OTHER BUILDINGS

AND YARD ITEMS

SECTION 2

OTHER FEATURES / OTHER BUILDINGS / OTHER IMPROVEMENTS

The appraisal of other features, other buildings and other improvements for residential, commercial, industrial and agricultural properties is a difficult task. Other buildings and other improvements are rarely purchased or sold separately from the balance of the property. The cost of construction of a swimming pool, which is built for the convenience and comfort of a property owner, will rarely add an equivalent amount to the market value of the property. The cost of construction of a farm outbuilding that can be justified by its contribution to the farming operation will again seldom add an equivalent amount to the market value of the property.

In effect, other buildings and other improvements have value in direct proportion to their degree of utility or usefulness. This is an extension of the principle of contribution, which affirms that the value of any factor in production is dependent upon the amount which it contributes to the overall net return, irrespective of the cost of its construction. Any effective approach to the valuation of other buildings and other improvements must reflect the action of investors. Informed farm owners and operators would not invest in buildings which could not pay for themselves by either maintaining or adding to the required level of productivity. Homeowners would not invest in swimming pools, detached garages, etc., which would not supply the degree of comfort and/or convenience they desire.

The physical condition of an "other building" or other improvement bears a direct relationship on the desirability and usefulness of that improvement. Once the appraiser has selected the property category and grade level in which to place the improvement, then he/she must consider the age and condition of the building and apply depreciation.

To assist the appraiser in categorizing the other buildings and other improvements, we have listed 99 classes of buildings and improvements. For each class of building or improvement there are five grade levels that can be utilized. These grade levels may represent a unit cost such as square feet, bushel capacity, or a lump sum rate for the entire unit. Following are examples of these five grade levels.

GRADE A	an improvement of superior quality and workmanship
GRADE B	an improvement of above average quality and workmanship
GRADE C	an improvement of average quality and workmanship
GRADE D	an improvement of below average quality and workmanship
GRADE E	an improvement of poor quality and workmanship

CAMA OTHER BUILDINGS &
YARD ITEMS (CA45) 2018

CODE	DESCRIPTION	UNIT OF MEASURE	RATE RANGE		
01	Residential Recreational	Area	20	-	40
02	Wood Deck	Area	10	-	15
03	Patio	Area	3	-	5
04	Shed	Area	8	-	15
05	Pool	Area	30	-	40
06	Dwelling Sound Value	Quantity	Sound Value		
07	Bath House	Area	20	-	40
08	Shelter	Area	6	-	12
09	Stable	Area	15	-	30
12	Black Top	Area	2	-	5
13	Concrete	Area	2	-	6
14	Shop	Area	15	-	25
15	Finished Brick Garage	Area	22	-	30
16	Finished Frame Garage	Area	19	-	27
17	Unfinished Brick Garage	Area	20	-	28
18	Unfinished Frame Garage	Area	17	-	25
19	Carport	Area	8	-	12
20	Swine Farrowing House	Area	6	-	18
21	Swine Nursery	Area	6	-	18
22	Swine Farrowing/Nursing	Area	6	-	18
23	Swine Breeding/Gestation House	Area	6	-	18
24	Swine Finishing House	Area	6	-	18
25	Poultry Brooding House	Area	3	-	8
26	Poultry Broiling House	Area	3	-	8
27	Poultry Brooding/Broiling House	Area	3	-	8
30	Enclosed Porch	Area	25	-	35
31	Stoop	Area	7	-	12
32	Covered Porch	Area	20	-	30
34	Utility Room	Area	15	-	25
35	One Story Brick	Area	30	-	40
36	One Story Frame	Area	25	-	35
37	Inexpensive Metal Storage	Area	4	-	8
38	Implement Shed	Area	8	-	14
39	Bulk Head	Lin Foot	90	-	150
40	Commercial Spa	Quantity	3500	-	4500
41	Finished Upper Story	Area	25	-	35
42	Unfinished Upper Story	Area	20	-	30
43	Other Animal House	Area	8	-	12

CAMA OTHER BUILDINGS & YARD ITEMS (CA45) 2018

CODE		DESCRIPTION	UNIT OF MEASURE	RATE RANGE		
44		Barn	Area	15	-	25
49		Packing House	Area	3	-	6
50		Quonset	Area	10	-	15
52		Lean To	Area	3	-	8
54		Gazebo	Area	12	-	25
55		Auger Leg	Lin Foot	2	-	6
56		Grain Bin	Area	1	-	4
58		Metal Building	Area	10	-	20
59		Kiosk	Area	100	-	150
64		Boat Slip	Quantity	3000	-	25000
65		Boat House	Area	25	-	35
66		Commercial Pier	Area	40	-	100
67		Dock	Area	15	-	40
68		Golf Greens	Quantity	50000	-	150000
69		Lumber Shed	Area	12	-	25
72		Commercial Greenhouse	Area	7	-	15
73		Commercial Building	Area	20	-	35
75		Tennis Court	Area	4	-	8
78		Grain Elevator	Lin Foot	100	-	175
79		Mobile Home Hook Up	Quantity	3600	-	6000
80		Commercial Swimming Pool	Area	40	-	75
81		RV Hook Up	Quantity	2500	-	5000
84		Canopy	Area	8	-	16
85		Bridge	Area	20	-	100
86		Service Station Canopy	Area	15	-	30
87		Commercial Storage	Area	20	-	30
88		Elevated Tank	Area	1	-	4
89		Sprinkler	Area	2	-	4
91		Bricking	Area	7	-	12
94		Building Sound Value	Quantity	1500	-	4500
96		Building No Charge	Quantity	0	-	0
97		Freight Elevator	Quantity	25000	-	50000
98		Passenger Elevator	Quantity	15000	-	35000
99		Dock Leveler	Quantity	4000	-	5000
01	S	Residential Recreational	Quantity	Sound Value		
02	S	Wood Deck	Quantity	Sound Value		
03	S	Patio	Quantity	Sound Value		
04	S	Shed	Quantity	Sound Value		
05	S	Pool	Quantity	Sound Value		
07	S	Bath House	Quantity	Sound Value		

CAMA OTHER BUILDINGS & YARD ITEMS (CA45) 2018

CODE		DESCRIPTION	UNIT OF MEASURE	RATE RANGE
08	S	Shelter	Quantity	Sound Value
09	S	Stable	Quantity	Sound Value
12	S	Black Top	Quantity	Sound Value
13	S	Concrete	Quantity	Sound Value
14	S	Shop	Quantity	Sound Value
15	S	Finished Brick Garage	Quantity	Sound Value
16	S	Finished Frame Garage	Quantity	Sound Value
17	S	Unfinished Brick Garage	Quantity	Sound Value
18	S	Unfinished Frame Garage	Quantity	Sound Value
19	S	Carport	Quantity	Sound Value
20	S	Swine Farrowing House	Quantity	Sound Value
21	S	Swine Nursery	Quantity	Sound Value
22	S	Swine Farrowing/Nursing	Quantity	Sound Value
23	S	Swine Breeding/Gestation House	Quantity	Sound Value
24	S	Swine Finishing House	Quantity	Sound Value
25	S	Poultry Brooding House	Quantity	Sound Value
26	S	Poultry Broiling House	Quantity	Sound Value
27	S	Poultry Brooding/Broiling House	Quantity	Sound Value
30	S	Enclosed Porch	Quantity	Sound Value
31	S	Stoop	Quantity	Sound Value
32	S	Covered Porch	Quantity	Sound Value
34	S	Utility Room	Quantity	Sound Value
35	S	One Story Brick	Quantity	Sound Value
36	S	One Story Frame	Quantity	Sound Value
37	S	Inexpensive Metal Storage	Quantity	Sound Value
38	S	Implement Shed	Quantity	Sound Value
39	S	Bulk Head	Quantity	Sound Value
40	S	Commercial Spa	Quantity	Sound Value
41	S	Finished Upper Story	Quantity	Sound Value
42	S	Unfinished Upper Story	Quantity	Sound Value
43	S	Other Animal House	Quantity	Sound Value
44	S	Barn	Quantity	Sound Value
49	S	Packing House	Quantity	Sound Value
50	S	Quonset	Quantity	Sound Value
52	S	Lean To	Quantity	Sound Value
54	S	Gazebo	Quantity	Sound Value
55	S	Auger Leg	Quantity	Sound Value
56	S	Grain Bin	Quantity	Sound Value
58	S	Metal Building	Quantity	Sound Value
59	S	Kiosk	Quantity	Sound Value

