOTELS

MEZZANINES (OPEN)

DESCRIPTION - EXTERIOR FINISH:

- Not Included

DESCRIPTION - INTERIOR FINISH:

- Open, finished floors and soffit

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting, no plumbing

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels

DESCRIPTION CODE - S1214

DESCRIPTION TEXT - Sec 12/Motels

=====

NON-MAIN AREA ---- CLASS C/D/S - BASEMENT - PARKING (AVERAGE AND LOW COST)

Type	Component Description	Code	Component Description	Building Occupancy
=====	=====	=====	=====	=====
<C	COM/S12/BSMT-PARKING	214-1	S1214/B PR-AV/CL-CDS	MOTELS
<C	COM/S12/BSMT-PARKING	214-2	S1214/B PR-LC/CL-CDS	MOTELS

BASEMENT - PARKING/AVERAGE

DESCRIPTION - EXTERIOR FINISH:

- Unfinished interior

DESCRIPTION - INTERIOR FINISH:

- Plaster/drywall ceiling, concrete floor, striping, stops

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting, floor drains, sprinklers not included

BASEMENT - PARKING/LOW COST

DESCRIPTION - EXTERIOR FINISH:

- Partially exposed, some ornamentation, unfinished interior

DESCRIPTION - INTERIOR FINISH:

- Finished ceiling, concrete floor, striping, stops

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting, drains, sprinklers not included

DURHAM COUNTY, NORTH CAROLINA
OFFICE OF TAX ADMINISTRATION
UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES
VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL
IMPROVEMENTS

SECTION - 12

MULTI-FAMILY RESIDENCES AND MOTELS

OCCUPANCY ----- Motels - Extended-Stay

DESCRIPTION CODE - S1215

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels - Extended-Stay

DESCRIPTION CODE - S1215

DESCRIPTION TEXT - Sec 12/Motels-Extd Stay

=====

Motels - Extended-Stay have larger rooms to accommodate kitchen facilities, but limited support facilities.

An amount of office, lobby, coffee shop, meeting rooms and managers' living space commensurate with the number of units and quality is included in the costs.

For non-typical large restaurants and/or lounges, see Section 13.

For non-typical large convention halls, see Section 16.

Swimming pools and/or enclosures, value as separate elements.

Class -A- or -B- structures, use Section 11/Hotels.

See also S1216/Motel Off-Apt-Lobby, S1218/Motel Guest Rooms for alternate pricing method.

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels - Extended-Stay

DESCRIPTION CODE - S1215

DESCRIPTION TEXT - Sec 12/Motels-Extd Stay

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
=====	=====	=====	=====	=====	=====
C	MASONRY LOAD BEARING	MA	215CG	S12/BL15/CL-C	/GD
C	MASONRY LOAD BEARING	MA	215CA	S12/BL15/CL-C	/AV
C	MASONRY LOAD BEARING	MA	215CF	S12/BL15/CL-C	/FR
C	MASONRY LOAD BEARING	MA	215CL	S12/BL15/CL-C	/LC
D	WOOD LOAD BEARING	MA	215DG	S12/BL15/CL-D	/GD
D	WOOD LOAD BEARING	MA	215DA	S12/BL15/CL-D	/AV
D	WOOD LOAD BEARING	MA	215DF	S12/BL15/CL-D	/FR
D	WOOD LOAD BEARING	MA	215DL	S12/BL15/CL-D	/LC

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels - Extended-Stay

DESCRIPTION CODE - S1215

DESCRIPTION TEXT - Sec 12/Motels-Extd Stay

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	215CG	S12/BL15/CL-C /GD
C	MASONRY LOAD BEARING	MA	215CA	S12/BL15/CL-C /AV
C	MASONRY LOAD BEARING	MA	215CF	S12/BL15/CL-C /FR
C	MASONRY LOAD BEARING	MA	215CL	S12/BL15/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/GOOD**

DESCRIPTION - EXTERIOR FINISH:

- Brick and stone trim, good glass areas, typical upscale motel

DESCRIPTION - INTERIOR FINISH:

- Plaster/drywall and vinyl, good carpet, some built-in extras, all suites

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and plumbing, wet bar, kitchen, TV circuits

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels - Extended-Stay

DESCRIPTION CODE - S1215

DESCRIPTION TEXT - Sec 12/Motels-Extd Stay

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	215CG	S12/BL15/CL-C /GD
C	MASONRY LOAD BEARING	MA	215CA	S12/BL15/CL-C /AV
C	MASONRY LOAD BEARING	MA	215CF	S12/BL15/CL-C /FR
C	MASONRY LOAD BEARING	MA	215CL	S12/BL15/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/AVERAGE**

DESCRIPTION - EXTERIOR FINISH:

- Common brick or block, little ornamentation, good lobby

DESCRIPTION - INTERIOR FINISH:

- Painted block, drywall, few extras, carpet, vinyl composition tile, mixed offsets and suites

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and plumbing, TV circuits, average kitchen

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels - Extended-Stay

DESCRIPTION CODE - S1215

DESCRIPTION TEXT - Sec 12/Motels-Extd Stay

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	215CG	S12/BL15/CL-C /GD
C	MASONRY LOAD BEARING	MA	215CA	S12/BL15/CL-C /AV
C	MASONRY LOAD BEARING	MA	215CF	S12/BL15/CL-C /FR
C	MASONRY LOAD BEARING	MA	215CL	S12/BL15/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/FAIR**

DESCRIPTION - EXTERIOR FINISH:

- Block or brick, standard to better economy motel

DESCRIPTION - INTERIOR FINISH:

- Drywall, carpet, vinyl composition, interior corridor, offset food area

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Standard fixtures and kitchenette space

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels - Extended-Stay

DESCRIPTION CODE - S1215

DESCRIPTION TEXT - Sec 12/Motels-Extd Stay

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	215CG	S12/BL15/CL-C /GD
C	MASONRY LOAD BEARING	MA	215CA	S12/BL15/CL-C /AV
C	MASONRY LOAD BEARING	MA	215CF	S12/BL15/CL-C /FR
C	MASONRY LOAD BEARING	MA	215CL	S12/BL15/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/LOW COST**

DESCRIPTION - EXTERIOR FINISH:

- Block or cheap brick,, low-cost roof, small office, budget type

DESCRIPTION - INTERIOR FINISH:

- Gypsum board & paint, vinyl composition tile, carpet, low-cost cabinets, single rooms

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Minimum, low-cost fixtures, minimum kitchenette area

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels - Extended-Stay

DESCRIPTION CODE - S1215

DESCRIPTION TEXT - Sec 12/Motels-Extd Stay

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	215DG	S12/BL15/CL-D /GD
D	WOOD LOAD BEARING	MA	215DA	S12/BL15/CL-D /AV
D	WOOD LOAD BEARING	MA	215DF	S12/BL15/CL-D /FR
D	WOOD LOAD BEARING	MA	215DL	S12/BL15/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Brick veneer, EIFS, good glass areas, typical upscale motel

DESCRIPTION -- INTERIOR FINISH:

- Plaster/drywall and vinyl, good carpet, some built-in extras, all suites

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and plumbing, wet bar, kitchen, TV circuits

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels - Extended-Stay

DESCRIPTION CODE - S1215

DESCRIPTION TEXT - Sec 12/Motels-Extd Stay

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	215DG	S12/BL15/CL-D /GD
D	WOOD LOAD BEARING	MA	215DA	S12/BL15/CL-D /AV
D	WOOD LOAD BEARING	MA	215DF	S12/BL15/CL-D /FR
D	WOOD LOAD BEARING	MA	215DL	S12/BL15/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Good stucco and siding, little ornamentation, good lobby

DESCRIPTION -- INTERIOR FINISH:

- Drywall or plaster, few extras, carpet, vinyl composition, mixed offsets and suites

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and plumbing, TV circuits, average kitchen

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels - Extended-Stay

DESCRIPTION CODE - S1215

DESCRIPTION TEXT - Sec 12/Motels-Extd Stay

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	215DG	S12/BL15/CL-D /GD
D	WOOD LOAD BEARING	MA	215DA	S12/BL15/CL-D /AV
D	WOOD LOAD BEARING	MA	215DF	S12/BL15/CL-D /FR
D	WOOD LOAD BEARING	MA	215DL	S12/BL15/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/FAIR**

DESCRIPTION -- EXTERIOR FINISH:

- Siding or stucco, standard to better economy motel

DESCRIPTION -- INTERIOR FINISH:

- Drywall, carpet, vinyl composition, interior corridor, offset food area

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Standard fixtures and kitchenette space

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	215DG	S12/BL15/CL-D /GD
D	WOOD LOAD BEARING	MA	215DA	S12/BL15/CL-D /AV
D	WOOD LOAD BEARING	MA	215DF	S12/BL15/CL-D /FR
D	WOOD LOAD BEARING	MA	215DL	S12/BL15/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Low-cost siding, roof, small office, budget type

DESCRIPTION -- INTERIOR FINISH:

- Drywall and paint, vinyl composition tile, carpet, low-cost cabinets, single rooms

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum low-cost fixtures, minimum kitchenette area

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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OCCUPANCY ----- Motels - Extended-Stay

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NON-MAIN AREA ---- CLASS C - BASEMENT UNITS (COMPLETELY BELOW GRADE)

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
<A	COM/S12/BSMT-LVG UNT	21502	S1215/BMT UNT/CL-C/GD	MTL-EX-S
<A	COM/S12/BSMT-LVG UNT	21504	S1215/BMT UNT/CL-C/AV	MTL-EX-S
<A	COM/S12/BSMT-LVG UNT	21506	S1215/BMT UNT/CL-C/FR	MTL-EX-S
<A	COM/S12/BSMT-LVG UNT	21508	S1215/BMT UNT/CL-C/LC	MTL-EX-S

MODEL DETAIL - MASONRY LOAD BEARING/BASEMENT UNIT (ROOM)

DESCRIPTION - EXTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - INTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Equal to Class/Quality of above grade units

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels - Extended-Stay

DESCRIPTION CODE - S1215

DESCRIPTION TEXT - Sec 12/Motels-Extd Stay

=====

NON-MAIN AREA ---- CLASS D - BASEMENT UNITS (COMPLETELY BELOW GRADE)

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
<A	COM/S12/BSMT-LVG UNT	21522	S1215/BMT UNT/CL-D/GD	MTL-EX-S
<A	COM/S12/BSMT-LVG UNT	21524	S1215/BMT UNT/CL-D/AV	MTL-EX-S
<A	COM/S12/BSMT-LVG UNT	21526	S1215/BMT UNT/CL-D/FR	MTL-EX-S
<A	COM/S12/BSMT-LVG UNT	21528	S1215/BMT UNT/CL-D/LC	MTL-EX-S

MODEL DETAIL - WOOD LOAD BEARING/BASEMENT UNIT (ROOM)

DESCRIPTION - EXTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - INTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Equal to Class/Quality of above grade units

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels - Extended-Stay

DESCRIPTION CODE - S1215

DESCRIPTION TEXT - Sec 12/Motels-Extd Stay

=====

NON-MAIN AREA ---- CLASS C - SEMI-BASEMENT UNITS (PARTIALLY BELOW GRADE)

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
<A	COM/S12/BSMT-LVG UNT	21552	S1215/SEMI UT/CL-C/GD	MTL-EX-S
<A	COM/S12/BSMT-LVG UNT	21554	S1215/SEMI UT/CL-C/AV	MTL-EX-S
<A	COM/S12/BSMT-LVG UNT	21556	S1215/SEMI UT/CL-C/FR	MTL-EX-S
<A	COM/S12/BSMT-LVG UNT	21558	S1215/SEMI UT/CL-C/LC	MTL-EX-S

MODEL DETAIL - MASONRY LOAD BEARING/SEMI-BASEMENT UNIT (ROOM)

DESCRIPTION - EXTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - INTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Equal to Class/Quality of above grade units

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels - Extended-Stay

DESCRIPTION CODE - S1215

DESCRIPTION TEXT - Sec 12/Motels-Extd Stay

=====

NON-MAIN AREA ---- CLASS D - SEMI-BASEMENT UNITS (PARTIALLY BELOW GRADE)

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
<A	COM/S12/BSMT-LVG UNT	21572	S1215/SEMI UT/CL-D/GD	MTL-EX-S
<A	COM/S12/BSMT-LVG UNT	21574	S1215/SEMI UT/CL-D/AV	MTL-EX-S
<A	COM/S12/BSMT-LVG UNT	21576	S1215/SEMI UT/CL-D/FR	MTL-EX-S
<A	COM/S12/BSMT-LVG UNT	21578	S1215/SEMI UT/CL-D/LC	MTL-EX-S

MODEL DETAIL - WOOD LOAD BEARING/SEMI-BASEMENT UNIT (ROOM)

DESCRIPTION - EXTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - INTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Equal to Class/Quality of above grade units

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

OCCUPANCY ----- Motels - Extended-Stay

DESCRIPTION CODE - S1215

DESCRIPTION TEXT - Sec 12/Motels-Extd Stay

NON-MAIN AREA ---- CLASS C/D - BASEMENT - UTILITY
CLASS C/D - BASEMENT - FINISH

Type	Component Description	Code	Component Description	Building Occupancy
<B	COM/S12/BSMT-UTILITY	215-2	S1215/BMT UTL/CL-CD	MTL-EX-S
<D	COM/S12/BSMT-FINISH	215-2	S1215/BMT FIN/CL-CD	MTL-EX-S

BASEMENT - UTILITY

DESCRIPTION - EXTERIOR FINISH:
- Unfinished

DESCRIPTION - INTERIOR FINISH:
- Unfinished, no ceiling, few partitions

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:
- Minimum lighting and plumbing

BASEMENT - FINISH

DESCRIPTION - EXTERIOR FINISH:
- Plaster or drywall interior

DESCRIPTION - INTERIOR FINISH:
- Plaster/drywall, vinyl composition, finished ceiling, service functions

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:
- Adequate lighting and plumbing, utility and fixtures

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels - Extended-Stay

DESCRIPTION CODE - S1215

DESCRIPTION TEXT - Sec 12/Motels-Extd Stay

=====

NON-MAIN AREA ---- CLASS C/D - MEZZANINES (OPEN)

-----Component----- Type	Description	-----Component----- Code	Description	Building Occupancy
=====	=====	=====	=====	=====
<E	COM/S12/MEZZANINES	215-2	S1215/MEZZ/CL-CD	MTL-EX-S

MEZZANINES (OPEN)

DESCRIPTION - EXTERIOR FINISH:

- Not Included

DESCRIPTION - INTERIOR FINISH:

- Open, finished floors and soffit

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting, no plumbing

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motels - Extended-Stay

DESCRIPTION CODE - S1215

DESCRIPTION TEXT - Sec 12/Motels-Extd Stay

=====

NON-MAIN AREA ---- CLASS C/D - BASEMENT - PARKING (AVERAGE AND LOW COST)

Type	Component Description	Code	Component Description	Building Occupancy
=====	=====	=====	=====	=====
<C	COM/S12/BSMT-PARKING	215-1	S1215/B PR-AV/CL-CD	MTL-EX-S
<C	COM/S12/BSMT-PARKING	215-2	S1215/B PR-LC/CL-CDS	MTL-EX-S

BASEMENT - PARKING/AVERAGE

DESCRIPTION - EXTERIOR FINISH:

- Unfinished interior

DESCRIPTION - INTERIOR FINISH:

- Plaster/drywall ceiling, concrete floor, striping, stops

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting, floor drains, sprinklers not included

BASEMENT - PARKING/LOW COST

DESCRIPTION - EXTERIOR FINISH:

- Partially exposed, some ornamentation, unfinished interior

DESCRIPTION - INTERIOR FINISH:

- Finished ceiling, concrete floor, striping, stops

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting, drains, sprinklers not included

DURHAM COUNTY, NORTH CAROLINA
OFFICE OF TAX ADMINISTRATION
UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL
IMPROVEMENTS

SECTION - 12

MULTI-FAMILY RESIDENCES AND MOTELS

OCCUPANCY ----- Motel Office-Apartment-Lobby

DESCRIPTION CODE - S1216

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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DESCRIPTION CODE - S1216

DESCRIPTION TEXT - Sec 12/Motel Office-Apartment-Lobby

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Occupancy Office-Apartment may be used in combination with S1218/Motel Guest Rooms as an alternate valuation method to S1214/Motels, or as stand-alone for appraisal of office-apartment associated with mini-warehouse developments, mobile home park developments, etc.

