

OTHER BUILDING AND YARD ITEMS PRICING SCHEDULES

The Other Building and Yard Item pricing schedules are provided to calculate the replacement cost new of a variety of types of structures typically associated with residential property.

Base prices and adjustments are provided for swimming pools, detached garages, greenhouses, carports, canopies, utility buildings, tennis courts, boat houses, and boat docks. Each structure has been assigned a unique Structure Type Code to be utilized on Computer-Assisted Mass Appraisal (CAMA) programs.

Depreciation allowances, where applicable, are included on the appropriate schedule. Additional tables can be found in the Depreciation Schedules and Tables section of the Manual.

The general pricing procedure is as follows:

1. Determine the Miscellaneous Structure code that best describes the structure. (Ex. Detached frame garage is a MS 10F)
2. Multiply the square footage of the building by the square foot rate times the size factor for that structure code. (Ex. 900 Sq. Ft X \$25.74 X .90 = \$20,849)
3. Apply the proper Quality Grade Factor to arrive at the Replacement Cost New. The standard pricing schedule is at a C grade building.
4. Apply the proper depreciation from the correct table. (Ex. A garage built in 2007 in normal condition is reduced by 20% to its final value)
5. The final value for the building is finished.



MS 04C
CANOPY

MS 05
CARPORT



MS 10F
FRAME
GARAGE



MS 17
STORAGE
BUILDING

MS 10M
BRICK
GARAGE



MS 21F
SWIMMING
POOL



MS 04PRF
CAR SHED
W/FLOOR

MS 04PEN
ENCLOSED
CAR SHED



MS 10MFA
BRICK
GARAGE
W/ATTIC

MS 15I
IMPLEMENT
SHED



MS 18P
POULTRY
HOUSE

MS 15
POLE SHED





MS 28
SILO
CON. STAVE
AND GLASS
LINED



MS 27
STABLE
HORSE
BARN

MS 23
BARN





MS 20
UTILITY
BLDG.
R.S.F

RESIDENTIAL OUTBUILDING AND YARD ITEMS

Code	Description	Rate	Size Adj	Deprec
00	Cell Tower Site	-	-	-
01	Patio	\$11.40	A5	D3
01FP	Outdoor Fireplace	\$4,000	-	D3
01K	Outdoor Kitchen	\$5,000	-	D3
01S	Concrete Slab	\$5.15	A4	D3
02	Shop	\$27.70	A1	D3
03	Studio/Auxillary Structure	\$58.50	A2	D3
03C	Central AC	\$3.00	A2	D3
03P	Plumbing Fixture	\$1,080	-	D3
04	Canopy w/Floor	\$11.85	A1	D3
04C	Canopy w/Floor	\$6.65	A1	D3
04PEN	Prefab Metal Car Shed Enclosed	\$3.85	A1	D1
04PRE	Prefab Metal Car Shed	\$2.20	A1	D1
04PRF	Prefab Metal Car Shed w/Floor	\$7.35	A1	D1
05	Carport w/Floor	\$18.80	A1	D3
06	Deck	\$16.90	A5	D3
07	Boat Shelter	\$26.30	A1	D1
08	Boat Dock	\$22.00	A1	D1
09	Boat House Enclosed	\$30.70	A1	D1
10F	Garage Frame	\$25.74	A1	D3
10FAP	Garage Frame Apartment	\$63.35	A1	D3
10FFA	Garage Frame w/Fin Attic	\$49.90	A1	D3
10FUA	Garage Frame w/Unfin Attic	\$30.65	A1	D3
10M	Garage Masonry	\$26.85	A1	D3
10MAP	Garage Masonry Apartment	\$66.55	A1	D3
10MFA	Garage Masonry w/Fin Attic	\$52.35	A1	D3
10MUA	Garage Masonry w/Unfin Attic	\$32.20	A1	D3
11	Porch Detached	\$28.15	A5	D3
12	Lean To	\$3.20	A4	D2
13	Quonset Building	\$12.65	A1	D3
14	Hanger	\$23.50	A1	D3