CAMA OTHER BUILDINGS & YARD ITEMS (CA45) 2018

CODE		DESCRIPTION	UNIT OF MEASURE	RATE RANGE
64	S	Boat Slip	Quantity	Sound Value
65	S	Boat House	Quantity	Sound Value
66	S	Commercial Pier	Quantity	Sound Value
67	S	Dock	Quantity	Sound Value
69	S	Lumber Shed	Quantity	Sound Value
72	S	Commercial Greenhouse	Quantity	Sound Value
73	S	Commercial Building	Quantity	Sound Value
75	S	Tennis Court	Quantity	Sound Value
78	S	Grain Elevator	Quantity	Sound Value
80	S	Commercial Swimming Pool	Quantity	Sound Value
84	S	Canopy	Quantity	Sound Value
85	S	Bridge	Quantity	Sound Value
86	S	Service Station Canopy	Quantity	Sound Value
87	S	Commercial Storage	Quantity	Sound Value
88	S	Elevated Tank	Quantity	Sound Value
89	S	Sprinkler	Quantity	Sound Value
91	S	Bricking	Quantity	Sound Value
94	S	Building Sound Value	Quantity	Sound Value
96	S	Building No Charge	Quantity	Sound Value
97	S	Freight Elevator	Quantity	Sound Value
98	S	Passenger Elevator	Quantity	Sound Value

Grade Factors A = 1.50
B = 1.25
C = 1.00
D = .75
E = .50

OBY 01 – RESIDENTIAL RECREATION

	GRADE A	GRADE B	GRADE C
FOUNDATION	Solid	Solid	Solid
FLOORS	Wood or Concrete	Wood or Concrete	Wood or Concrete
ROOF	Composition Shingle	Composition Shingle	Composition Shingle or Metal
WALLS	Brick	Good Quality Siding	Average Quality Siding
INTERIOR FINISH	Insulation & Walls	Insulation & Walls	Minimum Insulation & Walls
OTHER	Electricity & Plumbing	Electricity & Plumbing	Minimum Wiring & Plumbing

	GRADE D	GRADE E
FOUNDATION	Solid or Pier	Pier
FLOORS	Wood or Concrete	Wood
ROOF	Composition Shingle or Metal	Metal
WALLS	Board/Comparable	Board/Comparable
INTERIOR FINISH	Minimum	None
OTHER	None	None

Life Expectancy (EST) - 30 Years

Factors which influence grade

1. Quality of Construction
2. Shape and appearance
3. Size
4. Special Features

PRICED BY THE SQUARE FOOT

OBY 02 – WOOD DECK

	GRADE A	GRADE B	GRADE C
MATERIALS	High Cost	High Cost	Average
RAILS	Yes	Yes	Yes
LATTICE	Under rails & bottom	Some	Some
BENCHES	High Quality	Average Cost	None

	GRADE D	GRADE E
MATERIALS	Low Cost	Low Cost
RAILS	None	None
LATTICE	None	None
BENCHES	None	None

Life Expectancy (EST) - 10 years

Factors which influence Grade

1. Quality of Construction
2. Shape and Appearance
3. Size
4. Special Features

PRICED BY THE SQUARE FOOT

OBY 03 – PATIO

GRADE A	GRADE B	GRADE C
Flagstone in concrete 4 inches or over	Tile 3 inches or over	Concrete 4 inches or over

GRADE D	GRADE E
Concrete 3 to 4 inches	3 inches or less

Life Expectancy (EST) – 10 years

Factors which influence grade

1. Shape and appearance
2. Size
3. Special Features

PRICED BY THE SQUARE FOOT

OBY 04 – SHED/STORAGE BUILDING

	GRADE A	GRADE B	GRADE C
FOUNDATION	Masonry	Masonry	Piers, wood sills or masonry
FLOORS	Wood or Concrete	Wood or Concrete	Wood or Concrete
ROOF	Composition Shingle	Composition Shingle or Metal	Composition Shingle or Metal
WALLS	Brick or Comparable	Block	Concrete Block Siding
INTERIOR FINISH	Minimal	Minimal	None
OTHER	Adequate wiring	Minimal wiring	Minimal wiring

	GRADE D	GRADE E
FOUNDATION	Piers, wood sills or masonry	Piers
FLOORS	Wood or Concrete	Wood
ROOF	Composition Shingle or Metal	Metal or Roll
WALLS	Drop Siding	Low Cost
INTERIOR FINISH	None	None
OTHER	Minimal wiring	None

Life Expectancy (EST) – 25 years

Factors which influence grade

1. Quality of Construction
2. Added features such as plumbing and good service wiring
3. Overall design and size

Factors which influence depreciation
1. Physical and Functional condition
2. Location
3. Adaptability for other use

PRICED BY THE SQUARE FOOT

OBY 05 – RESIDENTIAL POOL

GRADE A	GRADE B	GRADE C
Poured Concrete with part Tiling	Gunite and Fiberglass	Vinyl Lined and supported

GRADE D	GRADE E
Pour Concrete and Cinder Block	Cinder Block (old style)

Life Expectancy (EST) -15 years

Factors that affect grade other than general construction

1. Filtration system
2. Diving Board and Steps
3. Chlorinate

PRICED BY THE SQUARE FOOT

OBY 06 – DWELLING SOUND VALUE

GRADE A	GRADE B	GRADE C
Appraiser's Discretion	Appraiser's Discretion	Appraiser's Discretion

GRADE D	GRADE E
Appraiser's Discretion	Appraiser's Discretion

Life Expectancy (EST)- 5 years

Factors which influence grade

1.) Condition

PRICED BY THE UNIT

OBY 07 – BATH HOUSE

	GRADE A	GRADE B	GRADE C
FOUNDATION	Solid	Solid	Solid
FLOORS	Tile or Vinyl	Vinyl	Vinyl, Wood or Concrete
ROOF	Composition Shingle	Composition Shingle	Composition Shingle or Metal
WALLS	Brick	Good Quality Siding	Average Quality Siding
INTERIOR FINISH	Insulation & Finish	Insulation & Finish	Minimum Insulation & Finish
OTHER	Electricity & Plumbing	Electricity & Plumbing	Electricity & Plumbing

	GRADE D	GRADE E
FOUNDATION	Solid	Piers
FLOORS	Wood or Concrete	Wood
ROOF	Composition Shingle or Metal	Metal
WALLS	Low Quality Siding	Poor Quality Siding
INTERIOR FINISH	Finish/No Insulation	None
OTHER	Electricity & Some Plumbing	Electricity

Life Expectancy (EST) - 50 years

Factors which influence grade

1.) Quality of Construction
2.) Shape and Appearance
3.) Size
4.) Special Features

PRICED BY THE SQUARE FOOT

OBY O8 – SHELTER

GRADE A	GRADE B	GRADE C	GRADE D	GRADE E
1 or 2 Sides	1 or 2 Sides	No Sides	No Sides	No Sides
Quality Construction	Average Construction	Average Construction	Low Cost Construction	Poor Construction & Materials
Concrete Floor	Earth Floors	Earth Floor	Earth Floor	Earth Floor

Life Expectancy (EST) – 10 to 20 years

Factors which influence grade

1. Quality of Construction
2. Special Features
3. Overall appearance

PRICED BY THE SQUARE FOOT

OBY 09 – STABLE

	GRADE A	GRADE B	GRADE C
FOUNDATION	Solid	Solid	Solid
FLOORS	Some Wood or Concrete	Some Wood or Concrete	Earth
ROOF	Composition Shingle or Metal	Composition Shingle or Metal	Composition Shingle or Metal
WALLS	Good Quality Siding	Average Quality Siding	Average Quality Siding
INTERIOR FINISH	Minimum	None	None
OTHER	Electricity & Plumbing	Electricity & Plumbing	Electricity or Plumbing