For prefabricated office and guardhouses, see Section 19 (64).

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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DESCRIPTION CODE - S1216

DESCRIPTION TEXT - Sec 12/Motel Office-Apartment-Lobby

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-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
C	MASONRY LOAD BEARING	MA	216CE	S12/BL16/CL-C	/EX
C	MASONRY LOAD BEARING	MA	216CG	S12/BL16/CL-C	/GD
C	MASONRY LOAD BEARING	MA	216CA	S12/BL16/CL-C	/AV
C	MASONRY LOAD BEARING	MA	216CL	S12/BL16/CL-C	/LC
C	MASONRY LOAD BEARING	MA	216CC	S12/BL16/CL-C	/CH
D	WOOD LOAD BEARING	MA	216DE	S12/BL16/CL-D	/EX
D	WOOD LOAD BEARING	MA	216DG	S12/BL16/CL-D	/GD
D	WOOD LOAD BEARING	MA	216DA	S12/BL16/CL-D	/AV
D	WOOD LOAD BEARING	MA	216DL	S12/BL16/CL-D	/LC
D	WOOD LOAD BEARING	MA	216DC	S12/BL16/CL-D	/CH
S	INCOMBUSTIBLE METAL	MA	216SA	S12/BL16/CL-S	/AV

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
=====	=====	=====	=====	=====	=====
C	MASONRY LOAD BEARING	MA	216CE	S12/BL16/CL-C	/EX
C	MASONRY LOAD BEARING	MA	216CG	S12/BL16/CL-C	/GD
C	MASONRY LOAD BEARING	MA	216CA	S12/BL16/CL-C	/AV
C	MASONRY LOAD BEARING	MA	216CL	S12/BL16/CL-C	/LC
C	MASONRY LOAD BEARING	MA	216CC	S12/BL16/CL-C	/CH

MODEL DETAIL - **MASONRY LOAD BEARING/EXCELLENT**

DESCRIPTION - EXTERIOR FINISH:

- Face brick, stone, metal and glass panels, highly decorative lobby

DESCRIPTION - INTERIOR FINISH:

- Plaster & vinyl finishes, good carpet and common area items

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting, many outlets, good plumbing, public restrooms

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	216CE	S12/BL16/CL-C /EX
C	MASONRY LOAD BEARING	MA	216CG	S12/BL16/CL-C /GD
C	MASONRY LOAD BEARING	MA	216CA	S12/BL16/CL-C /AV
C	MASONRY LOAD BEARING	MA	216CL	S12/BL16/CL-C /LC
C	MASONRY LOAD BEARING	MA	216CC	S12/BL16/CL-C /CH

MODEL DETAIL - **MASONRY LOAD BEARING/GOOD**

DESCRIPTION - EXTERIOR FINISH:

- Brick and stone trim, large glass areas, good lobby entry

DESCRIPTION - INTERIOR FINISH:

- Plaster/drywall and paint, good carpet, some built-in extras

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Good standard lighting and apartment plumbing fixtures

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	216CE	S12/BL16/CL-C /EX
C	MASONRY LOAD BEARING	MA	216CG	S12/BL16/CL-C /GD
C	MASONRY LOAD BEARING	MA	216CA	S12/BL16/CL-C /AV
C	MASONRY LOAD BEARING	MA	216CL	S12/BL16/CL-C /LC
C	MASONRY LOAD BEARING	MA	216CC	S12/BL16/CL-C /CH

MODEL DETAIL - **MASONRY LOAD BEARING/AVERAGE**

DESCRIPTION - EXTERIOR FINISH:

- Common brick or block, little ornamentation, commercial front

DESCRIPTION - INTERIOR FINISH:

- Painted block, drywall, few extras, carpet, vinyl composition tile, adequate apartment

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and plumbing, average residence fixtures

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	216CE	S12/BL16/CL-C /EX
C	MASONRY LOAD BEARING	MA	216CG	S12/BL16/CL-C /GD
C	MASONRY LOAD BEARING	MA	216CA	S12/BL16/CL-C /AV
C	MASONRY LOAD BEARING	MA	216CL	S12/BL16/CL-C /LC
C	MASONRY LOAD BEARING	MA	216CC	S12/BL16/CL-C /CH

MODEL DETAIL - **MASONRY LOAD BEARING/LOW COST**

DESCRIPTION - EXTERIOR FINISH:

- Block or cheap brick, low-cost roof, sash and office entrance

DESCRIPTION - INTERIOR FINISH:

- Gypsum board and paint, asphalt tile, low-cost cabinets, living quarters

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Minimum, low-cost fixtures and residence plumbing

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	216CE	S12/BL16/CL-C /EX
C	MASONRY LOAD BEARING	MA	216CG	S12/BL16/CL-C /GD
C	MASONRY LOAD BEARING	MA	216CA	S12/BL16/CL-C /AV
C	MASONRY LOAD BEARING	MA	216CL	S12/BL16/CL-C /LC
C	MASONRY LOAD BEARING	MA	216CC	S12/BL16/CL-C /CH

MODEL DETAIL - **MASONRY LOAD BEARING/CHEAP**

DESCRIPTION - EXTERIOR FINISH:

- Inexpensive block, small entry, little glass or trim

DESCRIPTION - INTERIOR FINISH:

- Registration office only, low-cost counters, vinyl composition

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Minimum office lighting, outlets and plumbing

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motel Office-Apartment-Lobby

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DESCRIPTION TEXT - Sec 12/Motel Office-Apartment-Lobby

=====

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		TYPE	CODE		
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D	WOOD LOAD BEARING	MA	216DG	S12/BL16/CL-D	/GD
D	WOOD LOAD BEARING	MA	216DA	S12/BL16/CL-D	/AV
D	WOOD LOAD BEARING	MA	216DL	S12/BL16/CL-D	/LC
D	WOOD LOAD BEARING	MA	216DC	S12/BL16/CL-D	/CH

MODEL DETAIL - **WOOD LOAD BEARING/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick, stone veneer, metal and glass panels, highly decorative lobby

DESCRIPTION -- INTERIOR FINISH:

- Plaster and vinyl finishes, good carpet and common area items

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting, many outlets, good plumbing, public restrooms

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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D	WOOD LOAD BEARING	MA	216DG	S12/BL16/CL-D /GD
D	WOOD LOAD BEARING	MA	216DA	S12/BL16/CL-D /AV
D	WOOD LOAD BEARING	MA	216DL	S12/BL16/CL-D /LC
D	WOOD LOAD BEARING	MA	216DC	S12/BL16/CL-D /CH

MODEL DETAIL - **WOOD LOAD BEARING/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Brick and stone trim, large glass areas, good lobby entry

DESCRIPTION -- INTERIOR FINISH:

- Plaster/drywall and paint, good carpet, some built-in extras

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good standard lighting and apartment plumbing fixtures

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
D	WOOD LOAD BEARING	MA	216DE	S12/BL16/CL-D	/EX
D	WOOD LOAD BEARING	MA	216DG	S12/BL16/CL-D	/GD
D	WOOD LOAD BEARING	MA	216DA	S12/BL16/CL-D	/AV
D	WOOD LOAD BEARING	MA	216DL	S12/BL16/CL-D	/LC
D	WOOD LOAD BEARING	MA	216DC	S12/BL16/CL-D	/CH

MODEL DETAIL - **WOOD LOAD BEARING/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Good stucco and siding, little ornamentation, commercial front

DESCRIPTION -- INTERIOR FINISH:

- Drywall or plaster, few extras, carpet, vinyl composition, adequate apartment

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and plumbing, average residence fixtures

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motel Office-Apartment-Lobby

DESCRIPTION CODE - S1216

DESCRIPTION TEXT - Sec 12/Motel Office-Apartment-Lobby

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	216DE	S12/BL16/CL-D /EX
D	WOOD LOAD BEARING	MA	216DG	S12/BL16/CL-D /GD
D	WOOD LOAD BEARING	MA	216DA	S12/BL16/CL-D /AV
D	WOOD LOAD BEARING	MA	216DL	S12/BL16/CL-D /LC
D	WOOD LOAD BEARING	MA	216DC	S12/BL16/CL-D /CH

MODEL DETAIL - **WOOD LOAD BEARING/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Siding or stucco, low-cost roof, sash and office entrance

DESCRIPTION -- INTERIOR FINISH:

- Gypsum board and paint, asphalt tile, low-cost cabinets, living quarters

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum, low-cost fixtures and residence plumbing

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motel Office-Apartment-Lobby

DESCRIPTION CODE - S1216

DESCRIPTION TEXT - Sec 12/Motel Office-Apartment-Lobby

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	216DE	S12/BL16/CL-D /EX
D	WOOD LOAD BEARING	MA	216DG	S12/BL16/CL-D /GD
D	WOOD LOAD BEARING	MA	216DA	S12/BL16/CL-D /AV
D	WOOD LOAD BEARING	MA	216DL	S12/BL16/CL-D /LC
D	WOOD LOAD BEARING	MA	216DC	S12/BL16/CL-D /CH

MODEL DETAIL - **WOOD LOAD BEARING/CHEAP**

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, plain entry

DESCRIPTION -- INTERIOR FINISH:

- Minimum office only, low-cost counters, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and plumbing

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motel Office-Apartment-Lobby

DESCRIPTION CODE - S1216

DESCRIPTION TEXT - Sec 12/Motel Office-Apartment-Lobby

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	216SA	S12/BL16/CL-S /AV

MODEL DETAIL - **INCOMBUSTIBLE METAL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Insulated panels, some ornamentation, commercial front

DESCRIPTION -- INTERIOR FINISH:

- Drywall, carpet and vinyl composition, few extras, adequate apartment

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and plumbing, average residence fixtures

DURHAM COUNTY, NORTH CAROLINA
OFFICE OF TAX ADMINISTRATION
UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL
IMPROVEMENTS

SECTION - 12

MULTI-FAMILY RESIDENCES AND MOTELS

OCCUPANCY ----- Motel Guest Rooms

DESCRIPTION CODE - S1218

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motel Guest Rooms

DESCRIPTION CODE - S1218

DESCRIPTION TEXT - Sec 12/Motel Guest Rooms

=====

Motel Guest Rooms, also known as guest sleeping room buildings, may be used in combination with S1216/Motel Office-Apartment, as an alternate valuation method to S1214/Motels.

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motel Guest Rooms

DESCRIPTION CODE - S1218

DESCRIPTION TEXT - Sec 12/Motel Guest Rooms

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
C	MASONRY LOAD BEARING	MA	218CE	S12/BL18/CL-C	/EX
C	MASONRY LOAD BEARING	MA	218CG	S12/BL18/CL-C	/GD
C	MASONRY LOAD BEARING	MA	218CA	S12/BL18/CL-C	/AV
C	MASONRY LOAD BEARING	MA	218CL	S12/BL18/CL-C	/LC
C	MASONRY LOAD BEARING	MA	218CC	S12/BL18/CL-C	/CH
D	WOOD LOAD BEARING	MA	218DE	S12/BL18/CL-D	/EX
D	WOOD LOAD BEARING	MA	218DG	S12/BL18/CL-D	/GD
D	WOOD LOAD BEARING	MA	218DA	S12/BL18/CL-D	/AV
D	WOOD LOAD BEARING	MA	218DL	S12/BL18/CL-D	/LC
D	WOOD LOAD BEARING	MA	218DC	S12/BL18/CL-D	/CH
S	INCOMBUSTIBLE METAL	MA	218SA	S12/BL18/CL-S	/AV

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

OCCUPANCY ----- Motel Guest Rooms

DESCRIPTION CODE - S1218

DESCRIPTION TEXT - Sec 12/Motel Guest Rooms

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
C	MASONRY LOAD BEARING	MA	218CE	S12/BL18/CL-C	/EX
C	MASONRY LOAD BEARING	MA	218CG	S12/BL18/CL-C	/GD
C	MASONRY LOAD BEARING	MA	218CA	S12/BL18/CL-C	/AV
C	MASONRY LOAD BEARING	MA	218CL	S12/BL18/CL-C	/LC
C	MASONRY LOAD BEARING	MA	218CC	S12/BL18/CL-C	/CH

MODEL DETAIL - **MASONRY LOAD BEARING/EXCELLENT**

DESCRIPTION - EXTERIOR FINISH:

- Face brick, stone, metal and glass panels, highly decorative

DESCRIPTION - INTERIOR FINISH:

- Plaster and vinyl finishes, good carpet and built-in luxury items

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting, many outlets, good plumbing, TV and FM circuits

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motel Guest Rooms

DESCRIPTION CODE - S1218

DESCRIPTION TEXT - Sec 12/Motel Guest Rooms

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	218CE	S12/BL18/CL-C /EX
C	MASONRY LOAD BEARING	MA	218CG	S12/BL18/CL-C /GD
C	MASONRY LOAD BEARING	MA	218CA	S12/BL18/CL-C /AV
C	MASONRY LOAD BEARING	MA	218CL	S12/BL18/CL-C /LC
C	MASONRY LOAD BEARING	MA	218CC	S12/BL18/CL-C /CH

MODEL DETAIL - **MASONRY LOAD BEARING/GOOD**

DESCRIPTION - EXTERIOR FINISH:

- Brick and stone trim, large window areas, typical large chain motel

DESCRIPTION - INTERIOR FINISH:

- Plaster/drywall and paint, good carpet, some built-in extras

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Good standard lighting and plumbing fixtures, TV circuits

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motel Guest Rooms

DESCRIPTION CODE - S1218

DESCRIPTION TEXT - Sec 12/Motel Guest Rooms

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	218CE	S12/BL18/CL-C /EX
C	MASONRY LOAD BEARING	MA	218CG	S12/BL18/CL-C /GD
C	MASONRY LOAD BEARING	MA	218CA	S12/BL18/CL-C /AV
C	MASONRY LOAD BEARING	MA	218CL	S12/BL18/CL-C /LC
C	MASONRY LOAD BEARING	MA	218CC	S12/BL18/CL-C /CH

MODEL DETAIL - **MASONRY LOAD BEARING/AVERAGE**

DESCRIPTION - EXTERIOR FINISH:

- Common brick or block, little ornamentation, commercial style

DESCRIPTION - INTERIOR FINISH:

- Painted block, drywall, few extras, carpet, vinyl composition

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and plumbing, TV circuits, average fixtures

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motel Guest Rooms

DESCRIPTION CODE - S1218

DESCRIPTION TEXT - Sec 12/Motel Guest Rooms

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-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	218CE	S12/BL18/CL-C /EX
C	MASONRY LOAD BEARING	MA	218CG	S12/BL18/CL-C /GD
C	MASONRY LOAD BEARING	MA	218CA	S12/BL18/CL-C /AV
C	MASONRY LOAD BEARING	MA	218CL	S12/BL18/CL-C /LC
C	MASONRY LOAD BEARING	MA	218CC	S12/BL18/CL-C /CH

MODEL DETAIL - **MASONRY LOAD BEARING/LOW COST**

DESCRIPTION - EXTERIOR FINISH:

- Concrete block, residential sash

DESCRIPTION - INTERIOR FINISH:

- Painted walls, carpet, asphalt tile

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Minimum code, low-cost fixtures

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motel Guest Rooms

DESCRIPTION CODE - S1218

DESCRIPTION TEXT - Sec 12/Motel Guest Rooms

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	218CE	S12/BL18/CL-C /EX
C	MASONRY LOAD BEARING	MA	218CG	S12/BL18/CL-C /GD
C	MASONRY LOAD BEARING	MA	218CA	S12/BL18/CL-C /AV
C	MASONRY LOAD BEARING	MA	218CL	S12/BL18/CL-C /LC
C	MASONRY LOAD BEARING	MA	218CC	S12/BL18/CL-C /CH

MODEL DETAIL - **MASONRY LOAD BEARING/CHEAP**

DESCRIPTION - EXTERIOR FINISH:

- Cheap block, no trim

DESCRIPTION - INTERIOR FINISH:

- Minimum finish, very plain

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Minimum code throughout

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

OCCUPANCY ----- Motel Guest Rooms

DESCRIPTION CODE - S1218

DESCRIPTION TEXT - Sec 12/Motel Guest Rooms

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	218DE	S12/BL18/CL-D /EX
D	WOOD LOAD BEARING	MA	218DG	S12/BL18/CL-D /GD
D	WOOD LOAD BEARING	MA	218DA	S12/BL18/CL-D /AV
D	WOOD LOAD BEARING	MA	218DL	S12/BL18/CL-D /LC
D	WOOD LOAD BEARING	MA	218DC	S12/BL18/CL-D /CH

MODEL DETAIL - **WOOD LOAD BEARING/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Face brick, stone veneer, metal and glass panels, highly decorative

DESCRIPTION -- INTERIOR FINISH:

- Plaster and vinyl finishes, good carpet and built-in luxury items

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting, many outlets, good plumbing, TV and FM circuits

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motel Guest Rooms

DESCRIPTION CODE - S1218

DESCRIPTION TEXT - Sec 12/Motel Guest Rooms

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	218DE	S12/BL18/CL-D /EX
D	WOOD LOAD BEARING	MA	218DG	S12/BL18/CL-D /GD
D	WOOD LOAD BEARING	MA	218DA	S12/BL18/CL-D /AV
D	WOOD LOAD BEARING	MA	218DL	S12/BL18/CL-D /LC
D	WOOD LOAD BEARING	MA	218DC	S12/BL18/CL-D /CH

MODEL DETAIL - **WOOD LOAD BEARING/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Brick and stone trim, large window areas, typical large chain motel

DESCRIPTION -- INTERIOR FINISH:

- Plaster/drywall and paint, good carpet, some built-in extras

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Some standard lighting and plumbing fixtures, TV circuits

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motel Guest Rooms

DESCRIPTION CODE - S1218

DESCRIPTION TEXT - Sec 12/Motel Guest Rooms

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	218DE	S12/BL18/CL-D /EX
D	WOOD LOAD BEARING	MA	218DG	S12/BL18/CL-D /GD
D	WOOD LOAD BEARING	MA	218DA	S12/BL18/CL-D /AV
D	WOOD LOAD BEARING	MA	218DL	S12/BL18/CL-D /LC
D	WOOD LOAD BEARING	MA	218DC	S12/BL18/CL-D /CH

MODEL DETAIL - **WOOD LOAD BEARING/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Good stucco and siding, little ornamentation, commercial style

DESCRIPTION -- INTERIOR FINISH:

- Drywall or plaster, few extras, carpet, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and plumbing, TV circuits, average fixtures

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motel Guest Rooms

DESCRIPTION CODE - S1218

DESCRIPTION TEXT - Sec 12/Motel Guest Rooms

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	218DE	S12/BL18/CL-D /EX
D	WOOD LOAD BEARING	MA	218DG	S12/BL18/CL-D /GD
D	WOOD LOAD BEARING	MA	218DA	S12/BL18/CL-D /AV
D	WOOD LOAD BEARING	MA	218DL	S12/BL18/CL-D /LC
D	WOOD LOAD BEARING	MA	218DC	S12/BL18/CL-D /CH

MODEL DETAIL - **WOOD LOAD BEARING/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Siding or stucco, residential sash

DESCRIPTION -- INTERIOR FINISH:

- Drywall, carpet, asphalt tile

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum code, low-cost fixtures

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motel Guest Rooms

DESCRIPTION CODE - S1218

DESCRIPTION TEXT - Sec 12/Motel Guest Rooms

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	218DE	S12/BL18/CL-D /EX
D	WOOD LOAD BEARING	MA	218DG	S12/BL18/CL-D /GD
D	WOOD LOAD BEARING	MA	218DA	S12/BL18/CL-D /AV
D	WOOD LOAD BEARING	MA	218DL	S12/BL18/CL-D /LC
D	WOOD LOAD BEARING	MA	218DC	S12/BL18/CL-D /CH

MODEL DETAIL - **WOOD LOAD BEARING/CHEAP**

DESCRIPTION -- EXTERIOR FINISH:

- Cheap siding, no trim

DESCRIPTION -- INTERIOR FINISH:

- Minimum finish, very plain

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum code throughout

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Motel Guest Rooms

DESCRIPTION CODE - S1218

DESCRIPTION TEXT - Sec 12/Motel Guest Rooms

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	218SA	S12/BL18/CL-S /AV

MODEL DETAIL - **INCOMBUSTIBLE METAL/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Insulated panels, some ornamentation

DESCRIPTION -- INTERIOR FINISH:

- Drywall, carpet and vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and plumbing, TV circuits, average finish

DURHAM COUNTY, NORTH CAROLINA
OFFICE OF TAX ADMINISTRATION
UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES
VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL
IMPROVEMENTS

SECTION - 12

MULTI-FAMILY RESIDENCES AND MOTELS

OCCUPANCY ----- Lodges

DESCRIPTION CODE - S1220

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Lodges

DESCRIPTION CODE - S1220

DESCRIPTION TEXT - Sec 12/Lodges

=====

Lodge occupancies are generally of rustic design with multiple sleeping units and lobby with some additional plumbing and kitchen facilities.

Better qualities include large formal dining and meeting rooms.

Swimming pools, value as separate elements.

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Lodges

DESCRIPTION CODE - S1220

DESCRIPTION TEXT - Sec 12/Lodges

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
=====	=====	=====	=====	=====	=====
C	MASONRY LOAD BEARING	MA	220CE	S12/BL20/CL-C	/EX
C	MASONRY LOAD BEARING	MA	220CV	S12/BL20/CL-C	/VG
C	MASONRY LOAD BEARING	MA	220CG	S12/BL20/CL-C	/GD
C	MASONRY LOAD BEARING	MA	220CA	S12/BL20/CL-C	/AV
C	MASONRY LOAD BEARING	MA	220CF	S12/BL20/CL-C	/FR
C	MASONRY LOAD BEARING	MA	220CL	S12/BL20/CL-C	/LC
C	MASONRY LOAD BEARING	MA	220CC	S12/BL20/CL-C	/CH
D	WOOD LOAD BEARING	MA	220DE	S12/BL20/CL-D	/EX
D	WOOD LOAD BEARING	MA	220DV	S12/BL20/CL-D	/VG
D	WOOD LOAD BEARING	MA	220DG	S12/BL20/CL-D	/GD
D	WOOD LOAD BEARING	MA	220DA	S12/BL20/CL-D	/AV
D	WOOD LOAD BEARING	MA	220DF	S12/BL20/CL-D	/FR
D	WOOD LOAD BEARING	MA	220DL	S12/BL20/CL-D	/LC
D	WOOD LOAD BEARING	MA	220DC	S12/BL20/CL-D	/CH

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Lodges

DESCRIPTION CODE - S1220

DESCRIPTION TEXT - Sec 12/Lodges

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
=====	=====	=====	=====	=====	=====
C	MASONRY LOAD BEARING	MA	220CE	S12/BL20/CL-C	/EX
C	MASONRY LOAD BEARING	MA	220CV	S12/BL20/CL-C	/VG
C	MASONRY LOAD BEARING	MA	220CG	S12/BL20/CL-C	/GD
C	MASONRY LOAD BEARING	MA	220CA	S12/BL20/CL-C	/AV
C	MASONRY LOAD BEARING	MA	220CF	S12/BL20/CL-C	/FR
C	MASONRY LOAD BEARING	MA	220CL	S12/BL20/CL-C	/LC
C	MASONRY LOAD BEARING	MA	220CC	S12/BL20/CL-C	/CH

MODEL DETAIL - **MASONRY LOAD BEARING/EXCELLENT**

DESCRIPTION - EXTERIOR FINISH:

- Best adobe, cut stone, heavy roof structure, shakes, tile, slate

DESCRIPTION - INTERIOR FINISH:

- Plaster, ornamental detail, fine carpet, stone, parquet or plank

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Some special fixtures, more than one bath per guestroom

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Lodges

DESCRIPTION CODE - S1220

DESCRIPTION TEXT - Sec 12/Lodges

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	220CE	S12/BL20/CL-C /EX
C	MASONRY LOAD BEARING	MA	220CV	S12/BL20/CL-C /VG
C	MASONRY LOAD BEARING	MA	220CG	S12/BL20/CL-C /GD
C	MASONRY LOAD BEARING	MA	220CA	S12/BL20/CL-C /AV
C	MASONRY LOAD BEARING	MA	220CF	S12/BL20/CL-C /FR
C	MASONRY LOAD BEARING	MA	220CL	S12/BL20/CL-C /LC
C	MASONRY LOAD BEARING	MA	220CC	S12/BL20/CL-C /CH

MODEL DETAIL - **MASONRY LOAD BEARING/VERY GOOD**

DESCRIPTION - EXTERIOR FINISH:

- Good adobe, stone, shakes or concrete tile roof on good surface

DESCRIPTION - INTERIOR FINISH:

- Very good plaster and detail, good-quality carpet or hardwood

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Top quality standard fixtures, electrical and plumbing

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Lodges

DESCRIPTION CODE - S1220

DESCRIPTION TEXT - Sec 12/Lodges

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C	MASONRY LOAD BEARING	MA	220CG	S12/BL20/CL-C /GD
C	MASONRY LOAD BEARING	MA	220CA	S12/BL20/CL-C /AV
C	MASONRY LOAD BEARING	MA	220CF	S12/BL20/CL-C /FR
C	MASONRY LOAD BEARING	MA	220CL	S12/BL20/CL-C /LC
C	MASONRY LOAD BEARING	MA	220CC	S12/BL20/CL-C /CH

MODEL DETAIL - **MASONRY LOAD BEARING/GOOD**

DESCRIPTION - EXTERIOR FINISH:

- Adobe, brick or good block and stucco, shakes or wood shingles

DESCRIPTION - INTERIOR FINISH:

- Good plaster or drywall, some ornamentation, carpet or hardwood

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and outlets, one full bathroom per guestroom

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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OCCUPANCY ----- Lodges

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C	MASONRY LOAD BEARING	MA	220CG	S12/BL20/CL-C /GD
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C	MASONRY LOAD BEARING	MA	220CF	S12/BL20/CL-C /FR
C	MASONRY LOAD BEARING	MA	220CL	S12/BL20/CL-C /LC
C	MASONRY LOAD BEARING	MA	220CC	S12/BL20/CL-C /CH

MODEL DETAIL - **MASONRY LOAD BEARING/AVERAGE**

DESCRIPTION - EXTERIOR FINISH:

- Brick or block, local field stone, wood or good asphalt shingle, elastomeric

DESCRIPTION - INTERIOR FINISH:

- Plaster or drywall, hardwood, vinyl composition, average carpet

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting/plumbing for each sleeping room

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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		TYPE	CODE	
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C	MASONRY LOAD BEARING	MA	220CV	S12/BL20/CL-C /VG
C	MASONRY LOAD BEARING	MA	220CG	S12/BL20/CL-C /GD
C	MASONRY LOAD BEARING	MA	220CA	S12/BL20/CL-C /AV
C	MASONRY LOAD BEARING	MA	220CF	S12/BL20/CL-C /FR
C	MASONRY LOAD BEARING	MA	220CL	S12/BL20/CL-C /LC
C	MASONRY LOAD BEARING	MA	220CC	S12/BL20/CL-C /CH

MODEL DETAIL - **MASONRY LOAD BEARING/FAIR**

DESCRIPTION - EXTERIOR FINISH:

- Adobe, block or brick, standard sash, asphalt shingle or built-up roof

DESCRIPTION - INTERIOR FINISH:

- Drywall or tinted plaster, carpet, vinyl composition tile, good softwood

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate standard lighting and plumbing

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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C	MASONRY LOAD BEARING	MA	220CG	S12/BL20/CL-C /GD
C	MASONRY LOAD BEARING	MA	220CA	S12/BL20/CL-C /AV
C	MASONRY LOAD BEARING	MA	220CF	S12/BL20/CL-C /FR
C	MASONRY LOAD BEARING	MA	220CL	S12/BL20/CL-C /LC
C	MASONRY LOAD BEARING	MA	220CC	S12/BL20/CL-C /CH

MODEL DETAIL - **MASONRY LOAD BEARING/LOW COST**

DESCRIPTION - EXTERIOR FINISH:

- Block or brick, asphalt shingle roof, few windows

DESCRIPTION - INTERIOR FINISH:

- Drywall, exposed block, vinyl composition tile, cheap hardwood

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Minimum standard lighting and plumbing, cheap fixtures

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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C	MASONRY LOAD BEARING	MA	220CG	S12/BL20/CL-C /GD
C	MASONRY LOAD BEARING	MA	220CA	S12/BL20/CL-C /AV
C	MASONRY LOAD BEARING	MA	220CF	S12/BL20/CL-C /FR
C	MASONRY LOAD BEARING	MA	220CL	S12/BL20/CL-C /LC
C	MASONRY LOAD BEARING	MA	220CC	S12/BL20/CL-C /CH

MODEL DETAIL - **MASONRY LOAD BEARING/CHEAP**

DESCRIPTION - EXTERIOR FINISH:

- Cheap block or brick, composition roof, low-cost sash

DESCRIPTION - INTERIOR FINISH:

- Painted block, few partitions, asphalt tile on slab or softwood

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Minimum, common baths

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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OCCUPANCY ----- Lodges

DESCRIPTION CODE - S1220

DESCRIPTION TEXT - Sec 12/Lodges

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
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D	WOOD LOAD BEARING	MA	220DV	S12/BL20/CL-D	/VG
D	WOOD LOAD BEARING	MA	220DG	S12/BL20/CL-D	/GD
D	WOOD LOAD BEARING	MA	220DA	S12/BL20/CL-D	/AV
D	WOOD LOAD BEARING	MA	220DF	S12/BL20/CL-D	/FR
D	WOOD LOAD BEARING	MA	220DL	S12/BL20/CL-D	/LC
D	WOOD LOAD BEARING	MA	220DC	S12/BL20/CL-D	/CH

MODEL DETAIL - **WOOD LOAD BEARING/EXCELLENT**

DESCRIPTION -- EXTERIOR FINISH:

- Half-timber, stone trim, rustic log, heavy rafters, slate, shakes

DESCRIPTION -- INTERIOR FINISH:

- Plaster, logs, ornamental detail, fine carpet, stone, parquet or plank

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Some special fixtures, more than one bath per guestroom

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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D	WOOD LOAD BEARING	MA	220DA	S12/BL20/CL-D /AV
D	WOOD LOAD BEARING	MA	220DF	S12/BL20/CL-D /FR
D	WOOD LOAD BEARING	MA	220DL	S12/BL20/CL-D /LC
D	WOOD LOAD BEARING	MA	220DC	S12/BL20/CL-D /CH

MODEL DETAIL - **WOOD LOAD BEARING/VERY GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Select logs, best siding, brick or stone trim, good shakes

DESCRIPTION -- INTERIOR FINISH:

- Very good logs or plaster and detail, good quality carpet or hardwood

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Top quality standard fixtures, electrical and plumbing

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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DESCRIPTION CODE - S1220

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D	WOOD LOAD BEARING	MA	220DG	S12/BL20/CL-D /GD
D	WOOD LOAD BEARING	MA	220DA	S12/BL20/CL-D /AV
D	WOOD LOAD BEARING	MA	220DF	S12/BL20/CL-D /FR
D	WOOD LOAD BEARING	MA	220DL	S12/BL20/CL-D /LC
D	WOOD LOAD BEARING	MA	220DC	S12/BL20/CL-D /CH

MODEL DETAIL - **WOOD LOAD BEARING/GOOD**

DESCRIPTION -- EXTERIOR FINISH:

- Good siding or log, light shakes or good shingles

DESCRIPTION -- INTERIOR FINISH:

- Good plaster or drywall, some ornamentation, carpet or hardwood

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and outlets, one full bath per guestroom