RESIDENTIAL OUTBUILDING AND YARD ITEMS (continued)

Code	Description	Rate	Size Adj	Deprec
15	Shed (Open Pole)	\$6.70	A4	D2
15E	Enclosed Shed	\$8.80	A4	D2
15I	Implement Shed 3 Side	\$6.85	A4	D2
15PP	Shed Personal Property	-	-	-
16	2 Story Storage Building	\$36.05	A4	D2
17	Storage Building	\$20.30	A4	D2
18	Green House	\$9.50	A4	D2
18P	Poultry House	\$5.05	-	D2
19	Gazebo	\$15.00	-	D1
19S	Shelter with Deck	\$23.90	A1	D1
20	Utility Building RSF	\$16.75	A1	D3
21F	Swimming Pool/Fiberglass	\$63.35	A1	D1
21G	Swimming Pool/Concrete	\$60.50	A1	D1
21H	Hot Tub/Spa (In Ground)	\$6,500	-	D1
21V	Swimming Pool/Vinyl	\$42.70	A1	D1
22	Tennis Court	\$6.25	-	D1
23	Barn	\$15.85	A1	D2
24	Tobacco Barn	\$15.85	A4	D2
25	Dairy Barn	\$15.85	A4	D2
26	Pole Barn	\$6.90	A4	D2
27	Stable	\$19.80	A4	D2
27F	Stable W/Finished Area	\$34.65	A4	D2
28	Silo	\$900	-	D1
29	Dwelling Site Value	-	-	-
49	Mobile Home Personal Property	-	-	-

OTHER BUILDING AND YARD ITEMS CODE SIZE ADJUSTMENT

A1	
AREA	ADJ
001-150	110
151-200	108
201-250	106
251-300	104
301-350	102
351-600	100
601-650	98
651-700	96
701-750	94
751-800	92
801-UP	90

A2	
AREA	ADJ
001-050	110
051-100	105
101-150	102
151-400	100
401-550	98
551-700	96
701-850	94
851-1000	92
1001-UP	90

A3	
AREA	ADJ
001-150	100
151-200	105
201-250	102
251-400	100
401-600	98
601-700	96
701-800	94
801-900	92
901-UP	90

A4	
AREA	ADJ
001-040	100
041-080	98
081-150	96
151-300	94
301-UP	90

A5	
AREA	ADJ
001-020	110
021-040	106
041-060	104
061-080	102
081-200	100
201-300	98
301-400	96
401-500	94
501-UP	90

A6	
AREA	ADJ
001-020	110
021-040	106
041-060	104
061-080	102
081-200	100
201-300	98
301-400	96
401-500	94
501-UP	90

OTHER BUILDING AND YARD ITEMS DEPRECIATION

D1	
AGE	DEPR.
01	10%
02	20%
03	25%
04	30%
05	35%
06	40%
07	45%
08-UP	50%

D2	
AGE	DEPR.
01	05%
02	10%
03	15%
04	20%
05	25%
06	30%
07	35%
08	40%
09	45%
10	50%
11	55%
12	60%
13	65%
14	70%
15-UP	75%

D3	
AGE	DEPR.
00--03	05%
04--06	10%
07--09	15%
10--12	20%
13--15	25%
16--18	30%
19--21	35%
22--24	40%
25--27	45%
28--30	50%
31--35	55%
36--40	60%
41--45	65%
46--50	70%
50--UP	75%

D4	
AGE	DEPR.
00--04	05%
05--08	10%
09--12	15%
13--16	20%
17--20	25%
21--24	30%
25--28	35%
29--32	40%
33--36	45%
37--40	50%
41--44	55%
45--48	60%
49--52	65%
53--56	70%
57--UP	75%

D5	
AGE	DEPR.
00--05	05%
06--10	10%
11--15	15%
16--20	20%
21--25	25%
26--30	30%
31--35	35%
36--40	40%
41--45	45%
46--50	50%
51--55	55%
56--60	60%
61--65	65%
66--70	70%
71--UP	75%