	GRADE D	GRADE E
FOUNDATION	Solid	Solid
FLOORS	Earth	Earth
ROOF	Metal	Metal
WALLS	Low Quality Siding	Low Quality Siding
INTERIOR FINISH	None	None
OTHER	Electricity or Plumbing	None

Life Expectancy (EST) – 30 years

Factors which influence grade

1. Quality of Construction
2. Overall Appearance
3. Size
4. Special features such as stalls, etc.

PRICED BY THE SQUARE FOOT

OBY 12 – BLACKTOP

GRADE A	GRADE B	GRADE C	GRADE D	GRADE E
Excellent Quality	Good Quality	Average Quality	Fair Quality	Poor Quality

Life Expectancy (EST) – 10 years

Factors Which Influence Grade

1. Type and Quality of Construction
2. Thickness
3. Size (square foot)
4. Drainage

PRICED BY THE SQUARE FOOT

OBY 13 – CONCRETE

GRADE A	GRADE B	GRADE C	GRADE D	GRADE E
Excellent Quality	Good Quality	Average Quality	Fair Quality	Poor Quality

Life Expectancy (EST) – 10 to 15 years

Factors which influence grade

1.) Type of Quality of Construction
2.) Thickness
3.) Size (square foot)
4.) Drainage

PRICED BY THE SQUARE FOOT

OBY 14 – SHOP

	GRADE A	GRADE B	GRADE C
FOUNDATION	Solid	Solid	Solid
FLOORS	Concrete	Concrete	Concrete or Wood
ROOF	Composition Shingle	Composition Shingle	Composition Shingle or Metal
WALLS	Brick	Good Quality Siding	Average Quality Siding
INTERIOR FINISH	Good	Standard	Minimum
OTHER	Electricity & Plumbing	Electricity	Electricity

	GRADE D	GRADE E
FOUNDATION	Solid	Solid or Pier
FLOORS	Concrete or Metal	Concrete or Wood
ROOF	Composition Shingle or Metal	Composition Shingle or Metal
WALLS	Fair Quality Siding	Poor Quality Siding
INTERIOR FINISH	None	None
OTHER	Electricity	None

Life Expectancy (EST) – 30 years

Factors which influence grade

1. Quality of Construction
2. Overall Appearance
3. Size

PRICED BY THE SQUARE FOOT

OBY 15 – FINISHED BRICK GARAGE

	GRADE A	GRADE B	GRADE C
FOUNDATION	Solid	Solid	Solid
FLOOR	Concrete	Concrete	Concrete
ROOF	Composition Shingle (high pitch)	Composition Shingle	Composition Shingle
WALLS	Brick	Brick	Brick
INTERIOR FINISH	Dry Wall/Insulation	Dry Wall or Panel	Dry Wall or Panel
OTHER	Electricity & Plumbing	Electricity	Electricity

	GRADE D	GRADE E
FOUNDATION	Solid	Solid
FLOOR	Concrete	Earth
ROOF	Composition Shingle or Metal	Metal
WALLS	Brick	Brick
INTERIOR FINISH	Panel	Panel or Flake Board
OTHER	Electricity	None

Life Expectancy (EST) – 40 years

Factors which influence grade

1. Quality of Construction
2. Overall Appearance
3. Size

PRICED BY THE SQUARE FOOT

OBY 16 – FINISHED FRAME GARAGE

	GRADE A	GRADE B	GRADE C
FOUNDATION	Solid	Solid	Solid
FLOOR	Concrete	Concrete	Concrete
ROOF	Composition Shingle (high pitch)	Composition Shingle	Composition Shingle
WALLS	Good Quality Siding	Good Quality Siding	Average Quality Siding
INTERIOR FINISH	Insulation & Dry Wall	Dry Wall or Panel	Dry Wall or Panel
OTHER	Electricity & Plumbing	Electricity	Electricity

	GRADE D	GRADE E
FOUNDATION	Solid	Solid
FLOOR	Concrete	Concrete
ROOF	Composition Shingle or Metal	Metal
WALLS	Fair Quality Siding	Poor Quality Siding
INTERIOR FINISH	Panel	Panel or Flake Board
OTHER	Electricity	None

Life Expectancy (EST) – 30 years

Factors which influence grade

1. Quality of Construction
2. Overall Appearance
3. Size

PRICED BY THE SQUARE FOOT

OBY 17 – UNFINISHED BRICK GARAGE

	GRADE A	GRADE B	GRADE C
FOUNDATION	Solid	Solid	Solid
FLOOR	Concrete	Concrete	Concrete
ROOF	Composition Shingle (high pitch)	Composition Shingle	Composition Shingle
WALLS	Brick	Brick	Brick
INTERIOR FINISH	None	None	None
OTHER	Electricity & Plumbing	Electricity & Plumbing	Electricity

	GRADE D	GRADE E
FOUNDATION	Solid	Solid
FLOOR	Concrete	Earth
ROOF	Composition Shingle or Metal	Metal
WALLS	Brick	Brick
INTERIOR FINISH	None	None
OTHER	Electricity	None

Life Expectancy (EST) – 40 years

Factors which influence grade

1. Quality of Construction
2. Overall Appearance
3. Size

PRICED BY THE SQUARE FOOT

OBY 18 – UNFINISHED FRAME GARAGE

	GRADE A	GRADE B	GRADE C
FOUNDATION	Solid	Solid	Solid
FLOOR	Concrete	Concrete	Concrete
ROOF	Composition Shingle (high pitch)	Composition Shingle	Composition Shingle
WALLS	Good Quality Siding	Good Quality Siding	Average Quality Siding
INTERIOR FINISH	None	None	None
OTHER	Electricity & Plumbing	Electricity & Plumbing	Electricity

	GRADE D	GRADE E
FOUNDATION	Solid	Solid
FLOOR	Concrete	Concrete
ROOF	Composition Shingle	Metal
WALLS	Fair Quality Siding	Poor Quality Siding
INTERIOR FINISH	None	None
OTHER	Electricity	None

Life Expectancy (EST) – 30 years

Factors which influence grade

1. Quality of Construction
2. Overall Appearance
3. Size

PRICED BY THE SQUARE FOOT

OBY 19 – CARPORT

	GRADE A	GRADE B	GRADE C	GRADE D
FLOORS	Concrete	Concrete	Concrete or Earth	Earth
ROOF	Composition Shingle	Composition Shingle	Composition Shingle or Metal	Composition Shingle or Metal
FRAMING	Steel	Good Quality	Average Quality	Fair Quality

	GRADE E
FLOORS	Earth
ROOF	Metal
FRAMING	Poor

Life Expectancy (EST) 10 years

Factors which influence grade

1. Quality of Construction
2. Quality of Materials
3. Overall Appearance
4. Roof Style
5. Size

PRICED BY THE SQUARE FOOT

OBY 20 – SWINE FARROWING HOUSE

	GRADE A	GRADE B	GRADE C	GRADE D
FOUNDATION	Solid	Solid	Solid	Solid
FLOOR	Full Slats	Partial Slats	Flush Gutter	Slanted Concrete
ROOF	Metal	Metal	Metal	Metal
WALLS	Block & Wire	Block & Wire	Block & Wire	Block & Wire
INTERIOR FINISH	Insulation	Insulation	Insulation	None
OTHER	Electricity & Plumbing Individual Metal Stalls	Electricity & Plumbing Individual Metal Stalls	Electricity & Plumbing Individual Metal Stalls	Electricity & Plumbing Individual Metal Stalls

	GRADE E
FOUNDATION	Solid
FLOOR	Concrete
ROOF	Metal
WALLS	Wood
INTERIOR FINISH	None
OTHER	Electricity & Plumbing

Factors which influence grade

1. Quality of Construction
2. Quality of Equipment
3. Amount and Quality of Insulation
4. Width of Building – note builders costs
5. Method of Waste Disposal (style of flooring)