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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D	WOOD LOAD BEARING	MA	220DG	S12/BL20/CL-D /GD
D	WOOD LOAD BEARING	MA	220DA	S12/BL20/CL-D /AV
D	WOOD LOAD BEARING	MA	220DF	S12/BL20/CL-D /FR
D	WOOD LOAD BEARING	MA	220DL	S12/BL20/CL-D /LC
D	WOOD LOAD BEARING	MA	220DC	S12/BL20/CL-D /CH

MODEL DETAIL - **WOOD LOAD BEARING/AVERAGE**

DESCRIPTION -- EXTERIOR FINISH:

- Log, stucco or siding, some trim, wood or good asphalt shingles

DESCRIPTION -- INTERIOR FINISH:

- Plaster or drywall, hardwood, carpet, vinyl composition

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting/plumbing for each sleeping room

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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D	WOOD LOAD BEARING	MA	220DA	S12/BL20/CL-D /AV
D	WOOD LOAD BEARING	MA	220DF	S12/BL20/CL-D /FR
D	WOOD LOAD BEARING	MA	220DL	S12/BL20/CL-D /LC
D	WOOD LOAD BEARING	MA	220DC	S12/BL20/CL-D /CH

MODEL DETAIL - **WOOD LOAD BEARING/FAIR**

DESCRIPTION -- EXTERIOR FINISH:

- Stucco or siding, standard sash, asphalt shingles or built-up rock

DESCRIPTION -- INTERIOR FINISH:

- Drywall or plaster, carpet, vinyl composition tile, good softwood

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Adequate standard lighting and plumbing

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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D	WOOD LOAD BEARING	MA	220DA	S12/BL20/CL-D /AV
D	WOOD LOAD BEARING	MA	220DF	S12/BL20/CL-D /FR
D	WOOD LOAD BEARING	MA	220DL	S12/BL20/CL-D /LC
D	WOOD LOAD BEARING	MA	220DC	S12/BL20/CL-D /CH

MODEL DETAIL - **WOOD LOAD BEARING/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Low-cost log or siding, asphalt shingle roof, few windows

DESCRIPTION -- INTERIOR FINISH:

- Drywall/tinted plaster, vinyl composition tile, cheap hardwood

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum standard lighting and plumbing, cheap fixtures

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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D	WOOD LOAD BEARING	MA	220DA	S12/BL20/CL-D /AV
D	WOOD LOAD BEARING	MA	220DF	S12/BL20/CL-D /FR
D	WOOD LOAD BEARING	MA	220DL	S12/BL20/CL-D /LC
D	WOOD LOAD BEARING	MA	220DC	S12/BL20/CL-D /CH

MODEL DETAIL - **WOOD LOAD BEARING/LOW COST**

DESCRIPTION -- EXTERIOR FINISH:

- Box frame or light studs, low-cost boards/siding, windows, composition roof

DESCRIPTION -- INTERIOR FINISH:

- Drywall, cheap ceiling or none, softwood or asphalt tile on slab

DESCRIPTION -- LIGHTING, PLUMBING AND MECHANICAL:

- Minimum, common baths

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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DESCRIPTION CODE - S1220

DESCRIPTION TEXT - Sec 12/Lodges

=====

NON-MAIN AREA ---- CLASS C/D - BASEMENT - UTILITY

CLASS C/D - BASEMENT - FINISH

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
<B	COM/S12/BSMT-UTILITY	220-2	S1220/BMT UTL/CL-CD	LODGES
<D	COM/S12/BSMT-FINISH	220-2	S1220/BMT FIN/CL-CD	LODGES

BASEMENT - UTILITY

DESCRIPTION - EXTERIOR FINISH:

- Unfinished

DESCRIPTION - INTERIOR FINISH:

- Unfinished, no ceiling, few partitions

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and plumbing

BASEMENT - FINISH

DESCRIPTION - EXTERIOR FINISH:

- Plaster or drywall interior

DESCRIPTION - INTERIOR FINISH:

- Plaster/drywall, vinyl composition, finished ceiling, service functions

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and plumbing, utility and fixtures

DURHAM COUNTY, NORTH CAROLINA
OFFICE OF TAX ADMINISTRATION
UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL
IMPROVEMENTS

SECTION - 12

MULTI-FAMILY RESIDENCES AND MOTELS

OCCUPANCY ----- Guest Cottages

DESCRIPTION CODE - S1222

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Guest Cottages

DESCRIPTION CODE - S1222

DESCRIPTION TEXT - Sec 12/Guest Cottages

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Guest Cottages, also known as cabins, are individual sleeping bungalows without kitchen facilities; may be used in combination with S1216/Motel Office-Apartment as an alternate valuation method to S1214/Motels.

Quality ranges from camp facilities without plumbing, to best resort type with luxury bathroom suites.

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
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C	MASONRY LOAD BEARING	MA	222CE	S12/BL22/CL-C	/EX
C	MASONRY LOAD BEARING	MA	222CG	S12/BL22/CL-C	/GD
C	MASONRY LOAD BEARING	MA	222CA	S12/BL22/CL-C	/AV
C	MASONRY LOAD BEARING	MA	222CF	S12/BL22/CL-C	/FR
C	MASONRY LOAD BEARING	MA	222CL	S12/BL22/CL-C	/LC
D	WOOD LOAD BEARING	MA	222DE	S12/BL22/CL-D	/EX
D	WOOD LOAD BEARING	MA	222DG	S12/BL22/CL-D	/GD
D	WOOD LOAD BEARING	MA	222DA	S12/BL22/CL-D	/AV
D	WOOD LOAD BEARING	MA	222DF	S12/BL22/CL-D	/FR
D	WOOD LOAD BEARING	MA	222DL	S12/BL22/CL-D	/LC
D	WOOD LOAD BEARING	MA	222DC	S12/BL22/CL-D	/CH

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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C	MASONRY LOAD BEARING	MA	222CG	S12/BL22/CL-C /GD
C	MASONRY LOAD BEARING	MA	222CA	S12/BL22/CL-C /AV
C	MASONRY LOAD BEARING	MA	222CF	S12/BL22/CL-C /FR
C	MASONRY LOAD BEARING	MA	222CL	S12/BL22/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/EXCELLENT**

DESCRIPTION - EXTERIOR FINISH:

- Face brick, stone, best windows, heavy roof, tile, slate, metal

DESCRIPTION - INTERIOR FINISH:

- Plaster, paint, paper, paneling, fine hardwood, vinyl, carpet

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Best lighting and plumbing, one bath per sleeping room

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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		TYPE	CODE	
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C	MASONRY LOAD BEARING	MA	222CG	S12/BL22/CL-C /GD
C	MASONRY LOAD BEARING	MA	222CA	S12/BL22/CL-C /AV
C	MASONRY LOAD BEARING	MA	222CF	S12/BL22/CL-C /FR
C	MASONRY LOAD BEARING	MA	222CL	S12/BL22/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/GOOD**

DESCRIPTION - EXTERIOR FINISH:

- Adobe, brick, some trim or good stucco, good roof and fenestration

DESCRIPTION - INTERIOR FINISH:

- Plaster or gypsum board, paint, paper, hardwood, vinyl composition, carpet

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and plumbing, one bath, some extras

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

OCCUPANCY ----- Guest Cottages

DESCRIPTION CODE - S1222

DESCRIPTION TEXT - Sec 12/Guest Cottages

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	222CE	S12/BL22/CL-C /EX
C	MASONRY LOAD BEARING	MA	222CG	S12/BL22/CL-C /GD
C	MASONRY LOAD BEARING	MA	222CA	S12/BL22/CL-C /AV
C	MASONRY LOAD BEARING	MA	222CF	S12/BL22/CL-C /FR
C	MASONRY LOAD BEARING	MA	222CL	S12/BL22/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/AVERAGE**

DESCRIPTION - EXTERIOR FINISH:

- Brick, stucco on block, little trim, wood or good composition shingles

DESCRIPTION - INTERIOR FINISH:

- Gypsum board and paint, hardwood, vinyl composition, carpet

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and plumbing, one bath, standard fixtures

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	222CE	S12/BL22/CL-C /EX
C	MASONRY LOAD BEARING	MA	222CG	S12/BL22/CL-C /GD
C	MASONRY LOAD BEARING	MA	222CA	S12/BL22/CL-C /AV
C	MASONRY LOAD BEARING	MA	222CF	S12/BL22/CL-C /FR
C	MASONRY LOAD BEARING	MA	222CL	S12/BL22/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/FAIR**

DESCRIPTION - EXTERIOR FINISH:

- Block or brick, cheap fieldstone, asphalt shingles or built-up rock

DESCRIPTION - INTERIOR FINISH:

- Drywall, carpet, vinyl composition tile, few partitions

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Standard bathroom fixtures

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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C	MASONRY LOAD BEARING	MA	222CE	S12/BL22/CL-C /EX
C	MASONRY LOAD BEARING	MA	222CG	S12/BL22/CL-C /GD
C	MASONRY LOAD BEARING	MA	222CA	S12/BL22/CL-C /AV
C	MASONRY LOAD BEARING	MA	222CF	S12/BL22/CL-C /FR
C	MASONRY LOAD BEARING	MA	222CL	S12/BL22/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/LOW COST**

DESCRIPTION - EXTERIOR FINISH:

- Block or cheap brick, low-cost roof and sash

DESCRIPTION - INTERIOR FINISH:

- Gypsum board and paint, asphalt tile, cheap hardwood

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Minimum standard lighting and plumbing, low-cost fixtures

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
D	WOOD LOAD BEARING	MA	222DE	S12/BL22/CL-D	/EX
D	WOOD LOAD BEARING	MA	222DG	S12/BL22/CL-D	/GD
D	WOOD LOAD BEARING	MA	222DA	S12/BL22/CL-D	/AV
D	WOOD LOAD BEARING	MA	222DF	S12/BL22/CL-D	/FR
D	WOOD LOAD BEARING	MA	222DL	S12/BL22/CL-D	/LC
D	WOOD LOAD BEARING	MA	222DC	S12/BL22/CL-D	/CH

MODEL DETAIL - **WOOD LOAD BEARING/EXCELLENT**

DESCRIPTION - EXTERIOR FINISH:

- Best brick veneer, good stone trim, heavy roof, tile, slate, metal

DESCRIPTION - INTERIOR FINISH:

- Plaster, paint, paper, paneling, fine hardwood, vinyl, carpet

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Best lighting and plumbing, one bath per sleeping room

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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		TYPE	CODE	
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D	WOOD LOAD BEARING	MA	222DG	S12/BL22/CL-D /GD
D	WOOD LOAD BEARING	MA	222DA	S12/BL22/CL-D /AV
D	WOOD LOAD BEARING	MA	222DF	S12/BL22/CL-D /FR
D	WOOD LOAD BEARING	MA	222DL	S12/BL22/CL-D /LC
D	WOOD LOAD BEARING	MA	222DC	S12/BL22/CL-D /CH

MODEL DETAIL - **WOOD LOAD BEARING/GOOD**

DESCRIPTION - EXTERIOR FINISH:

- Siding, log or brick veneer, some ornamentation, good fenestration

DESCRIPTION - INTERIOR FINISH:

- Plaster or gypsum board, paint, paper, hardwood, vinyl composition, carpet

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and plumbing, one bath, some extras

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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D	WOOD LOAD BEARING	MA	222DG	S12/BL22/CL-D /GD
D	WOOD LOAD BEARING	MA	222DA	S12/BL22/CL-D /AV
D	WOOD LOAD BEARING	MA	222DF	S12/BL22/CL-D /FR
D	WOOD LOAD BEARING	MA	222DL	S12/BL22/CL-D /LC
D	WOOD LOAD BEARING	MA	222DC	S12/BL22/CL-D /CH

MODEL DETAIL - **WOOD LOAD BEARING/AVERAGE**

DESCRIPTION - EXTERIOR FINISH:

- Stucco or siding, some trim, wood or good composition shingles

DESCRIPTION - INTERIOR FINISH:

- Plaster or drywall, hardwood, carpet, vinyl composition

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and plumbing, one bath, standard fixtures

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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		TYPE	CODE	
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D	WOOD LOAD BEARING	MA	222DG	S12/BL22/CL-D /GD
D	WOOD LOAD BEARING	MA	222DA	S12/BL22/CL-D /AV
D	WOOD LOAD BEARING	MA	222DF	S12/BL22/CL-D /FR
D	WOOD LOAD BEARING	MA	222DL	S12/BL22/CL-D /LC
D	WOOD LOAD BEARING	MA	222DC	S12/BL22/CL-D /CH

MODEL DETAIL - **WOOD LOAD BEARING/FAIR**

DESCRIPTION - EXTERIOR FINISH:

- Stucco or siding, standard sash, asphalt shingles or built-up

DESCRIPTION - INTERIOR FINISH:

- Drywall, carpet, vinyl composition tile, few partitions

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate standard lighting and bathroom fixtures

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
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D	WOOD LOAD BEARING	MA	222DG	S12/BL22/CL-D /GD
D	WOOD LOAD BEARING	MA	222DA	S12/BL22/CL-D /AV
D	WOOD LOAD BEARING	MA	222DF	S12/BL22/CL-D /FR
D	WOOD LOAD BEARING	MA	222DL	S12/BL22/CL-D /LC
D	WOOD LOAD BEARING	MA	222DC	S12/BL22/CL-D /CH

MODEL DETAIL - **WOOD LOAD BEARING/LOW COST**

DESCRIPTION - EXTERIOR FINISH:

- Stucco or siding, asphalt shingle roof, few windows

DESCRIPTION - INTERIOR FINISH:

- Drywall, vinyl composition tile, cheap hardwood

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Minimum standard lighting and plumbing, low-cost fixtures

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	222DE	S12/BL22/CL-D /EX
D	WOOD LOAD BEARING	MA	222DG	S12/BL22/CL-D /GD
D	WOOD LOAD BEARING	MA	222DA	S12/BL22/CL-D /AV
D	WOOD LOAD BEARING	MA	222DF	S12/BL22/CL-D /FR
D	WOOD LOAD BEARING	MA	222DL	S12/BL22/CL-D /LC
D	WOOD LOAD BEARING	MA	222DC	S12/BL22/CL-D /CH

MODEL DETAIL - **WOOD LOAD BEARING/CHEAP**

DESCRIPTION - EXTERIOR FINISH:

- Box frame or light studs, screening or cheap siding, windows, composition roof

DESCRIPTION - INTERIOR FINISH:

- Drywall, cheap ceiling or none, softwood or asphalt tile on slab

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Minimum electrical, no plumbing, seasonal use

DURHAM COUNTY, NORTH CAROLINA
OFFICE OF TAX ADMINISTRATION
UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES
VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL
IMPROVEMENTS

SECTION - 12

MULTI-FAMILY RESIDENCES AND MOTELS

OCCUPANCY ----- Bed and Breakfast Inns

DESCRIPTION CODE - S1224

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Bed and Breakfast Inns

DESCRIPTION CODE - S1224

DESCRIPTION TEXT - Sec 12/Bed & Brkfst Inns

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Bed and Breakfasts are residential-type buildings designed for transient boarding and are more family style in character than lodges.