Life Expectancy (EST) – 20 years PRICED BY THE SQUARE FOOT

OBY 21 – SWINE NURSERY

	GRADE A	GRADE B	GRADE C	GRADE D
FOUNDATION	Solid	Solid	Solid	Solid
FLOOR	Full Slats	Partial Slats	Flush Gutter	Slanted Concrete
ROOF	Metal	Metal	Metal	Metal
WALLS	Block	Block	Block & Wire	Wood or Metal
INTERIOR FINISH	Insulation	Insulation	Insulation	None
OTHER	Electricity & Plumbing Metal Cages	Electricity & Plumbing Metal Cages	Electricity & Plumbing Metal Cages	Electricity & Plumbing Metal Cages

	GRADE E
FOUNDATION	Solid
FLOOR	Concrete
ROOF	Metal
WALLS	Metal
INTERIOR FINISH	None
OTHER	Electricity & Plumbing Metal Cages

Life Expectancy (EST) – 20 years

Factors which influence grade

1. Quality of Construction
2. Cage Material and Construction
3. Amount of Insulation
4. Width of Building
5. Method of Waste Disposal (style of flooring)

PRICED BY THE SQUARE FOOT

OBY 22 – SWINE FARROWING HOUSE

	GRADE A	GRADE B	GRADE C
FOUNDATION	Solid	Solid	Solid
FLOOR	Full Slats	Partial Slats	Flush Gutter
ROOF	Metal	Metal	Metal
WALLS	Block & Wire	Block & Wire	Block & Wire
INTERIOR FINISH	Insulation	Insulation	None
OTHER	Electricity & Plumbing Concrete or Metal Birthing Stalls	Electricity & Plumbing Concrete or Metal Birthing Stalls	Electricity & Plumbing Concrete or Metal Birthing Stalls

	GRADE D	GRADE E
FOUNDATION	Solid	Solid
FLOOR	Slanted Concrete	Concrete
ROOF	Metal	Metal
WALLS	Block & Wire	Wood
INTERIOR FINISH	None	None
OTHER	Electricity & Plumbing Metal Birthing Stalls	Electricity & Plumbing Low Cost Birthing Stalls

Life Expectancy (EST) – 20 years

Factors which influence grade

1. Quality of Construction
2. Quality of Equipment
3. Amount and Quality of Insulation

PRICED BY THE SQUARE FOOT

OBY 23 – SWINE BREEDING AND GESTATION HOUSE

	GRADE A	GRADE B	GRADE C
FOUNDATION	Solid	Solid	Solid
FLOORS	Full Slats	Full Slats	Partial Slats
ROOF	Metal	Metal	Metal
WALLS	Concrete and Wire	Concrete and Wire	Block and Wire
INTERIOR FINISH	Insulation	Insulation	Insulation
OTHER	Electricity & Plumbing Individual Metal Stalls	Electricity & Plumbing Individual Metal Stalls	Electricity & Plumbing Individual Metal Stalls

	GRADE D	GRADE E
FOUNDATION	Solid	Solid
FLOORS	Slanted Concrete	Concrete
ROOF	Metal	Metal
WALLS	Block and Wire	Wood
INTERIOR FINISH	None	None
OTHER	Electricity & Plumbing Individual Stalls	Electricity & Plumbing

Life Expectancy (EST) – 20 years

Factors which influence grade

1. Quality of Construction
2. Quality of Equipment
3. Amount and Quality of Insulation
4. Width of Building
5. Method of Waste Disposal (style of flooring)

PRICED BY THE SQUARE FOOT

OBY 24 – SWINE FINISHING HOUSE

	GRADE A	GRADE B	GRADE C
FOUNDATION	Solid	Solid	Solid
FLOOR	Full Slats	Partial Slats	Flush Gutter
ROOF	Metal	Metal	Metal
WALLS	Block and Metal	Block and metal	Block and Wire
INTERIOR FINISH	Insulation	Insulation	Insulation
OTHER	Electricity & Plumbing Block Stalls	Electricity & Plumbing Block Stalls	Electricity & Plumbing Block Stalls

	GRADE D	GRADE E
FOUNDATION	Solid	Solid
FLOOR	Slanted Concrete	Concrete
ROOF	Metal	Metal
WALLS	Block and Wire	Wood
INTERIOR FINISH	Insulation	None
OTHER	Electricity & Plumbing Block Stalls	Electricity & Plumbing Wall Stalls

Life Expectancy (EST) – 20 years

Factors which influence grade

1. Quality of Construction
2. Amount and Quality of Insulation
3. Width of Building
4. Method of Waste Disposal (style of flooring)

PRICED BY THE SQUARE FOOT

OBY 25 – POULTRY BROODING HOUSE

	GRADE A	GRADE B	GRADE C	GRADE D	GRADE E
FOUNDATION	Post in Concrete	Post in concrete	Post	Post	Post
FLOOR	Earth	Earth	Earth	Earth	Earth
ROOF	Metal	Metal	Metal	Metal	Metal
WALLS	Wood and Wire	Wood and Wire	Wood and Wire	Wood and Wire	Wood and Wire
INTERIOR FINISH	Some Insulation	Some Insulation	Some Insulation	Blown Insulation	None

Life Expectancy (EST) – 20 years

Factors which influence grade

1. Quality of Construction
2. Amount and Quality of Insulation

PRICED BY THE SQUARE FOOT

OBY 26 – POULTRY BROILING HOUSE

	GRADE A	GRADE B	GRADE C	GRADE D	GRADE E
FOUNDATION	Post in Concrete	Post in Concrete	Post	Post	Post
FLOOR	Earth	Earth	Earth	Earth	Earth
ROOF	Metal	Metal	Metal	Metal	Metal
WALL	Wood and Wire	Wood and Wire	Wood and Wire	Wood and Wire	Wood and Wire
INTERIOR FINISH	Some Insulation	Some Insulation	Some Insulation	Blown Insulation	None

Life Expectancy (EST) – 20 years

Factors which influence grade

1. Quality of Construction
2. Amount and Quality of Insulation

PRICED BY THE SQUARE FOOT

OBY 27 – POULTRY BROODING/BROILING

	GRADE A	GRADE B	GRADE C	GRADE D	GRADE E
FOUNDATION	Post in Concrete	Post in Concrete	Post	Post	Post
FLOOR	Earth	Earth	Earth	Earth	Earth
ROOF	Metal	Metal	Metal	Metal	Metal
WALLS	Wood and Wire	Wood and Wire	Wood and Wire	Wood and Wire	Wood and Wire
INTERIOR FINISH	Some Insulation	Some Insulation	Some Insulation	Blown Insulation	None

Life Expectancy (EST) – 20 years

Factors which influence grade

1. Quality of Construction
2. Amount and Quality of Insulation

PRICED BY THE SQUARE FOOT

OBY 30 – M.H. ENCLOSED PORCH

	GRADE A	GRADE B	GRADE C
FOUNDATION	Solid	Solid or Pier	Solid or Pier
FLOOR	Broken Tile or Concrete	Broken Tile or Concrete	Concrete or Wood
ROOF	Composition Shingle	Composition Shingle	Composition Shingle or Metal
WALL	Brick	Good Quality Siding	Average Quality Siding
INTERIOR FINISH	Drywall or Panel	Some	Minimum
OTHER	Electricity	Electricity	Electricity

	GRADE D	GRADE E
FOUNDATION	Pier	Pier
FLOOR	Concrete or Wood	Wood
ROOF	Composition Shingle or Metal	Metal
WALL	Fair Quality Siding	Poor Quality Siding
INTERIOR FINISH	None	None
OTHER	Electricity	Electricity

Life Expectancy (EST) – 15 years

Factors which influence grade

1. Quality of Construction
2. Quality of Materials and Workmanship
3. Size

PRICED BY THE SQUARE FOOT

OBY 31 – M.H. STOOP

	GRADE A	GRADE B	GRADE C	GRADE D	GRADE E
FOUNDATION	Solid	Solid	Solid	Solid	Solid
FLOORS	Broken Tile	Brick	Concrete	Wood	Wood

Life expectancy (EST) – 15 years

Factors which influence grade

1. Quality of Construction
2. Quality of Materials and Workmanship
3. Size

PRICED BY THE SQUARE FOOT

OBY 32 – M.H. COVERED PORCH

	GRADE A	GRADE B	GRADE C	GRADE D
FOUNDATION	Solid	Solid	Solid or Pier	Pier
FLOOR	Broken Tile or Concrete	Broken Tile or Concrete	Concrete or Wood	Concrete or Wood
ROOF	Composition Shingle	Composition Shingle	Composition Shingle or Metal	Composition Shingle or Metal
OTHER	Electricity	Electricity	Electricity	None

	GRADE E
FOUNDATION	Pier
FLOOR	Wood
ROOF	Metal
OTHER	None

Life Expectancy (EST) – 15 years

Factors which influence grade

1. Quality of Construction
2. Quality of Materials and Workmanship
3. Size

PRICED BY THE SQUARE FOOT

OBY 33 – M.H. WOOD DECK

	GRADE A	GRADE B	GRADE C	GRADE D	GRADE E
MATERIALS	High Cost	High Cost	Average	Average	Low Cost
RAILS	Yes	Yes	Yes	None	None
LATTICE	Under Rails & Bottom	Some	Some	None	None
BENCHES	High Quality	Average Cost	None	None	None

Life Expectancy (EST) – 10 years

Factors which influence grade

1. Quality of Construction
2. Shape and Appearance
3. Size
4. Special Features

PRICED BY THE SQUARE FOOT

OBY 34 – M.H. UTILITY ROOM

	GRADE A	GRADE B	GRADE C
FOUNDATION	Solid	Solid	Solid
FLOOR	Concrete	Concrete	Concrete or Wood
ROOF	Composition Shingle	Composition Shingle	Composition Shingle or Metal
WALLS	Brick	Good Quality Siding	Average Quality Siding
INTERIOR FINISH	Yes	Some	Minimum
OTHER	Electricity	Electricity	Electricity

	GRADE D	GRADE E
FOUNDATION	Solid or Piers	Piers
FLOOR	Concrete or Wood	Wood
ROOF	Composition Shingle or Metal	Metal
WALLS	Fair Quality Siding	Poor Quality Siding
INTERIOR FINISH	None	None
OTHER	Electricity	None

Life Expectancy (EST) – 15 years

Factors which influence grade

1. Quality of Construction
2. Quality of Materials and Workmanship
3. Size

PRICED BY THE SQUARE FOOT

OBY 35 – M.H. ADDITION 1 STORY BRICK

	GRADE A	GRADE B	GRADE C
FOUNDATION	Solid	Solid	Solid or Piers
FLOOR	Wood or Carpet	Wood or Carpet	Wood, Carpet or Vinyl
ROOF	Composition Shingle	Composition Shingle	Composition Shingle
WALLS	Brick	Brick	Brick
INTERIOR FINISH	Dry Wall	Dry Wall	Dry Wall or Panel
OTHER	Electric, Water & Insulation	Electric, Water & Insulation	Electric & Insulation

	GRADE D	GRADE E
FOUNDATION	Solid or Piers	Solid or Piers
FLOOR	Wood, Carpet or Vinyl	Wood, Carpet or Vinyl
ROOF	Composition Shingle	Composition Shingle or Metal
WALLS	Brick	Brick
INTERIOR FINISH	Drywall or Panel	Panel
OTHER	Electric & Insulation	Electric & Insulation

Life Expectancy (EST) – 40 years

Factors which influence grade

1. Quality of Construction
2. Overall Appearance
3. Special Features
4. Quality of Brick

PRICED BY THE SQUARE FOOT

OBY 36 – M.H. ADDITION 1 STORY FRAME

	GRADE A	GRADE B	GRADE C
FOUNDATION	Solid	Solid	Solid or Piers
FLOOR	Wood or Carpet	Wood or Carpet	Wood, Carpet or Vinyl
ROOF	Composition Shingle	Composition Shingle	Composition Shingle
WALLS	Good Quality Siding	Good Quality Siding	Average Quality Siding
INTERIOR FINISH	Dry Wall	Dry Wall	Dry Wall or Panel
OTHER	Electric, Water & Insulation	Electric, Water & Insulation	Electric & Insulation

	GRADE D	GRADE E
FOUNDATION	Solid or Piers	Solid or Piers
FLOOR	Wood, Carpet or Vinyl	Wood, Carpet or Vinyl
ROOF	Composition Shingle	Composition Shingle or Metal
WALLS	Fair Quality Siding	Poor Quality Siding
INTERIOR FINISH	Dry Wall or Panel	Panel
OTHER	Electric & Insulation	Electric & Insulation

Life Expectancy (EST) – 35 years

Factors which influence grade
1. Quality of Construction
2. Overall Appearance
3. Special Features
4. Quality of Materials

PRICED BY THE SQUARE FOOT

OBY 37 – INEXPENSIVE METAL STORAGE

	GRADE A	GRADE B	GRADE C	GRADE D	GRADE E
FOUNDATION	Solid	Solid	Strap or Solid	Strap or None	None
FLOOR	Concrete	Concrete	Wood	Wood	Earth
ROOF	Metal	Metal	Metal	Metal	Metal
WALLS	Metal	Metal	Metal	Metal	Metal
INTERIOR FINISH	Minimal	Minimal	None	None	None
OTHER	Minimal Wiring	None	None	None	None

Life Expectancy (EST) – 10 years

NOTE: *In the appraisal of metal storage buildings there are many variables which must be taken into consideration. Probably the most important features such as interior finish, wiring, etc. The appraiser must consider all the advantages and disadvantages in arriving at the final grade.*

PRICED BY THE SQUARE FOOT

OBY 38 – IMPLEMENT SHED

	GRADE A	GRADE B	GRADE C
FOUNDATION	Solid	Solid	Solid
FLOOR	Earth	Earth	Earth
ROOF	Composition Shingle or Metal	Composition Shingle or Metal	Metal
WALLS	Good Quality Siding	Average Quality Siding	Metal
OTHER	Electricity	Electricity	None

	GRADE D	GRADE E
FOUNDATION	Solid	Solid
FLOOR	Earth	Earth
ROOF	Metal	Metal
WALLS	Metal	Metal
OTHER	None	None

Life Expectancy (EST) – 20 years

Factors which influence grade

1. Quality of Construction
2. Special Features
3. Overall Appearance

PRICED BY THE SQUARE FOOT

OBY 39 – BULKHEAD

	GRADE A	GRADE B	GRADE C	GRADE D	GRADE E
FOUNDATION	Rock or Granite Good Quality Concrete	Poured Concrete Vinyl	Salt Treated Tongue and Grove or Poor Quality Concrete Vinyl	Wood	Wood

Life Expectancy (EST) – 15 years

Factors which influence grade
1.) Quality of Construction
2.) Materials and Workmanship
3.) Size

PRICED BY THE LINEAR FOOT

OBY 40 – COMMERCIAL SPA

GRADE A	GRADE B	GRADE C	GRADE D	GRADE E
Size and Shape Appraisers Discretion	Size and Shape Appraisers Discretion	Size and Shape Appraisers Discretion	Size and Shape Appraisers Discretion	Size and Shape Appraisers Discretion

Life Expectancy (EST) – 15 years

Factors which influence grade
1.) Materials and workmanship
2.) Design and appeal

PRICED BY THE UNIT

OBY 41 – FINISHED UPPER STORY

	GRADE A	GRADE B	GRADE C
FLOOR	Wood or Carpet	Wood or Carpet	Wood , Carpet or Vinyl
ROOF	Composition Shingle	Composition Shingle	Composition Shingle
WALLS	Brick	Good Quality Siding	Average Quality Siding
INTERIOR FINISH	Dry Wall	Dry Wall	Dry Wall or Panel
OTHER	Insulation, Water, Electricity and Plumbing	Insulation, Water, Electricity and Plumbing	Insulation, Water, Electricity and Plumbing

	GRADE D	GRADE E
FLOOR	Wood, Carpet or Vinyl	Wood, Carpet or Vinyl
ROOF	Composition Shingle or Metal	Metal
WALLS	Fair Quality Siding	Poor Quality Siding
INTERIOR FINISH	Dry Wall or Panel	Panel
OTHER	Minimal Insulation, Water and Electricity	Electricity