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Bed and Breakfast Inns

DESCRIPTION CODE - S1224

DESCRIPTION TEXT - Sec 12/Bed & Brkfst Inns

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
=====	=====	=====	=====	=====	=====
C	MASONRY LOAD BEARING	MA	224CE	S12/BL24/CL-C	/EX
C	MASONRY LOAD BEARING	MA	224CG	S12/BL24/CL-C	/GD
C	MASONRY LOAD BEARING	MA	224CA	S12/BL24/CL-C	/AV
C	MASONRY LOAD BEARING	MA	224CL	S12/BL24/CL-C	/LC
D	WOOD LOAD BEARING	MA	224DE	S12/BL24/CL-D	/EX
D	WOOD LOAD BEARING	MA	224DG	S12/BL24/CL-D	/GD
D	WOOD LOAD BEARING	MA	224DA	S12/BL24/CL-D	/AV
D	WOOD LOAD BEARING	MA	224DL	S12/BL24/CL-D	/LC

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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OCCUPANCY ----- Bed and Breakfast Inns

DESCRIPTION CODE - S1224

DESCRIPTION TEXT - Sec 12/Bed & Brkfst Inns

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	224CE	S12/BL24/CL-C /EX
C	MASONRY LOAD BEARING	MA	224CG	S12/BL24/CL-C /GD
C	MASONRY LOAD BEARING	MA	224CA	S12/BL24/CL-C /AV
C	MASONRY LOAD BEARING	MA	224CL	S12/BL24/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/EXCELLENT**

DESCRIPTION - EXTERIOR FINISH:

- Fine masonry and windows, special architecture and trim

DESCRIPTION - INTERIOR FINISH:

- Fine interior detail, ceramic tile, carpet, paneling, fine hardwood

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Good fixtures, many outlets, one full bath per bedroom

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

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C	MASONRY LOAD BEARING	MA	224CG	S12/BL24/CL-C /GD
C	MASONRY LOAD BEARING	MA	224CA	S12/BL24/CL-C /AV
C	MASONRY LOAD BEARING	MA	224CL	S12/BL24/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/GOOD**

DESCRIPTION - EXTERIOR FINISH:

- Face brick, stucco, stone trim, good windows and architecture

DESCRIPTION - INTERIOR FINISH:

- Plaster or drywall, paneling, carpet or hardwood and sheet vinyl

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Individual baths, large kitchen, good electrical fixtures

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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		TYPE	CODE	
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C	MASONRY LOAD BEARING	MA	224CE	S12/BL24/CL-C /EX
C	MASONRY LOAD BEARING	MA	224CG	S12/BL24/CL-C /GD
C	MASONRY LOAD BEARING	MA	224CA	S12/BL24/CL-C /AV
C	MASONRY LOAD BEARING	MA	224CL	S12/BL24/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/AVERAGE**

DESCRIPTION - EXTERIOR FINISH:

- Brick or block, some trim and entrance ornamentation

DESCRIPTION - INTERIOR FINISH:

- Plaster or drywall carpet, hardwood, vinyl composition, good dining area

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting/plumbing, one bath per two bedrooms

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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C	MASONRY LOAD BEARING	MA	224CG	S12/BL24/CL-C /GD
C	MASONRY LOAD BEARING	MA	224CA	S12/BL24/CL-C /AV
C	MASONRY LOAD BEARING	MA	224CL	S12/BL24/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/LOW COST**

DESCRIPTION - EXTERIOR FINISH:

- Concrete block and stucco, very plain, residential sash

DESCRIPTION - INTERIOR FINISH:

- Drywall, some carpet, asphalt tile, limited common area

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Minimum quantity and quality, small residential kitchen

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	224DE	S12/BL24/CL-D /EX
D	WOOD LOAD BEARING	MA	224DG	S12/BL24/CL-D /GD
D	WOOD LOAD BEARING	MA	224DA	S12/BL24/CL-D /AV
D	WOOD LOAD BEARING	MA	224DL	S12/BL24/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/EXCELLENT**

DESCRIPTION - EXTERIOR FINISH:

- Face brick or stone veneer, fine windows, special architecture

DESCRIPTION - INTERIOR FINISH:

- Fine interior detail, ceramic tile, carpet, paneling, fine hardwood

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Good fixtures, many outlets, one full bath per bedroom

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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D	WOOD LOAD BEARING	MA	224DG	S12/BL24/CL-D /GD
D	WOOD LOAD BEARING	MA	224DA	S12/BL24/CL-D /AV
D	WOOD LOAD BEARING	MA	224DL	S12/BL24/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/GOOD**

DESCRIPTION - EXTERIOR FINISH:

- Brick veneer, best stucco or siding, good windows and architecture

DESCRIPTION - INTERIOR FINISH:

- Plaster or drywall, paneling, carpet or hardwood and sheet vinyl

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Individual baths, large kitchen, good electrical fixtures

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

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D	WOOD LOAD BEARING	MA	224DG	S12/BL24/CL-D /GD
D	WOOD LOAD BEARING	MA	224DA	S12/BL24/CL-D /AV
D	WOOD LOAD BEARING	MA	224DL	S12/BL24/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/AVERAGE**

DESCRIPTION - EXTERIOR FINISH:

- Brick veneer, good stucco or siding, some trim and entry ornament

DESCRIPTION - INTERIOR FINISH:

- Drywall, carpet, hardwood, vinyl composition, good dining area

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting/plumbing, one bath per two bedrooms

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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		TYPE	CODE	
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D	WOOD LOAD BEARING	MA	224DG	S12/BL24/CL-D /GD
D	WOOD LOAD BEARING	MA	224DA	S12/BL24/CL-D /AV
D	WOOD LOAD BEARING	MA	224DL	S12/BL24/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/LOW COST**

DESCRIPTION - EXTERIOR FINISH:

- Stucco or siding, very plain, residential sash

DESCRIPTION - INTERIOR FINISH:

- Drywall, some carpet, asphalt tile, limited common area

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Minimum quantity and quality, small residential kitchen

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

OCCUPANCY ----- Bed and Breakfast Inns

DESCRIPTION CODE - S1224

DESCRIPTION TEXT - Sec 12/Bed & Brkfst Inns

NON-MAIN AREA ---- CLASS C/D - BASEMENT - UNFINISHED
CLASS C/D - BASEMENT - FINISH

Type	Component Description	Code	Component Description	Building Occupancy
<D	COM/S12/BSMT-FINISH	224-1	S1224/BM UNFN/CL-CD	BD-BRKFT
<D	COM/S12/BSMT-FINISH	224-2	S1215/BMT FIN/CL-CD	BD-BRKFT

BASEMENT - UNFINISHED

DESCRIPTION - EXTERIOR FINISH:
- Few partitions, little or no finish

DESCRIPTION - INTERIOR FINISH:
- Unfinished ceiling, slab, storage only

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:
- Minimum lighting/plumbing

BASEMENT - FINISH

DESCRIPTION - EXTERIOR FINISH:
- Finished interior, add for saunas, pools, bars and equipment

DESCRIPTION - INTERIOR FINISH:
- Gypsum board ceiling, vinyl composition tile, or sheet vinyl

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:
- Adequate lighting and plumbing

DURHAM COUNTY, NORTH CAROLINA
OFFICE OF TAX ADMINISTRATION
UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL
IMPROVEMENTS

SECTION - 12

MULTI-FAMILY RESIDENCES AND MOTELS

OCCUPANCY ----- Garden Apartment/Condominium

DESCRIPTION CODE - S1226

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Garden Apartment/Condominium

DESCRIPTION CODE - S1226

DESCRIPTION TEXT - Sec 12/Multiple Residence-Grdn Apt-Cndo

=====

Garden Apartment/Condominiums are buildings of three or fewer stories in which each living unit includes a kitchen and bath; designed for other than transient occupancy.

Priced per building, costs include common areas such as lobbies, hallways, laundry, recreation, etc.

Class -A- or -B- construction, use apartment costs in Section 11.

See Section 11 for large clubhouse buildings associated with multi-unit residential complexes.

Multiple residences built as condominiums are sometimes required by building and zoning codes to have certain items not required for rental units, however "condominium" is a type of ownership and not a type of construction, and the multiple residence costs are valid with allocation adjustment for individual fee-simple "Condo" units.

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Garden Apartment/Condominium

DESCRIPTION CODE - S1226

DESCRIPTION TEXT - Sec 12/Multiple Residence-Grdn Apt-Cndo

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
=====	=====	=====	=====	=====
C	MASONRY LOAD BEARING	MA	226CE	S12/BL26/CL-C /EX
C	MASONRY LOAD BEARING	MA	226CG	S12/BL26/CL-C /GD
C	MASONRY LOAD BEARING	MA	226CA	S12/BL26/CL-C /AV
C	MASONRY LOAD BEARING	MA	226CF	S12/BL26/CL-C /FR
C	MASONRY LOAD BEARING	MA	226CL	S12/BL26/CL-C /LC
V	MASONRY VENEER	MA	226VE	S12/BL26/CL-D BV/EX
V	MASONRY VENEER	MA	226VG	S12/BL26/CL-D BV/GD
V	MASONRY VENEER	MA	226VA	S12/BL26/CL-D BV/AV
V	MASONRY VENEER	MA	226VF	S12/BL26/CL-D BV/FR
V	MASONRY VENEER	MA	226VL	S12/BL26/CL-D BV/LC
D	WOOD LOAD BEARING	MA	226DE	S12/BL26/CL-D /EX
D	WOOD LOAD BEARING	MA	226DG	S12/BL26/CL-D /GD
D	WOOD LOAD BEARING	MA	226DA	S12/BL26/CL-D /AV
D	WOOD LOAD BEARING	MA	226DF	S12/BL26/CL-D /FR
D	WOOD LOAD BEARING	MA	226DL	S12/BL26/CL-D /LC
S	INCOMBUSTIBLE METAL	MA	226SG	S12/BL26/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	226SA	S12/BL26/CL-S /AV

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION	
		TYPE	CODE		
C	MASONRY LOAD BEARING	MA	226CE	S12/BL26/CL-C	/EX
C	MASONRY LOAD BEARING	MA	226CG	S12/BL26/CL-C	/GD
C	MASONRY LOAD BEARING	MA	226CA	S12/BL26/CL-C	/AV
C	MASONRY LOAD BEARING	MA	226CF	S12/BL26/CL-C	/FR
C	MASONRY LOAD BEARING	MA	226CL	S12/BL26/CL-C	/LC

MODEL DETAIL - **MASONRY LOAD BEARING/EXCELLENT**

DESCRIPTION - EXTERIOR FINISH:

- Face brick, concrete/metal panels, best roof structure and roofing

DESCRIPTION - INTERIOR FINISH:

- Good plaster and paint, paneling, fine detail, hardwood, carpet

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Good fixtures, many outlets, central TV antenna, intercoms

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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OCCUPANCY ----- Garden Apartment/Condominium

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		TYPE	CODE	
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C	MASONRY LOAD BEARING	MA	226CG	S12/BL26/CL-C /GD
C	MASONRY LOAD BEARING	MA	226CA	S12/BL26/CL-C /AV
C	MASONRY LOAD BEARING	MA	226CF	S12/BL26/CL-C /FR
C	MASONRY LOAD BEARING	MA	226CL	S12/BL26/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/GOOD**

DESCRIPTION - EXTERIOR FINISH:

- Good brick/stucco on block, good trim, roof structure and roofing

DESCRIPTION - INTERIOR FINISH:

- Good plaster or drywall, hardwood, carpet, vinyl composition

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting, one bath per bedroom, TV antenna

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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C	MASONRY LOAD BEARING	MA	226CG	S12/BL26/CL-C /GD
C	MASONRY LOAD BEARING	MA	226CA	S12/BL26/CL-C /AV
C	MASONRY LOAD BEARING	MA	226CF	S12/BL26/CL-C /FR
C	MASONRY LOAD BEARING	MA	226CL	S12/BL26/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/AVERAGE**

DESCRIPTION - EXTERIOR FINISH:

- Brick or block, some trim, asphalt shingle or built-up roof

DESCRIPTION - INTERIOR FINISH:

- Plaster/drywall, paint, hardwood, carpet, vinyl composition

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting/plumbing, phone and TV jacks

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Garden Apartment/Condominium

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DESCRIPTION TEXT - Sec 12/Multiple Residence-Grdn Apt-Cndo

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C	MASONRY LOAD BEARING	MA	226CE	S12/BL26/CL-C /EX
C	MASONRY LOAD BEARING	MA	226CG	S12/BL26/CL-C /GD
C	MASONRY LOAD BEARING	MA	226CA	S12/BL26/CL-C /AV
C	MASONRY LOAD BEARING	MA	226CF	S12/BL26/CL-C /FR
C	MASONRY LOAD BEARING	MA	226CL	S12/BL26/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/FAIR**

DESCRIPTION - EXTERIOR FINISH:

- Block/brick, standard sash, little trim, shingle or built-up roof

DESCRIPTION - INTERIOR FINISH:

- Drywall or plaster, carpet, vinyl composition tile

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate standard lighting and plumbing per good codes

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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		TYPE	CODE	
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C	MASONRY LOAD BEARING	MA	226CG	S12/BL26/CL-C /GD
C	MASONRY LOAD BEARING	MA	226CA	S12/BL26/CL-C /AV
C	MASONRY LOAD BEARING	MA	226CF	S12/BL26/CL-C /FR
C	MASONRY LOAD BEARING	MA	226CL	S12/BL26/CL-C /LC

MODEL DETAIL - **MASONRY LOAD BEARING/LOW COST**

DESCRIPTION - EXTERIOR FINISH:

- Low-cost brick or block, very plain, minimum fenestration

DESCRIPTION - INTERIOR FINISH:

- Painted block, drywall partitions, low-cost carpet or asphalt tile

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting/plumbing per code

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Garden Apartment/Condominium

DESCRIPTION CODE - S1226

DESCRIPTION TEXT - Sec 12/Multiple Residence-Grdn Apt-Cndo

=====

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
V	MASONRY VENEER	MA	226VE	S12/BL26/CL-D BV/EX
V	MASONRY VENEER	MA	226VG	S12/BL26/CL-D BV/GD
V	MASONRY VENEER	MA	226VA	S12/BL26/CL-D BV/AV
V	MASONRY VENEER	MA	226VF	S12/BL26/CL-D BV/FR
V	MASONRY VENEER	MA	226VL	S12/BL26/CL-D BV/LC

MODEL DETAIL - **MASONRY VENEER/EXCELLENT**

DESCRIPTION - EXTERIOR FINISH:

- Face brick, stone veneer, good wood or steel frame and roof structure

DESCRIPTION - INTERIOR FINISH:

- Good plaster, paint, paneling, fine detail, hardwood, carpet

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Good fixtures, many outlets, central TV antenna, intercoms

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

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DESCRIPTION TEXT - Sec 12/Multiple Residence-Grdn Apt-Cndo

=====

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V	MASONRY VENEER	MA	226VE	S12/BL26/CL-D BV/EX
V	MASONRY VENEER	MA	226VG	S12/BL26/CL-D BV/GD
V	MASONRY VENEER	MA	226VA	S12/BL26/CL-D BV/AV
V	MASONRY VENEER	MA	226VF	S12/BL26/CL-D BV/FR
V	MASONRY VENEER	MA	226VL	S12/BL26/CL-D BV/LC

MODEL DETAIL - **MASONRY VENEER/GOOD**

DESCRIPTION - EXTERIOR FINISH:

- Good brick veneer and fenestration, good roof structure and roofing

DESCRIPTION - INTERIOR FINISH:

- Good plaster and drywall, painted, hardwood, vinyl composition, carpet

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting, one bath per bedroom, TV antenna

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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V	MASONRY VENEER	MA	226VE	S12/BL26/CL-D BV/EX
V	MASONRY VENEER	MA	226VG	S12/BL26/CL-D BV/GD
V	MASONRY VENEER	MA	226VA	S12/BL26/CL-D BV/AV
V	MASONRY VENEER	MA	226VF	S12/BL26/CL-D BV/FR
V	MASONRY VENEER	MA	226VL	S12/BL26/CL-D BV/LC

MODEL DETAIL - **MASONRY VENEER/AVERAGE**

DESCRIPTION - EXTERIOR FINISH:

- Brick veneer, some ornamentation, average code construction

DESCRIPTION - INTERIOR FINISH:

- Plaster or drywall, hardwood, vinyl composition, carpet

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting/plumbing, phone and TV jacks

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
V	MASONRY VENEER	MA	226VE	S12/BL26/CL-D BV/EX
V	MASONRY VENEER	MA	226VG	S12/BL26/CL-D BV/GD
V	MASONRY VENEER	MA	226VA	S12/BL26/CL-D BV/AV
V	MASONRY VENEER	MA	226VF	S12/BL26/CL-D BV/FR
V	MASONRY VENEER	MA	226VL	S12/BL26/CL-D BV/LC

MODEL DETAIL - **MASONRY VENEER/FAIR**

DESCRIPTION - EXTERIOR FINISH:

- Brick veneer, little trim, standard sash, asphalt shingle or built-up roof

DESCRIPTION - INTERIOR FINISH:

- Drywall or plaster, carpet, vinyl composition tile

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate standard lighting and plumbing per good codes

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

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DESCRIPTION TEXT - Sec 12/Multiple Residence-Grdn Apt-Cndo

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
V	MASONRY VENEER	MA	226VE	S12/BL26/CL-D BV/EX
V	MASONRY VENEER	MA	226VG	S12/BL26/CL-D BV/GD
V	MASONRY VENEER	MA	226VA	S12/BL26/CL-D BV/AV
V	MASONRY VENEER	MA	226VF	S12/BL26/CL-D BV/FR
V	MASONRY VENEER	MA	226VL	S12/BL26/CL-D BV/LC

MODEL DETAIL - **MASONRY VENEER/LOW COST**

DESCRIPTION - EXTERIOR FINISH:

- Low-cost brick, block veneer, very plain, minimum fenestration

DESCRIPTION - INTERIOR FINISH:

- Drywall and paint, asphalt tile and low-cost carpet

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting/plumbing per code

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	226DE	S12/BL26/CL-D /EX
D	WOOD LOAD BEARING	MA	226DG	S12/BL26/CL-D /GD
D	WOOD LOAD BEARING	MA	226DA	S12/BL26/CL-D /AV
D	WOOD LOAD BEARING	MA	226DF	S12/BL26/CL-D /FR
D	WOOD LOAD BEARING	MA	226DL	S12/BL26/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/EXCELLENT**

DESCRIPTION - EXTERIOR FINISH:

- Best stucco or siding, brick and stone trim, heavy basic structure

DESCRIPTION - INTERIOR FINISH:

- Good plaster, paint, paneling, fine detail, hardwood, carpet

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Good fixtures, many outlets, central TV antenna, intercoms

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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D	WOOD LOAD BEARING	MA	226DG	S12/BL26/CL-D /GD
D	WOOD LOAD BEARING	MA	226DA	S12/BL26/CL-D /AV
D	WOOD LOAD BEARING	MA	226DF	S12/BL26/CL-D /FR
D	WOOD LOAD BEARING	MA	226DL	S12/BL26/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/GOOD**

DESCRIPTION - EXTERIOR FINISH:

- Good stucco or siding, some brick or stone trim, good roof

DESCRIPTION - INTERIOR FINISH:

- Good plaster or drywall, painted, hardwood, vinyl composition, carpet

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting, one bath per bedroom, TV antenna

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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D	WOOD LOAD BEARING	MA	226DG	S12/BL26/CL-D /GD
D	WOOD LOAD BEARING	MA	226DA	S12/BL26/CL-D /AV
D	WOOD LOAD BEARING	MA	226DF	S12/BL26/CL-D /FR
D	WOOD LOAD BEARING	MA	226DL	S12/BL26/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/AVERAGE**

DESCRIPTION - EXTERIOR FINISH:

- Stucco/siding, some ornamentation, average code construction

DESCRIPTION - INTERIOR FINISH:

- Plaster or drywall, hardwood, vinyl composition, carpet

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting/plumbing, phone and TV jacks

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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D	WOOD LOAD BEARING	MA	226DG	S12/BL26/CL-D /GD
D	WOOD LOAD BEARING	MA	226DA	S12/BL26/CL-D /AV
D	WOOD LOAD BEARING	MA	226DF	S12/BL26/CL-D /FR
D	WOOD LOAD BEARING	MA	226DL	S12/BL26/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/FAIR**

DESCRIPTION - EXTERIOR FINISH:

- Stucco or siding, standard sash, asphalt shingles/built-up roof

DESCRIPTION - INTERIOR FINISH:

- Drywall or plaster, carpet, vinyl composition tile

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate standard lighting and plumbing per good codes

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

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D	WOOD LOAD BEARING	MA	226DG	S12/BL26/CL-D /GD
D	WOOD LOAD BEARING	MA	226DA	S12/BL26/CL-D /AV
D	WOOD LOAD BEARING	MA	226DF	S12/BL26/CL-D /FR
D	WOOD LOAD BEARING	MA	226DL	S12/BL26/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/LOW COST**

DESCRIPTION - EXTERIOR FINISH:

- Low-cost stucco or siding, very plain, minimum fenestration

DESCRIPTION - INTERIOR FINISH:

- Drywall and paint, asphalt tile and low-cost carpet

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting/plumbing per code

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Garden Apartment/Condominium

DESCRIPTION CODE - S1226

DESCRIPTION TEXT - Sec 12/Multiple Residence-Grdn Apt-Cndo

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	226SG	S12/BL26/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	226SA	S12/BL26/CL-S /AV

MODEL DETAIL - **INCOMBUSTIBLE METAL/GOOD**

DESCRIPTION - EXTERIOR FINISH:

- Good sandwich panels on pre-engineered frame, good fenestration

DESCRIPTION - INTERIOR FINISH:

- Gypsum board and plastics, carpet and vinyl composition

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting, one bath per bedroom, TV antenna

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Garden Apartment/Condominium

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-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	226SG	S12/BL26/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	226SA	S12/BL26/CL-S /AV

MODEL DETAIL - **INCOMBUSTIBLE METAL/AVERAGE**

DESCRIPTION - EXTERIOR FINISH:

- Sandwich panels, pre-engineered frame, adequate fenestration

DESCRIPTION - INTERIOR FINISH:

- Gypsum board, vinyl composition, carpet

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting/plumbing, phone and TV jacks

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Garden Apartment/Condominium

DESCRIPTION CODE - S1226

DESCRIPTION TEXT - Sec 12/Multiple Residence-Grdn Apt-Cndo

=====

NON-MAIN AREA ---- CLASS C - BASEMENT UNITS (COMPLETELY BELOW GRADE)

-----Component-----		-----Component-----		Building
Type	Descripiton	Code	Description	Occupancy
=====	=====	=====	=====	=====
<A	COM/S12/BSMT-LVG UNT	22600	S1226/BMT UNT/CL-C/EX	GRDN APT
<A	COM/S12/BSMT-LVG UNT	22602	S1226/BMT UNT/CL-C/GD	GRDN APT
<A	COM/S12/BSMT-LVG UNT	22604	S1226/BMT UNT/CL-C/AV	GRDN APT
<A	COM/S12/BSMT-LVG UNT	22606	S1226/BMT UNT/CL-C/FR	GRDN APT
<A	COM/S12/BSMT-LVG UNT	22608	S1226/BMT UNT/CL-C/LC	GRDN APT

MODEL DETAIL - MASONRY LOAD BEARING/BASEMENT UNIT (ROOM)

DESCRIPTION - EXTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - INTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Equal to Class/Quality of above grade units

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Garden Apartment/Condominium

DESCRIPTION CODE - S1226

DESCRIPTION TEXT - Sec 12/Multiple Residence-Grdn Apt-Cndo

=====

NON-MAIN AREA ---- CLASS C - BASEMENT UNITS (COMPLETELY BELOW GRADE)

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
<A	COM/S12/BSMT-LVG UNT	22610	S1226/BMT UNT/CL-V/EX	GRDN APT
<A	COM/S12/BSMT-LVG UNT	22612	S1226/BMT UNT/CL-V/GD	GRDN APT
<A	COM/S12/BSMT-LVG UNT	22614	S1226/BMT UNT/CL-V/AV	GRDN APT
<A	COM/S12/BSMT-LVG UNT	22616	S1226/BMT UNT/CL-V/FR	GRDN APT
<A	COM/S12/BSMT-LVG UNT	22618	S1226/BMT UNT/CL-V/LC	GRDN APT

MODEL DETAIL - MASONRY VENEER/BASEMENT UNIT (ROOM)

DESCRIPTION - EXTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - INTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Equal to Class/Quality of above grade units

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Garden Apartment/Condominium

DESCRIPTION CODE - S1226

DESCRIPTION TEXT - Sec 12/Multiple Residence-Grdn Apt-Cndo

=====

NON-MAIN AREA ---- CLASS C - BASEMENT UNITS (COMPLETELY BELOW GRADE)

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
<A	COM/S12/BSMT-LVG UNT	22620	S1226/BMT UNT/CL-D/EX	GRDN APT
<A	COM/S12/BSMT-LVG UNT	22622	S1226/BMT UNT/CL-D/GD	GRDN APT
<A	COM/S12/BSMT-LVG UNT	22624	S1226/BMT UNT/CL-D/AV	GRDN APT
<A	COM/S12/BSMT-LVG UNT	22626	S1226/BMT UNT/CL-D/FR	GRDN APT
<A	COM/S12/BSMT-LVG UNT	22628	S1226/BMT UNT/CL-D/LC	GRDN APT

MODEL DETAIL - WOOD LOAD BEARING/BASEMENT UNIT (ROOM)

DESCRIPTION - EXTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - INTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Equal to Class/Quality of above grade units

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Garden Apartment/Condominium

DESCRIPTION CODE - S1226

DESCRIPTION TEXT - Sec 12/Multiple Residence-Grdn Apt-Cndo

=====

NON-MAIN AREA ---- CLASS C - BASEMENT UNITS (COMPLETELY BELOW GRADE)

Type	Component Description	Code	Component Description	Building Occupancy
<A	COM/S12/BSMT-LVG UNT	22640	S1226/BMT UNT/CL-S/GD	GRDN APT
<A	COM/S12/BSMT-LVG UNT	22642	S1226/BMT UNT/CL-S/AV	GRDN APT

MODEL DETAIL - **INCOMBUSTIBLE METAL/BASEMENT UNIT (ROOM)**

DESCRIPTION - EXTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - INTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Equal to Class/Quality of above grade units

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Garden Apartment/Condominium

DESCRIPTION CODE - S1226

DESCRIPTION TEXT - Sec 12/Multiple Residence-Grdn Apt-Cndo

=====

NON-MAIN AREA ---- CLASS C - SEMI-BASEMENT UNITS (PARTIALLY BELOW GRADE)

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
<A	COM/S12/BSMT-LVG UNT	22650	S1226/SEMI UT/CL-C/EX	GRDN APT
<A	COM/S12/BSMT-LVG UNT	22652	S1226/SEMI UT/CL-C/GD	GRDN APT
<A	COM/S12/BSMT-LVG UNT	22654	S1226/SEMI UT/CL-C/AV	GRDN APT
<A	COM/S12/BSMT-LVG UNT	22656	S1226/SEMI UT/CL-C/FR	GRDN APT
<A	COM/S12/BSMT-LVG UNT	22658	S1226/SEMI UT/CL-C/LC	GRDN APT

MODEL DETAIL - MASONRY LOAD BEARING/SEMI-BASEMENT UNIT (ROOM)

DESCRIPTION - EXTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - INTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Equal to Class/Quality of above grade units

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Garden Apartment/Condominium

DESCRIPTION CODE - S1226

DESCRIPTION TEXT - Sec 12/Multiple Residence-Grdn Apt-Cndo

=====

NON-MAIN AREA ---- CLASS C - SEMI-BASEMENT UNITS (PARTIALLY BELOW GRADE)

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
<A	COM/S12/BSMT-LVG UNT	22660	S1226/SEMI UT/CL-V/EX	GRDN APT
<A	COM/S12/BSMT-LVG UNT	22662	S1226/SEMI UT/CL-V/GD	GRDN APT
<A	COM/S12/BSMT-LVG UNT	22664	S1226/SEMI UT/CL-V/AV	GRDN APT
<A	COM/S12/BSMT-LVG UNT	22666	S1226/SEMI UT/CL-V/FR	GRDN APT
<A	COM/S12/BSMT-LVG UNT	22668	S1226/SEMI UT/CL-V/LC	GRDN APT

MODEL DETAIL - **MASONRY VENEER/SEMI-BASEMENT UNIT (ROOM)**

DESCRIPTION - EXTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - INTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Equal to Class/Quality of above grade units

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Garden Apartment/Condominium

DESCRIPTION CODE - S1226

DESCRIPTION TEXT - Sec 12/Multiple Residence-Grdn Apt-Cndo

=====

NON-MAIN AREA ---- CLASS C - SEMI-BASEMENT UNITS (PARTIALLY BELOW GRADE)

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
<A	COM/S12/BSMT-LVG UNT	22670	S1226/SEMI UT/CL-D/EX	GRDN APT
<A	COM/S12/BSMT-LVG UNT	22672	S1226/SEMI UT/CL-D/GD	GRDN APT
<A	COM/S12/BSMT-LVG UNT	22674	S1226/SEMI UT/CL-D/AV	GRDN APT
<A	COM/S12/BSMT-LVG UNT	22676	S1226/SEMI UT/CL-D/FR	GRDN APT
<A	COM/S12/BSMT-LVG UNT	22678	S1226/SEMI UT/CL-D/LC	GRDN APT

MODEL DETAIL - WOOD LOAD BEARING/SEMI-BASEMENT UNIT (ROOM)

DESCRIPTION - EXTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - INTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Equal to Class/Quality of above grade units

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Garden Apartment/Condominium

DESCRIPTION CODE - S1226

DESCRIPTION TEXT - Sec 12/Multiple Residence-Grdn Apt-Cndo

=====

NON-MAIN AREA ---- CLASS C - SEMI-BASEMENT UNITS (PARTIALLY BELOW GRADE)

Type	Component Description	Code	Component Description	Building Occupancy
<A	COM/S12/BSMT-LVG UNT	22680	S1226/SEMI UT/CL-S/GD	GRDN APT
<A	COM/S12/BSMT-LVG UNT	22682	S1226/SEMI UT/CL-S/AV	GRDN APT

MODEL DETAIL - **INCOMBUSTIBLE METAL/SEMI-BASEMENT UNIT (ROOM)**

DESCRIPTION - EXTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - INTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Equal to Class/Quality of above grade units

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Garden Apartment/Condominium

DESCRIPTION CODE - S1226

DESCRIPTION TEXT - Sec 12/Multiple Residence-Grdn Apt-Cndo

=====

NON-MAIN AREA ---- CLASS C/D/S - BASEMENT - UNFINISHED
 CLASS C/D/S - BASEMENT - FINISH

-----Component----- Type	Description	-----Component----- Code	Description	Building Occupancy
=====	=====	=====	=====	=====
<D	COM/S12/BSMT-FINISH	226-1	S1226/BM UNFN/CL-CDS	GRDN APT
<D	COM/S12/BSMT-FINISH	226-2	S1226/BMT FIN/CL-CDS	GRDN APT

BASEMENT - UNFINISHED

DESCRIPTION - EXTERIOR FINISH:

- Few partitions, little or no finish

DESCRIPTION - INTERIOR FINISH:

- Unfinished ceiling, slab, storage only

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting/plumbing

BASEMENT - FINISHED

DESCRIPTION - EXTERIOR FINISH:

- Finished interior, add for saunas, pools, bars and equipment

DESCRIPTION - INTERIOR FINISH:

- Gypsum board ceiling, vinyl composition tile, or sheet vinyl

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting/plumbing

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

OCCUPANCY ----- Garden Apartment/Condominium

DESCRIPTION CODE - S1226

DESCRIPTION TEXT - Sec 12/Multiple Residence-Grdn Apt-Cndo

NON-MAIN AREA ---- CLASS C/D/S - BASEMENT - PARKING (AVERAGE AND LOW COST)

Type	Component Description	Code	Component Description	Building Occupancy
<C	COM/S12/BSMT-PARKING	226-1	S1226/B PR-AV/CL-CDS	GRDN APT
<C	COM/S12/BSMT-PARKING	226-2	S1226/B PR-LC/CL-CDS	GRDN APT

BASEMENT - PARKING/AVERAGE

DESCRIPTION - EXTERIOR FINISH:

- Unfinished interior

DESCRIPTION - INTERIOR FINISH:

- Plaster/drywall ceiling, concrete floor, striping, stops

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting, floor drains, sprinklers not included

BASEMENT - PARKING/LOW COST

DESCRIPTION - EXTERIOR FINISH:

- Partially exposed, some ornamentation, unfinished interior

DESCRIPTION - INTERIOR FINISH:

- Finished ceiling, concrete floor, striping, stops

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting, drains, sprinklers not included

DURHAM COUNTY, NORTH CAROLINA
OFFICE OF TAX ADMINISTRATION
UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL
IMPROVEMENTS

SECTION - 12

MULTI-FAMILY RESIDENCES AND MOTELS

OCCUPANCY ----- Senior Citizen (Independent
Living) Buildings

DESCRIPTION CODE - S1228

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Senior Citizen (Independent Living) Buildings

DESCRIPTION CODE - S1228

DESCRIPTION TEXT - Sec 12/Multiple Residence (Snr Ctzn)

=====

Senior Citizen Buildings, of three or fewer stories, may have limited individual kitchen facilities and/or common kitchen, dining and lounge areas associated with congregate housing for the elderly.