Life Expectancy (EST) – 20 years

Factors which influence grade

1. Quality of Construction
2. Overall Appearance
3. Size

PRICED BY THE SQUARE FOOT

OBY 42 – UNFINISHED UPPER STORY

	GRADE A	GRADE B	GRADE C
FLOOR	Wood or Carpet	Wood or Carpet	Wood, Carpet or Vinyl
ROOF	Composition Shingle	Composition Shingle	Composition Shingle
WALLS	Good Quality Siding	Good Quality Siding	Average Quality Siding
OTHER	Insulation, Water & Electricity	Insulation, Water & Electricity	Electricity

	GRADE D	GRADE E
FLOOR	Wood, Carpet or vinyl	Wood, Carpet or Vinyl
ROOF	Composition Shingle or Metal	Metal
WALLS	Fair Quality Siding	Poor Quality Siding
OTHER	Electricity	None

Life Expectancy (EST) – 20 years

Factors which influence grade

1. Quality of Construction
2. Overall Appearance
3. Size

PRICED BY THE SQUARE FOOT

OBY 43 – OTHER ANIMAL HOUSE

	GRADE A	GRADE B	GRADE C
FOUNDATION	Slab	Slab	Slab
FLOOR	Concrete	Concrete	Concrete
ROOF	Metal	Metal	Metal
WALLS	Block or Wood	Wood	Wood
INTERIOR FINISH	Minimal	Minimal	Minimal
OTHER	Water and Electricity	Water and Electricity	Water and Electricity

	GRADE D	GRADE E
FOUNDATION	Solid	Solid
FLOOR	Earth	Earth
ROOF	Metal	Metal
WALLS	Wood or Wire	Wire
INTERIOR FINISH	None	None
OTHER	Electricity	None

Life Expectancy (EST) – 15 years

Factors which influence value

1. Quality of Construction
2. Overall Appearance
3. Size

PRICED BY THE SQUARE FOOT

OBY 44 – BARN

	GRADE A	GRADE B	GRADE C
FOUNDATION	Solid	Solid	Solid
FLOOR	Wood or Concrete	Wood or Concrete	Wood or Concrete
ROOF	Composition Shingle or Metal	Composition Shingle or Metal	Composition Shingle or Metal
WALLS	Good Quality Siding	Good Quality Siding	Board or Comparable
INTERIOR FINISH	Insulation & Walls	Insulation & Walls	None
OTHER	Electricity & Plumbing	Electricity & Plumbing	Electricity & Plumbing

	GRADE D	GRADE E
FOUNDATION	Solid or Pier	Pier
FLOOR	Wood	Wood or Earth
ROOF	Composition Shingle or Metal	Metal or Composition Roll
WALLS	Board or Comparable	Metal or Composition Roll
INTERIOR FINISH	None	None
OTHER	Minimal Electricity	None

Life Expectancy (EST) – 30 years

Factors which influence grade
1. Quality of Construction
2. Overall Appearance
3. Loft Area (added storage will increase grade)
4. Size
5. Special Features such as stalls, etc.

PRICED BY THE SQUARE FOOT

OBY 49 – PACK HOUSE

	GRADE A	GRADE B	GRADE C
FOUNDATION	Solid	Solid	Solid
FLOOR	Wood or Concrete	Wood or Concrete	Wood or Concrete
ROOF	Composition Shingle or Metal	Composition Shingle or Metal	Composition Shingle or Metal
WALLS	Good Quality Siding	Good Quality Siding	Board or Comparable
INTERIOR FINISH	Minimal	Minimal	Minimal
OTHER	Electricity and Water	Electricity and Water	Minimal Wiring and Plumbing

	GRADE D	GRADE E
FOUNDATION	Solid	Solid or Pier
FLOOR	Wood	Wood
ROOF	Composition Shingle or Metal	Metal or Composition Roll
WALLS	Board or Comparable	Metal or Composition Roll
INTERIOR FINISH	None	None
OTHER	Minimal Wiring	None

Life Expectancy (EST) – 30 years

Factors which influence grade

1. Quality of Construction
2. Overall Appearance
3. Size
4. Loft Area (added storage would increase grade)

PRICED BY THE SQUARE FOOT OR FIELD PRICED

OBY 50 – QUONSET

	GRADE A	GRADE B	GRADE C
FOUNDATION	Solid	Solid	Solid
FLOOR	4" Concrete	4" Concrete	4" Concrete
ROOF	Metal	Metal	Metal
WALLS	Metal	Metal	Metal
INTERIOR FINISH	Insulation & Some Finish	Insulation	Minimum Insulation
OTHER	Adequate Wiring & Plumbing	Adequate Wiring & Plumbing	Minimum Wiring

	GRADE D	GRADE E
FOUNDATION	Solid	Solid
FLOOR	3" Concrete	3" Concrete
ROOF	Metal/Sloping	Metal
WALLS	Metal	Metal
INTERIOR FINISH	None	None
OTHER	None	None

Life Expectancy (EST) - 35 years

Factors which influence grade
1. Quality of Construction
2. Type of Doors
3. Size
4. Type of Insulation

PRICED BY THE SQUARE FOOT

OBY 52 – LEAN TO

	GRADE A	GRADE B	GRADE C	GRADE D	GRADE E
FLOOR	Concrete	Concrete	Earth	Earth	Earth
ROOF	Composition Shingle or Metal	Composition Shingle or Metal	Metal	Metal	Metal
OTHER	Electricity	Electricity	None	None	None

Life Expectancy (EST) – 20 years

Factors which influence grade

1. Quality of Construction
2. Special Features
3. Overall Appearance

PRICED BY THE SQUARE FOOT

NOTE: A Lean To is generally graded the same as the building they are attached to, but this is not always true.

OBY 54 – GAZEBO

GRADE A	GRADE B	GRADE C	GRADE D	GRADE E
Masonry	Salt Treated	Salt Treated	Wood	Wood

Life Expectancy (EST) – 15 years

Factors which influence grade

1. Quality of Construction
2. Size and Shape
3. Special Features

PRICED BY THE SQUARE FOOT

OBY 55 – AUGERLEG

GRADE A	GRADE B	GRADE C	GRADE D	GRADE E
N/A	N/A	Use	N/A	N/A

Life Expectancy (EST) – 15 years

Factors which influence grade
1.) Quality of construction
2.) Overall Appearance
3.) Size

PRICED BY THE LINEAR FOOT

OBY 56 – GRAIN BIN

GRADE A	GRADE B	GRADE C	GRADE D	GRADE E
Heat and Air System	Heat and Air System	Has No Heat and Air System	Poor Quality	Very Poor Quality

Life Expectancy (EST) – 20 years

Factors which influence grade
1.) Quality of construction
2.) Overall appearance
3.) Size

NOTE: For split Systems – 2 bins showing heat/air system, price one as either "A" or "B" and the other as "C". In cases where drying bins are priced separately use Grade "C".

PRICED BY THE BUSHEL

OBY 58 – METAL BUILDING

	GRADE A	GRADE B	GRADE C
FOUNDATION	Solid	Solid	Solid
FLOOR	4" Concrete	4" Concrete	4" Concrete
ROOF	Metal	Metal	Metal
WALLS	Metal	Metal	Metal
INTERIOR FINISH	Insulation	Insulation	Minimum Insulation
OTHER	Wiring & Plumbing	Adequate Wiring & Plumbing	Minimum Wiring

	GRADE D	GRADE E
FOUNDATION	Solid	Steel Post in Concrete
FLOOR	3" Concrete	3" Concrete
ROOF	Metal/Sloping	Metal
WALLS	Metal	Metal
INTERIOR FINISH	None	None
OTHER	None	None

Life Expectancy (EST) – 35 years

NOTE: The rates used in this table file do not include special items such as interior finish, standing seam roof and buildings with wall heights over 14'. Special rates will need to be applied by the appraiser to account for these items.