Priced per building, costs include common areas such as lobbies, hallways, laundry, recreation, etc.

Class -A- or -B- construction, use costs in Section 11.

See Section 11 for large clubhouse buildings associated with multi-unit residential complexes.

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Senior Citizen (Independent Living) Buildings

DESCRIPTION CODE - S1228

DESCRIPTION TEXT - Sec 12/Multiple Residence (Snr Ctzn)

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
=====	=====	=====	=====	=====
C	MASONRY LOAD BEARING	MA	228CE	S12/BL28/CL-C /EX
C	MASONRY LOAD BEARING	MA	228CG	S12/BL28/CL-C /GD
C	MASONRY LOAD BEARING	MA	228CA	S12/BL28/CL-C /AV
C	MASONRY LOAD BEARING	MA	228CF	S12/BL28/CL-C /FR
V	MASONRY VENEER	MA	228VE	S12/BL28/CL-D BV/EX
V	MASONRY VENEER	MA	228VG	S12/BL28/CL-D BV/GD
V	MASONRY VENEER	MA	228VA	S12/BL28/CL-D BV/AV
V	MASONRY VENEER	MA	228VF	S12/BL28/CL-D BV/FR
D	WOOD LOAD BEARING	MA	228DE	S12/BL28/CL-D /EX
D	WOOD LOAD BEARING	MA	228DG	S12/BL28/CL-D /GD
D	WOOD LOAD BEARING	MA	228DA	S12/BL28/CL-D /AV
D	WOOD LOAD BEARING	MA	228DF	S12/BL28/CL-D /FR
D	WOOD LOAD BEARING	MA	228DL	S12/BL28/CL-D /LC
S	INCOMBUSTIBLE METAL	MA	228SG	S12/BL28/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	228SA	S12/BL28/CL-S /AV

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Senior Citizen (Independent Living) Buildings

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DESCRIPTION TEXT - Sec 12/Multiple Residence (Snr Ctzn)

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	228CE	S12/BL28/CL-C /EX
C	MASONRY LOAD BEARING	MA	228CG	S12/BL28/CL-C /GD
C	MASONRY LOAD BEARING	MA	228CA	S12/BL28/CL-C /AV
C	MASONRY LOAD BEARING	MA	228CF	S12/BL28/CL-C /FR

MODEL DETAIL - **MASONRY LOAD BEARING/EXCELLENT**

DESCRIPTION - EXTERIOR FINISH:

- Face brick, concrete/metal panels, good roof structure and roofing

DESCRIPTION - INTERIOR FINISH:

- Good plaster, paper, paneling, good detail, hardwood, carpet

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting, many outlets, some special plumbing fixtures

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Senior Citizen (Independent Living) Buildings

DESCRIPTION CODE - S1228

DESCRIPTION TEXT - Sec 12/Multiple Residence (Snr Ctzn)

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	228CE	S12/BL28/CL-C /EX
C	MASONRY LOAD BEARING	MA	228CG	S12/BL28/CL-C /GD
C	MASONRY LOAD BEARING	MA	228CA	S12/BL28/CL-C /AV
C	MASONRY LOAD BEARING	MA	228CF	S12/BL28/CL-C /FR

MODEL DETAIL - **MASONRY LOAD BEARING/GOOD**

DESCRIPTION - EXTERIOR FINISH:

- Good brick/stucco on block, good trim, roof structure and roofing

DESCRIPTION - INTERIOR FINISH:

- Good plaster or drywall, painted hardwood, carpet, vinyl composition

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting/plumbing, some extras, emergency call system

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====
OCCUPANCY ----- Senior Citizen (Independent Living) Buildings

DESCRIPTION CODE - S1228

DESCRIPTION TEXT - Sec 12/Multiple Residence (Snr Ctzn)

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

Table with 4 columns: CLASS, DESCRIPTION, COMPONENT TYPE, CODE, DESCRIPTION. Includes rows for MASONRY LOAD BEARING with codes like 228CE, 228CG, 228CA, 228CF.

MODEL DETAIL - MASONRY LOAD BEARING/AVERAGE

DESCRIPTION - EXTERIOR FINISH:

- Brick or block, some trim, asphalt shingle or built-up roof

DESCRIPTION - INTERIOR FINISH:

- Plaster/drywall, hardwood, carpet, vinyl composition

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting/plumbing, few extras and handicap units

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Senior Citizen (Independent Living) Buildings

DESCRIPTION CODE - S1228

DESCRIPTION TEXT - Sec 12/Multiple Residence (Snr Ctzn)

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	228CE	S12/BL28/CL-C /EX
C	MASONRY LOAD BEARING	MA	228CG	S12/BL28/CL-C /GD
C	MASONRY LOAD BEARING	MA	228CA	S12/BL28/CL-C /AV
C	MASONRY LOAD BEARING	MA	228CF	S12/BL28/CL-C /FR

MODEL DETAIL - **MASONRY LOAD BEARING/FAIR**

DESCRIPTION - EXTERIOR FINISH:

- Block or brick, standard sash, asphalt shingle roof

DESCRIPTION - INTERIOR FINISH:

- Drywall or plaster, carpet, carpet, vinyl composition tile

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate standard lighting and plumbing per good codes

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Senior Citizen (Independent Living) Buildings

DESCRIPTION CODE - S1228

DESCRIPTION TEXT - Sec 12/Multiple Residence (Snr Ctzn)

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
V	MASONRY VENEER	MA	228VE	S12/BL28/CL-D BV/EX
V	MASONRY VENEER	MA	228VG	S12/BL28/CL-D BV/GD
V	MASONRY VENEER	MA	228VA	S12/BL28/CL-D BV/AV
V	MASONRY VENEER	MA	228VF	S12/BL28/CL-D BV/FR

MODEL DETAIL - **MASONRY VENEER/EXCELLENT**

DESCRIPTION - EXTERIOR FINISH:

- Face brick, stone veneer, good wood or steel frame and roof

DESCRIPTION - INTERIOR FINISH:

- Good plaster, paper, paneling, good detail, hardwood, carpet

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting, many outlets, some special plumbing fixtures

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Senior Citizen (Independent Living) Buildings

DESCRIPTION CODE - S1228

DESCRIPTION TEXT - Sec 12/Multiple Residence (Snr Ctzn)

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
V	MASONRY VENEER	MA	228VE	S12/BL28/CL-D BV/EX
V	MASONRY VENEER	MA	228VG	S12/BL28/CL-D BV/GD
V	MASONRY VENEER	MA	228VA	S12/BL28/CL-D BV/AV
V	MASONRY VENEER	MA	228VF	S12/BL28/CL-D BV/FR

MODEL DETAIL - **MASONRY VENEER/GOOD**

DESCRIPTION - EXTERIOR FINISH:

- Good brick veneer and fenestration, good roof structure and roofing

DESCRIPTION - INTERIOR FINISH:

- Good plaster or drywall, painted hardwood, vinyl composition, carpet

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting/plumbing, some extras, emergency call system

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Senior Citizen (Independent Living) Buildings

DESCRIPTION CODE - S1228

DESCRIPTION TEXT - Sec 12/Multiple Residence (Snr Ctzn)

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-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
V	MASONRY VENEER	MA	228VE	S12/BL28/CL-D BV/EX
V	MASONRY VENEER	MA	228VG	S12/BL28/CL-D BV/GD
V	MASONRY VENEER	MA	228VA	S12/BL28/CL-D BV/AV
V	MASONRY VENEER	MA	228VF	S12/BL28/CL-D BV/FR

MODEL DETAIL - **MASONRY VENEER/AVERAGE**

DESCRIPTION - EXTERIOR FINISH:

- Brick veneer, some ornamentation, average code construction

DESCRIPTION - INTERIOR FINISH:

- Plaster or drywall, hardwood, vinyl composition, carpet

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting/plumbing, few extras and handicap units

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Senior Citizen (Independent Living) Buildings

DESCRIPTION CODE - S1228

DESCRIPTION TEXT - Sec 12/Multiple Residence (Snr Ctzn)

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
V	MASONRY VENEER	MA	228VE	S12/BL28/CL-D BV/EX
V	MASONRY VENEER	MA	228VG	S12/BL28/CL-D BV/GD
V	MASONRY VENEER	MA	228VA	S12/BL28/CL-D BV/AV
V	MASONRY VENEER	MA	228VF	S12/BL28/CL-D BV/FR

MODEL DETAIL - **MASONRY VENEER/FAIR**

DESCRIPTION - EXTERIOR FINISH:

- Brick veneer, little trim, standard sash, asphalt shingle

DESCRIPTION - INTERIOR FINISH:

- Drywall or plaster, carpet, vinyl composition tile

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate standard lighting and plumbing per good codes

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====
OCCUPANCY ----- Senior Citizen (Independent Living) Buildings

DESCRIPTION CODE - S1228

DESCRIPTION TEXT - Sec 12/Multiple Residence (Snr Ctzn)
=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

Table with 4 columns: CLASS, DESCRIPTION, COMPONENT TYPE, COMPONENT CODE, and DESCRIPTION. It lists various construction classes for wood load bearing structures, including a specific entry for 'WOOD LOAD BEARING/EXCELLENT'.

MODEL DETAIL - WOOD LOAD BEARING/EXCELLENT

DESCRIPTION - EXTERIOR FINISH:

- Best stucco or siding, brick and stone trim, heavy basic structure

DESCRIPTION - INTERIOR FINISH:

- Good plaster, paper, paneling, good detail, hardwood, carpet

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting, outlets, many some special plumbing fixtures

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Senior Citizen (Independent Living) Buildings

DESCRIPTION CODE - S1228

DESCRIPTION TEXT - Sec 12/Multiple Residence (Snr Ctzn)

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	228DE	S12/BL28/CL-D /EX
D	WOOD LOAD BEARING	MA	228DG	S12/BL28/CL-D /GD
D	WOOD LOAD BEARING	MA	228DA	S12/BL28/CL-D /AV
D	WOOD LOAD BEARING	MA	228DF	S12/BL28/CL-D /FR
D	WOOD LOAD BEARING	MA	228DL	S12/BL28/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/GOOD**

DESCRIPTION - EXTERIOR FINISH:

- Good stucco/siding, some brick or stone trim, good roof

DESCRIPTION - INTERIOR FINISH:

- Good plaster or drywall, painted hardwood, vinyl composition, carpet

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting/plumbing, some extras, emergency call system

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====
OCCUPANCY ----- Senior Citizen (Independent Living) Buildings

DESCRIPTION CODE - S1228

DESCRIPTION TEXT - Sec 12/Multiple Residence (Snr Ctzn)

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

Table with 4 columns: CLASS, DESCRIPTION, COMPONENT TYPE, CODE, DESCRIPTION. Rows include D WOOD LOAD BEARING with codes 228DE, 228DG, 228DA, 228DF, 228DL. The row with code 228DA is bolded.

MODEL DETAIL - WOOD LOAD BEARING/AVERAGE

DESCRIPTION - EXTERIOR FINISH:

- Stucco or siding, some trim, average code construction

DESCRIPTION - INTERIOR FINISH:

- Plaster or drywall, hardwood, vinyl composition, carpet

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting/plumbing, few extras and handicap units

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Senior Citizen (Independent Living) Buildings

DESCRIPTION CODE - S1228

DESCRIPTION TEXT - Sec 12/Multiple Residence (Snr Ctzn)

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	228DE	S12/BL28/CL-D /EX
D	WOOD LOAD BEARING	MA	228DG	S12/BL28/CL-D /GD
D	WOOD LOAD BEARING	MA	228DA	S12/BL28/CL-D /AV
D	WOOD LOAD BEARING	MA	228DF	S12/BL28/CL-D /FR
D	WOOD LOAD BEARING	MA	228DL	S12/BL28/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/FAIR**

DESCRIPTION - EXTERIOR FINISH:

- Stucco or siding, standard sash, asphalt shingles or built-up rock

DESCRIPTION - INTERIOR FINISH:

- Drywall or plaster, carpet, vinyl composition tile

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate standard lighting and plumbing per good codes

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Senior Citizen (Independent Living) Buildings

DESCRIPTION CODE - S1228

DESCRIPTION TEXT - Sec 12/Multiple Residence (Snr Ctzn)

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
D	WOOD LOAD BEARING	MA	228DE	S12/BL28/CL-D /EX
D	WOOD LOAD BEARING	MA	228DG	S12/BL28/CL-D /GD
D	WOOD LOAD BEARING	MA	228DA	S12/BL28/CL-D /AV
D	WOOD LOAD BEARING	MA	228DF	S12/BL28/CL-D /FR
D	WOOD LOAD BEARING	MA	228DL	S12/BL28/CL-D /LC

MODEL DETAIL - **WOOD LOAD BEARING/LOW COST**

DESCRIPTION - EXTERIOR FINISH:

- Low-cost stucco or siding, very plain, minimum fenestration

DESCRIPTION - INTERIOR FINISH:

- Drywall and paint, asphalt tile and low-cot carpet

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting/plumbing per code

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Senior Citizen (Independent Living) Buildings

DESCRIPTION CODE - S1228

DESCRIPTION TEXT - Sec 12/Multiple Residence (Snr Ctzn)

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	228SG	S12/BL28/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	228SA	S12/BL28/CL-S /AV

MODEL DETAIL - **INCOMBUSTIBLE METAL/GOOD**

DESCRIPTION - EXTERIOR FINISH:

- Good sandwich panels on pre-engineered frame, good fenestration

DESCRIPTION - INTERIOR FINISH:

- Gypsum board and plastics, carpet and vinyl composition

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting/plumbing, some extras, emergency call system

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Senior Citizen (Independent Living) Buildings

DESCRIPTION CODE - S1228

DESCRIPTION TEXT - Sec 12/Multiple Residence (Snr Ctzn)

=====

-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
S	INCOMBUSTIBLE METAL	MA	228SG	S12/BL28/CL-S /GD
S	INCOMBUSTIBLE METAL	MA	228SA	S12/BL28/CL-S /AV

MODEL DETAIL - **INCOMBUSTIBLE METAL/AVERAGE**

DESCRIPTION - EXTERIOR FINISH:

- Sandwich panels adequate fenestration

DESCRIPTION - INTERIOR FINISH:

- Drywall, carpet, vinyl composition

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting/plumbing, few extras and handicap units

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Senior Citizen (Independent Living) Buildings

DESCRIPTION CODE - S1228

DESCRIPTION TEXT - Sec 12/Multiple Residence (Snr Ctzn)

=====

NON-MAIN AREA ---- CLASS C - BASEMENT UNITS (COMPLETELY BELOW GRADE)

Type	Component Description	Code	Component Description	Building Occupancy
=====	=====	=====	=====	=====
<A	COM/S12/BSMT-LVG UNT	22800	S1228/BMT UNT/CL-C/EX	S-CTZ-IN
<A	COM/S12/BSMT-LVG UNT	22802	S1228/BMT UNT/CL-C/GD	S-CTZ-IN
<A	COM/S12/BSMT-LVG UNT	22804	S1228/BMT UNT/CL-C/AV	S-CTZ-IN
<A	COM/S12/BSMT-LVG UNT	22806	S1228/BMT UNT/CL-C/FR	S-CTZ-IN

MODEL DETAIL - MASONRY LOAD BEARING/BASEMENT UNIT (ROOM)

DESCRIPTION - EXTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - INTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Equal to Class/Quality of above grade units

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Senior Citizen (Independent Living) Buildings

DESCRIPTION CODE - S1228

DESCRIPTION TEXT - Sec 12/Multiple Residence (Snr Ctzn)

=====

NON-MAIN AREA ---- CLASS C - BASEMENT UNITS (COMPLETELY BELOW GRADE)