Factors which influence grade

1. Quality of Construction
2. Wall Height – 12' Average
3. Type of Doors
4. Amount of Interior Finish
5. Size
6. Type of Insulation
7. Open space over 50' is more expensive
8. Roof – Standing seam is more expensive

PRICED BY THE SQUARE FOOT

OBY 59 – KIOSK

	GRADE A	GRADE B	GRADE C
FOUNDATION	Solid	Solid	Solid
FLOOR	Concrete/Covered Concrete	Concrete/Covered Concrete	Concrete/Covered Concrete
ROOF	Composition Shingle	Composition Shingle	Composition Shingle
WALLS	Brick	Good Quality Siding	Average Quality Siding
INTERIOR FINFISH	Finished	Finished	Low Cost Finish
OTHER	Wiring, Plumbing & Insulation	Wiring & Insulation	Wiring & Insulation

	GRADE D	GRADE E
FOUNDATION	Solid	Solid
FLOOR	Concrete	Concrete
ROOF	Composition Shingle or Metal	Composition Shingle or Metal
WALLS	Fair Quality Siding	Poor Quality Siding
INTERIOR FINFISH	Minimal	None
OTHER	Wiring	Wiring

Life Expectancy (EST) – 40 years

Factors which influence grade

1. Quality of Construction
2. Amount of Interior Finish
3. Type of Insulation

PRICED BY THE SQUARE FOOT

OBY 64 – BOAT SLIP

GRADE A	GRADE B	GRADE C	GRADE D	GRADE E
Water Hook Up Electric Hook Up Sewage Hook Up Over 40 Feet	Water Hook Up Electric Hook Up Sewage Hook Up 20 Feet to 39 Feet	Water Hook Up Electric Hook Up Sewage Hook Up Less than 20 Feet	Electric Hook Up Water Hook Up	No Hook Up

Life Expectancy (EST) – 15 years

Factors which influence grade

1. Quality of Construction
2. Quality of Materials

PRICED BY THE UNIT

OBY 65 – BOAT HOUSE

GRADE A	GRADE B	GRADE C
Good Quality Enclosed Boat House	Good Quality Boat House	Average Quality Boat Shed

GRADE D	GRADE E
Average Quality Boat Shed	Open Boat Shed

Life Expectancy (EST) – 15 years

Factors which influence grade

1. Quality of Construction
2. Special Features (Boat Lift, etc.)

PRICED BY THE SQUARE FOOT

OBY 66 – COMMERCIAL PIER

	GRADE A	GRADE B	GRADE C	GRADE D
FOUNDATION	Treated Pilings	Treated Pilings	Pilings	Pilings
FLOOR	2” Thick Salt Treated	2” Thick Salt Treated	2” Thick	2” Thick
OTHER	2” Rails and Seats	2” Rails and Seats	Rails and Seats	Rails and Some Seats

	GRADE E
FOUNDATION	Pilings
FLOOR	1” Thick
OTHER	Poor Quality Construction

Life Expectancy (EST) – 20 years

Factors which influence grade

1. Water Depth
2. Length
3. Quality of Construction
4. Quality of Materials

PRICED BY THE SQUARE FOOT

OBY 67 – DOCK

	GRADE A	GRADE B	GRADE C	GRADE D	GRADE E
FOUNDATION	Pilings	Pilings	Pilings	Pilings	Pilings
FLOOR	2” Thick Salt Treated	2” Thick Salt Treated	1” Thick Salt Treated	1” Thick	1” Thick
OTHER	Rails and Seats	Rails	Rails	Rails	Poor Quality Construction

Life Expectancy (EST) – 20 years

Factors which influence grade

1. Water Depth
2. Length
3. Quality of Construction
4. Quality of Materials

PRICED BY THE SQUARE FOOT

OBY 68 – GOLF GREEN

GRADE A

Good Quality Drain Tile
Rock Covered With Sand
12” of USGA Soil
80-20 Mix Sand and Peat
Bent Grass
Good Grade On Green

GRADE B

Average Quality Drain Tile
Rock Cover With Sand
12” of USGA Soil
80-20 Mix Sand and Peat
Good Quality Grass
Average Grade On Green

GRADE C

Average Quality Drain Tile
Rock Covered With Sand
12” Of Soil
Good Quality Grass
Average Grade On Green

GRADE D

Poor Quality Drain Tile
Some Rock Covered With Sand
Less Than 12” Of Soil
Fair Quality Grass
Fair Grade On Green

GRADE E

No Drain Tile
No Rock
Less than 12” Of Soil
Poor Quality Grass
Poor Grade On Green

Life Expectancy (EST) – 20 to 40 years

Factors which influence grade

1.) Design and Appeal
2.) Terrain and Bunkers

PRICED BY THE GREEN

OBY 69 – LUMBER SHED

	GRADE A	GRADE B	GRADE C
EXTERIOR	Brick or Block, Heavy Rafters, Barred Windows	Block, Structural Clay Tile, Light Roof Structure	Wood, Metal or Cheap Stucco, Wood Frame
INTERIOR	Sealed Walls and Heavy Slab	Unfinished Walls or Plank Floors	Unfinished, Concrete Or Plank Floor
LIGHTING	Rigid Conduct, Spark Proof Fixtures	Some Open Fixtures	Some Open Fixtures

	GRADE D	GRADE E
EXTERIOR	Metal Panels On Pole Frame	Open Front, Low Cost Board Or Steel Siding, Light Frame
INTERIOR	Concrete Slab, Some Wainscot	Unfinished, Dirt Floor, Minimal Racks
LIGHTING	Some Open Fixtures	None

Life Expectancy (EST) – 20 years

Factors which influence grade

1. Quality of Construction
2. Quality of Materials

PRICED BY THE SQUARE FOOT

OBY 72 – COMMERCIAL GREENHOUSE

	GRADE A	GRADE B	GRADE C
FOUNDATION	Post	Post	Post
FLOOR	Earth	Earth	Earth
ROOF	Fiberglass	Fiberglass	Polyethylene
WALLS	Fiberglass	Low Cost	Low Cost
OTHER	Minimal Wiring and Plumbing	Minimal Wiring and Plumbing	Minimal Wiring and Plumbing

	GRADE D	GRADE E
FOUNDATION	Post	Post
FLOOR	Earth	Earth
ROOF	Polyethylene	Polyethylene
WALLS	Polyethylene	Polyethylene
OTHER	Minimal Plumbing	None

Life Expectancy (EST) – 10 to 15 years

Factors which influence grade
1. Quality of Construction
2. Size
3. Special Features
    a. water system
    b. ventilating system
    c. racks

PRICED BY THE SQUARE FOOT

OBY 73 – COMMERCIAL BUILDING

	GRADE A	GRADE B	GRADE C
FOUNDATION	Concrete/Heavy Slab or Continuous Wall	Concrete/Heavy Slab or Continuous Wall	Continuous Wall or Slab
FLOOR	Concrete	Concrete	Wood or Concrete
ROOF	Concrete Deck	Concrete Deck, Gypsum or Steel	Wood or Steel Deck
WALLS	Structured Steel, Fireproof Frame	Re-enforced Concrete Columns Frame	Masonry or Concrete, Usually Load Bearing Frame

	GRADE D	GRADE E
FOUNDATION	Continuous Wall or Slab	Slab or Continuous Wall
FLOOR	Wood or Concrete	Wood or Concrete
ROOF	Wood or Steel Deck	Usually on Rafters, No Deck
WALLS	Wood or Steel Studs Non-Masonry Skin	Metal Frame Metal Skin

NOTE: Classification should be used sparingly; basically for non-described buildings (not covered by the main codes) which add little "market value" to the subject property due to physical or functional obsolescence.