Type	Component Description	Code	Component Description	Building Occupancy
=====	=====	=====	=====	=====
<A	COM/S12/BSMT-LVG UNT	22810	S1228/BMT UNT/CL-V/EX	S-CTZ-IN
<A	COM/S12/BSMT-LVG UNT	22812	S1228/BMT UNT/CL-V/GD	S-CTZ-IN
<A	COM/S12/BSMT-LVG UNT	22814	S1228/BMT UNT/CL-V/AV	S-CTZ-IN
<A	COM/S12/BSMT-LVG UNT	22816	S1228/BMT UNT/CL-V/FR	S-CTZ-IN

MODEL DETAIL - MASONRY VENEER/BASEMENT UNIT (ROOM)

DESCRIPTION - EXTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - INTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Equal to Class/Quality of above grade units

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Senior Citizen (Independent Living) Buildings

DESCRIPTION CODE - S1228

DESCRIPTION TEXT - Sec 12/Multiple Residence (Snr Ctzn)

=====

NON-MAIN AREA ---- CLASS C - BASEMENT UNITS (COMPLETELY BELOW GRADE)

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
<A	COM/S12/BSMT-LVG UNT	22820	S1228/BMT UNT/CL-D/EX	S-CTZ-IN
<A	COM/S12/BSMT-LVG UNT	22822	S1228/BMT UNT/CL-D/GD	S-CTZ-IN
<A	COM/S12/BSMT-LVG UNT	22824	S1228/BMT UNT/CL-D/AV	S-CTZ-IN
<A	COM/S12/BSMT-LVG UNT	22826	S1228/BMT UNT/CL-D/FR	S-CTZ-IN
<A	COM/S12/BSMT-LVG UNT	22828	S1228/BMT UNT/CL-D/LC	S-CTZ-IN

MODEL DETAIL - WOOD LOAD BEARING/BASEMENT UNIT (ROOM)

DESCRIPTION - EXTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - INTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Equal to Class/Quality of above grade units

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Senior Citizen (Independent Living) Buildings

DESCRIPTION CODE - S1228

DESCRIPTION TEXT - Sec 12/Multiple Residence (Snr Ctzn)

=====

NON-MAIN AREA ---- CLASS C - SEMI-BASEMENT UNITS (PARTIALLY BELOW GRADE)

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
<A	COM/S12/BSMT-LVG UNT	22820	S1228/BMT UNT/CL-D/EX	S-CTZ-IN
<A	COM/S12/BSMT-LVG UNT	22822	S1228/BMT UNT/CL-D/GD	S-CTZ-IN
<A	COM/S12/BSMT-LVG UNT	22824	S1228/BMT UNT/CL-D/AV	S-CTZ-IN
<A	COM/S12/BSMT-LVG UNT	22826	S1228/BMT UNT/CL-D/FR	S-CTZ-IN
<A	COM/S12/BSMT-LVG UNT	22828	S1228/BMT UNT/CL-D/LC	S-CTZ-IN

MODEL DETAIL - **INCOMBUSTIBLE METAL/BASEMENT UNIT**

DESCRIPTION - EXTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - INTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Equal to Class/Quality of above grade units

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Senior Citizen (Independent Living) Buildings

DESCRIPTION CODE - S1228

DESCRIPTION TEXT - Sec 12/Multiple Residence (Snr Ctzn)

=====

NON-MAIN AREA ---- CLASS C - SEMI-BASEMENT UNITS (PARTIALLY BELOW GRADE)

Type	-----Component----- Description	Code	-----Component----- Description	Building Occupancy
=====	=====	=====	=====	=====
<A	COM/S12/BSMT-LVG UNT	22850	S1228/SEMI UT/CL-C/EX	S-CTZ-IN
<A	COM/S12/BSMT-LVG UNT	22852	S1228/SEMI UT/CL-C/GD	S-CTZ-IN
<A	COM/S12/BSMT-LVG UNT	22854	S1228/SEMI UT/CL-C/AV	S-CTZ-IN
<A	COM/S12/BSMT-LVG UNT	22856	S1228/SEMI UT/CL-C/FR	S-CTZ-IN

MODEL DETAIL - MASONRY LOAD BEARING/SEMI-BASEMENT UNIT

DESCRIPTION - EXTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - INTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Equal to Class/Quality of above grade units

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Senior Citizen (Independent Living) Buildings

DESCRIPTION CODE - S1228

DESCRIPTION TEXT - Sec 12/Multiple Residence (Snr Ctzn)

=====

NON-MAIN AREA ---- CLASS D - SEMI-BASEMENT UNITS (PARTIALLY BELOW GRADE)

Type	-----Component----- Description	Code	-----Component----- Description	Building Occupancy
=====	=====	=====	=====	=====
<A	COM/S12/BSMT-LVG UNT	22870	S1228/SEMI UT/CL-D/EX	S-CTZ-IN
<A	COM/S12/BSMT-LVG UNT	22872	S1228/SEMI UT/CL-D/GD	S-CTZ-IN
<A	COM/S12/BSMT-LVG UNT	22874	S1228/SEMI UT/CL-D/AV	S-CTZ-IN
<A	COM/S12/BSMT-LVG UNT	22876	S1228/SEMI UT/CL-D/FR	S-CTZ-IN
<A	COM/S12/BSMT-LVG UNT	22878	S1228/SEMI UT/CL-D/LC	S-CTZ-IN

MODEL DETAIL - **WOOD LOAD BEARING/SEMI-BASEMENT UNIT**

DESCRIPTION - EXTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - INTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Equal to Class/Quality of above grade units

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Senior Citizen (Independent Living) Buildings

DESCRIPTION CODE - S1228

DESCRIPTION TEXT - Sec 12/Multiple Residence (Snr Ctzn)

=====

NON-MAIN AREA ---- CLASS D - SEMI-BASEMENT UNITS (PARTIALLY BELOW GRADE)

Type	Component Description	Code	Component Description	Building Occupancy
=====	=====	=====	=====	=====
<A	COM/S12/BSMT-LVG UNT	22880	S1228/SEMI UT/CL-S/GD	S-CTZ-IN
<A	COM/S12/BSMT-LVG UNT	22882	S1228/SEMI UT/CL-S/AV	S-CTZ-IN

MODEL DETAIL - **INCOMBUSTIBLE METAL/SEMI-BASEMENT UNIT**

DESCRIPTION - EXTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - INTERIOR FINISH:

- Equal to Class/Quality of above grade units

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Equal to Class/Quality of above grade units

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Senior Citizen (Independent Living) Buildings

DESCRIPTION CODE - S1228

DESCRIPTION TEXT - Sec 12/Multiple Residence (Snr Ctzn)

=====

NON-MAIN AREA ---- CLASS C/D/S - BASEMENT - FINISH

-----Component-----		-----Component-----		Building
Type	Description	Code	Description	Occupancy
=====	=====	=====	=====	=====
<D	COM/S12/BSMT-FINISH	228-2	S1228/BMT FIN/CL-CDS	S-CTZ-IN

BASEMENT - FINISH

DESCRIPTION - EXTERIOR FINISH:

- Finished interior

DESCRIPTION - INTERIOR FINISH:

- Plaster or drywall, activity, therapy and housekeeping rooms

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting/plumbing, high-voltage outlets

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL IMPROVEMENTS

SECTION 12

MULTI-FAMILY RESIDENCES AND MOTELS

=====

OCCUPANCY ----- Senior Citizen (Independent Living) Buildings

DESCRIPTION CODE - S1228

DESCRIPTION TEXT - Sec 12/Multiple Residence (Snr Ctzn)

=====

NON-MAIN AREA ---- CLASS C/D/S - BASEMENT - PARKING (AVERAGE AND LOW COST)

Type	Component Description	Code	Component Description	Building Occupancy
=====	=====	=====	=====	=====
<C	COM/S12/BSMT-PARKING	228-1	S1228/B PR-AV/CL-CDS	S-CTZ-IN
<C	COM/S12/BSMT-PARKING	228-2	S1228/B PR-LC/CL-CDS	S-CTZ-IN

BASEMENT - PARKING/AVERAGE

DESCRIPTION - EXTERIOR FINISH:

- Unfinished interior

DESCRIPTION - INTERIOR FINISH:

- Plaster/drywall ceiling, concrete floor, striping, stops

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting, floor drains, sprinklers not included

BASEMENT - PARKING/LOW COST

DESCRIPTION - EXTERIOR FINISH:

- Partially exposed, some ornamentation, unfinished interior

DESCRIPTION - INTERIOR FINISH:

- Finished ceiling, concrete slab, striping, stops

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting, drains, sprinklers not included

DURHAM COUNTY, NORTH CAROLINA
OFFICE OF TAX ADMINISTRATION
UNIFORM SCHEDULES OF VALUES, STANDARDS, AND RULES

VOLUME 04.2 - COMMERCIAL/INDUSTRIAL/INSTITUTIONAL
IMPROVEMENTS

SECTION - 12

MULTI-FAMILY RESIDENCES AND MOTELS

OCCUPANCY ----- Bath Houses

DESCRIPTION CODE - S1232

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

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Bath houses, are small changing, rumpus/game room structures, usually supporting recreational improvements in a residential setting. The lowest quality is a simple cabana without plumbing, while the better quality includes the well-appointed entertainment/guest facility.

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-----CLASS OF CONSTRUCTION----- -----QUALITY (TYPE) OF CONSTRUCTION-----

CLASS	DESCRIPTION	COMPONENT		DESCRIPTION
		TYPE	CODE	
C	MASONRY LOAD BEARING	MA	232CE	S12/BL32/CL-C /EX
C	MASONRY LOAD BEARING	MA	232CG	S12/BL32/CL-C /GD
C	MASONRY LOAD BEARING	MA	232CA	S12/BL32/CL-C /AV
C	MASONRY LOAD BEARING	MA	232CL	S12/BL32/CL-C /LC
C	MASONRY LOAD BEARING	MA	232CC	S12/BL32/CL-C /CH
D	WOOD LOAD BEARING	MA	232DE	S12/BL32/CL-D /EX
D	WOOD LOAD BEARING	MA	232DG	S12/BL32/CL-D /GD
D	WOOD LOAD BEARING	MA	232DA	S12/BL32/CL-D /AV
D	WOOD LOAD BEARING	MA	232DL	S12/BL32/CL-D /LC
D	WOOD LOAD BEARING	MA	232DC	S12/BL32/CL-D /CH

DURHAM COUNTY, NORTH CAROLINA OFFICE OF TAX ADMINISTRATION

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C	MASONRY LOAD BEARING	MA	232CA	S12/BL32/CL-C	/AV
C	MASONRY LOAD BEARING	MA	232CL	S12/BL32/CL-C	/LC
C	MASONRY LOAD BEARING	MA	232CC	S12/BL32/CL-C	/CH

MODEL DETAIL - **MASONRY LOAD BEARING/EXCELLENT**

DESCRIPTION - EXTERIOR FINISH:

- Face brick, cut stone, heavy roof structure, shakes, tile, slate

DESCRIPTION - INTERIOR FINISH:

- Plaster, good detail, fine carpet, matched stones, entertainment kitchen

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Some special fixtures, more than one bath, sauna

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C	MASONRY LOAD BEARING	MA	232CL	S12/BL32/CL-C /LC
C	MASONRY LOAD BEARING	MA	232CC	S12/BL32/CL-C /CH

MODEL DETAIL - **MASONRY LOAD BEARING/GOOD**

DESCRIPTION - EXTERIOR FINISH:

- Brick or good block and stucco, shakes or wood singles

DESCRIPTION - INTERIOR FINISH:

- Finished interior, good tile, carpet, some recreation facilities

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and plumbing, extra outlets and fixtures, food prep.

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C	MASONRY LOAD BEARING	MA	232CL	S12/BL32/CL-C /LC
C	MASONRY LOAD BEARING	MA	232CC	S12/BL32/CL-C /CH

MODEL DETAIL - **MASONRY LOAD BEARING/AVERAGE**

DESCRIPTION - EXTERIOR FINISH:

- Brick or block, some trim, wood or good asphalt shingle roof

DESCRIPTION - INTERIOR FINISH:

- Drywall or plaster, carpet, vinyl composition tile, good rumpus room

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and plumbing, single bathroom

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C	MASONRY LOAD BEARING	MA	232CL	S12/BL32/CL-C /LC
C	MASONRY LOAD BEARING	MA	232CC	S12/BL32/CL-C /CH

MODEL DETAIL - **MASONRY LOAD BEARING/LOW COST**

DESCRIPTION - EXTERIOR FINISH:

- Block, light roof, very plain

DESCRIPTION - INTERIOR FINISH:

- Low-cost finishes, few partitions, sealed concrete, cheap ceiling or none

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and plumbing, shower, half bath

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C	MASONRY LOAD BEARING	MA	232CL	S12/BL32/CL-C /LC
C	MASONRY LOAD BEARING	MA	232CC	S12/BL32/CL-C /CH

MODEL DETAIL - **MASONRY LOAD BEARING/CHEAP**

DESCRIPTION - EXTERIOR FINISH:

- Low-cost block

DESCRIPTION - INTERIOR FINISH:

- Light slab, unfinished interior, cabana, changing room only

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and fixtures, no plumbing

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D	WOOD LOAD BEARING	MA	232DE	S12/BL32/CL-D	/EX
D	WOOD LOAD BEARING	MA	232DG	S12/BL32/CL-D	/GD
D	WOOD LOAD BEARING	MA	232DA	S12/BL32/CL-D	/AV
D	WOOD LOAD BEARING	MA	232DL	S12/BL32/CL-D	/LC
D	WOOD LOAD BEARING	MA	232DC	S12/BL32/CL-D	/CH

MODEL DETAIL - **MASONRY LOAD BEARING/EXCELLENT**

DESCRIPTION - EXTERIOR FINISH:

- Face brick, cut stone veneer, heavy rafters, shakes, tile, slate, etc.

DESCRIPTION - INTERIOR FINISH:

- Plaster, good detail, fine carpet, matched stones, entertainment kitchen

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Some special fixtures, more than one bath, sauna

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D	WOOD LOAD BEARING	MA	232DL	S12/BL32/CL-D /LC
D	WOOD LOAD BEARING	MA	232DC	S12/BL32/CL-D /CH

MODEL DETAIL - **MASONRY LOAD BEARING/GOOD**

DESCRIPTION - EXTERIOR FINISH:

- Good stucco or siding, brick veneer, tile, light shakes or good shingle

DESCRIPTION - INTERIOR FINISH:

- Finished interior, good tile, carpet, some recreation facilities

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Good lighting and plumbing, extra outlets and fixtures, food prep.

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D	WOOD LOAD BEARING	MA	232DL	S12/BL32/CL-D /LC
D	WOOD LOAD BEARING	MA	232DC	S12/BL32/CL-D /CH

MODEL DETAIL - **MASONRY LOAD BEARING/AVERAGE**

DESCRIPTION - EXTERIOR FINISH:

- Stucco or siding, some trim, wood or good asphalt shingles

DESCRIPTION - INTERIOR FINISH:

- Drywall or plaster, carpet, vinyl composition tile, good rumpus room

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Adequate lighting and plumbing, single bathroom

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D	WOOD LOAD BEARING	MA	232DL	S12/BL32/CL-D /LC
D	WOOD LOAD BEARING	MA	232DC	S12/BL32/CL-D /CH

MODEL DETAIL - **MASONRY LOAD BEARING/LOW COST**

DESCRIPTION - EXTERIOR FINISH:

- Low-cost stucco or siding

DESCRIPTION - INTERIOR FINISH:

- Low-cost finishes, few partitions, sealed concrete, cheap ceiling or none

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and plumbing, shower, half bath

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D	WOOD LOAD BEARING	MA	232DL	S12/BL32/CL-D /LC
D	WOOD LOAD BEARING	MA	232DC	S12/BL32/CL-D /CH

MODEL DETAIL - **MASONRY LOAD BEARING/CHEAP**

DESCRIPTION - EXTERIOR FINISH:

- Box frame, plywood, boards or cheap stucco single wall

DESCRIPTION - INTERIOR FINISH:

- Light slab, unfinished interior, cabana, changing room only

DESCRIPTION - LIGHTING, PLUMBING AND MECHANICAL:

- Minimum lighting and fixtures, no plumbing