Life Expectancy (EST) - 40 years

Factors which influence grade
1.) Quality of Construction
2.) Materials and Workmanship
3.) Size

PRICED BY THE SQUARE FOOT

OBY 75 – TENNIS COURT

GRADE A	GRADE B	GRADE C
Concrete Court, Good Quality With Post, Net and Striping	Concrete Court, Average Quality With Post, Net, and Striping	Asphalt Court, Good Quality With Post, Net and Striping

GRADE D	GRADE E
Asphalt Court, Average Quality With Post, Net and Striping	Clay Court, Average Quality With Post, Net and Striping

Life Expectancy (EST) – 25 years

Factors which influence grade
1.) Quality of Construction
2.) Materials and Workmanship
3.) Size

NOTE: Standard Size – 60' x 120' – 7,200 square feet

PRICED BY THE SQUARE FOOT

OBY 78 – GRAIN ELEVATOR

GRADE A	GRADE B	GRADE C	GRADE D	GRADE E
8,000 to 10,000 Bushels	5,000 to 7,500 Bushels	3,500 to 5,000 Bushels	1,500 to 3,500 Bushels	500 to 1,500 Bushels

Life Expectancy (EST) – 20 years

Factors which influence grade

1. Capacity in bushels moved per hour
2. Discharge height

PRICED BY THE LINEAR FOOT

OBY 79 – MANUFACTURED HOME HOOKUP

GRADE A	GRADE B	GRADE C	GRADE D	GRADE E
Excellent Quality	Good Quality	Average Quality	Fair Quality	Poor Quality

Life Expectancy (EST) – 35 years

Factors which influence grade

1.) Paving
2.) Grading
3.) Availability of public sewer and water
4.) Quality of electrical service; (i.e.: overhead wires, underground conduit)

NOTE: The site cost in this section is divided into five quality classifications and give a range from a low cost site to the highly developed site designed for permanent living.

A mobile home hookup is assigned for each hookup in the county. A mobile home does not have to be hooked up to be charged for a hookup.

If a parcel has over three hookups (spaces) for rent or lease, then the appraiser needs to establish the size of the mobile home park and appraise the land as commercial land. If a parcel has over three hookups, but they are not together, then each hookup is listed and a commercial building site is assigned to each mobile home hookup. In certain circumstances the building sites will be less than an acre.

PRICED BY THE UNIT

OBY 80 – COMMERCIAL SWIMMING POOL

GRADE A	GRADE B	GRADE C	GRADE D	GRADE E
High Quality, Poured Concrete, Olympic Style	Good Quality, Poured Concrete, Tiled Surface	Good Quality, Poured Concrete	Gunite or Shotcrete (blown concrete)	N/A

Life Expectancy (EST) – 50 years

Factors which influence grade

1.) Quality of Construction
2.) Materials and Workmanship
3.) Size

PRICED BY THE SQUARE FOOT

OBY 84 – CANOPY

	GRADE A	GRADE B	GRADE C
ROOF	Concrete Plank, Steel Frame, Re-enforced Concrete	Metal Cover, Steel Deck Steel Frame	Wood Deck, Gable or Other Raised Design, Shingle or Tin Covering Wood or Light Steel Frame
OTHER			

	GRADE D	GRADE E
ROOF	Frame or Galvanized Tin, Wood Deck, Flat	Fiberglass (on rafters) Wood or Pole Frame
OTHER	Wood or Pole Frame	

Life Expectancy (EST) – 15 to 25 years

Factors which influence grade

1. Quality of Materials
2. Quality of Installation (Workmanship)

PRICED BY THE SQUARE FOOT

OBY 85 – BRIDGES

GRADE A	GRADE B	GRADE C	GRADE D	GRADE E
N/A	N/A	All Bridges	N/A	N/A

Life Expectancy (EST) – 20 years

Factors which influence grade
1.) Quality of Construction
2.) Materials and Workmanship
3.) Size

PRICED BY THE AREA

OBY 86 – SERVICE STATION CANOPY

	GRADE A	GRADE B	GRADE C
ROOF	Steel Frame or Steel Re-enforced	Steel Frame or Steel Re-enforced	Enamel Steel or Metal
OTHER	Good Metal High Ornamentation	Good Metal Good Quality Steel Frame	Average Quality Steel Frame

	GRADE D	GRADE E
ROOF	Wood Deck, Flat or Pitch	Thin Metal, Aluminum or Cheap
OTHER	Average Quality Wood Frame	Wood Deck Light Steel or Economy Wood Frame

NOTE: All but Grade "E" would have lighting included

Life Expectancy (EST) – 25 years

Factors which influence grade
1.) Quality of Construction
2.) Materials
3.) Size

PRICED BY THE SQUARE FOOT

OBY 87 – COMMERCIAL STORE

GRADE A	GRADE B
N/A	N/A

	GRADE C	GRADE D
FOUNDATION	Continuous Wall, Piers or Slab	Piers
FLOOR	Softwood, Block Tiles, Hardwood Or Concrete	Softwood
WALLS	Masonry or Concrete Block, May be Load Bearing	Stucco, Frame, etc.
INTERIOR FINISH	Usually sheet rock or plaster	Ceiling Board "drawer board" or Similar
OTHER	Adequate lighting and Electrical Outlets	Low Quality Lighting, Modest Outlets

	GRADE E
FOUNDATION	Piers or Slab
FLOOR	Softwood or Concrete
WALLS	Stucco, Frame, etc.
INTERIOR FINISH	Single Siding (wood or steel Frame no sheathing)
OTHER	Low Quality Lighting, Few Outlets

Life Expectancy (EST) – 40 years

Factors which influence grade
1.) Quality of Construction
2.) Quality of Materials
3.) Size

PRICED BY THE SQUARE FOOT

OBY 88 – ELEVATED TANK

GRADE A	GRADE B	GRADE C	GRADE D	GRADE E
N/A	N/A	All Water Tanks	N/A	N/A

Life Expectancy (EST) – 40 years

NOTE: ALL WATER TANKS ARE GRADE "C"

PRICED BY THE GALLON

OBY 89 – COMMERCIAL SPRINKLER

GRADE A	GRADE B	GRADE C	GRADE D	GRADE E
N/A	N/A	Wet Pipe	N/A	N/A

Life Expectancy (EST) – 20 years

PRICED BY THE SQUARE FOOT OF THE AREA IT COVERS

OBY 91 – BRICKING

GRADE A	GRADE B	GRADE C
Good Quality Bricks Good Quality Design Good Quality Grading Good Quality Mortar Work	Average Quality Bricks Average Quality Design Average Quality Grading Average Quality Mortar Work	Average Quality Bricks No Design Work Fair Quality Grading Fair Quality Mortar Work

GRADE D	GRADE E
Average Quality Bricks No Design Work Fair Grading No Mortar	Fair Quality Bricks No Design Work Poor Grading No Mortar

Life Expectancy (EST) – 5 to 15 years

Factors which influence grade

1. Quality of Bricks
2. Design Work
3. Grading

PRICED BY THE SQUARE FOOT

OBY 94 – BUILDING SOUND VALUE

GRADE A	GRADE B	GRADE C	GRADE D	GRADE E
Appraiser's Discretion	Appraiser's Discretion	Appraiser's Discretion	Appraiser's Discretion	Appraiser's Discretion

Life Expectancy (EST) – 5 years

Factors which influence grade

1. Condition of Building

PRICED BY THE UNIT

OBY 96 – BUILDING NO CHARGE

GRADE A	GRADE B	GRADE C	GRADE D	GRADE E
N/A	N/A	Used Only	N/A	N/A

Life Expectancy (EST) – 5 years

KEYED INTO THE COMPUTER BY THE UNIT

OBY 97 – FREIGHT ELEVATOR

GRADE A	GRADE B	GRADE C	GRADE D	GRADE E
N/A	Elective, Power Doors	Electric, Variable Control Manual Doors	Hydraulic, Power Doors	Hydraulic, Manual Doors

Life Expectancy (EST) – 50 years

Factors which influence grade

1. One grade higher for any system having rear doors.

PRICED BY THE UNIT

OBY 98 – PASSENGER ELEVATOR

GRADE A	GRADE B	GRADE C	GRADE D	GRADE E
Full or Semi-automatic with Glass Observation Car	Fully Automatic, of Medium and High Speed Operation, With Signed Collection and Distribution	Electric, Variable Voltage Control	Hydraulic, Low Speed, Low Rise	Small 2 or 3 Passenger Type Generally Found In Higher Quality, Older Single Family Residences

Life Expectancy (EST) – 50 years

Factors which influence grade
1.) Overall Design
2.) Number of bandings

PRICED BY THE UNIT

OBY 99 – DOCK LEVELER

GRADE A	GRADE B	GRADE C	GRADE D	GRADE E
Hydraulic – Good Quality	Hydraulic – Average Quality	Mechanical – Good Quality	Mechanical – Average Quality	N/A

Life Expectancy (EST) – 16 years

Factors which influence grade
1.) Quality of System

PRICED BY THE UNIT