

CODES BY DESC

PACS CODE	DESCRIPTION	CLASS	SUBCLASS	SUBCLASS2	SUBCLASS3	SUBCLASS4	M/S SEC	DEP TABLE
RMF	APARTMENT	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		12 2
RMM	APARTMENT	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		12 2
RMS	APARTMENT	S		2-AVERAGE	3-GOOD			12 2
ARNC	ARENAS	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		17 1
ARND	ARENAS	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		17 1
ARNS	ARENAS	S	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		17 1
ALC	ASSISTED LIVING	C	1-LOW COST	2-AVERAGE	3-GOOD			11 2
ALD	ASSISTED LIVING	D	1-LOW COST	2-AVERAGE	3-GOOD			11 2
ALS	ASSISTED LIVING	S		2-AVERAGE	3-GOOD			11 2
SSF	AUTO DEALER SERVICE CENTER	D		2-AVERAGE	3-GOOD			14 1
SSM	AUTO DEALER SERVICE CENTER	C	1-LOW COST	2-AVERAGE	3-GOOD			14 1
SSS	AUTO DEALER SERVICE CENTER	S	1-LOW COST	2-AVERAGE				14 1
MAF	AUTO DEALER SHOWROOM	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		14 2
MAM	AUTO DEALER SHOWROOM	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		14 2
MAS	AUTO DEALER SHOWROOM	S	1-LOW COST	2-AVERAGE	3-GOOD			14 2
SRF	AUTO REPAIR GARAGE	D	1-LOW COST	2-AVERAGE	3-GOOD			14 1
SRM	AUTO REPAIR GARAGE	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		14 1
SRS	AUTO REPAIR GARAGE	S	1-LOW COST	2-AVERAGE	3-GOOD			14 1
BBC	BANK - BRANCH	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		15 2
BBD	BANK - BRANCH	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		15 2
BBS	BANK - BRANCH	S	1-LOW COST	2-AVERAGE	3-GOOD			15 2
PFF	BANK / FINANCIAL INSTITUTES	D		2-AVERAGE	3-GOOD	4-EXCELLENT		15 2
PFM	BANK / FINANCIAL INSTITUTES	C		2-AVERAGE	3-GOOD	4-EXCELLENT		15 2
PFS	BANK / FINANCIAL INSTITUTES	S		2-AVERAGE	3-GOOD			15 2
BARNC	BARN	C	1-LOW COST	2-AVERAGE	3-GOOD			17 1
BARND	BARN	D	1-LOW COST	2-AVERAGE	3-GOOD			17 1
BARNS	BARN	S	1-LOW COST	2-AVERAGE	3-GOOD			17 1
MBF	BIG BOX RETAIL	D	1-LOW COST	2-AVERAGE	3-GOOD			13 1
MBM	BIG BOX RETAIL	C	1-LOW COST	2-AVERAGE	3-GOOD			13 1
MBS	BIG BOX RETAIL	S	1-LOW COST	2-AVERAGE	3-GOOD			13 1
EBF	BOWLING CENTER	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		16 2
EBM	BOWLING CENTER	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		16 2
EBS	BOWLING CENTER	S	1-LOW COST	2-AVERAGE	3-GOOD			16 2
CAF	CARWASH DRIVE THRU	D	1-LOW COST	2-AVERAGE	3-GOOD			64 1
CAM	CARWASH DRIVE THRU	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		64 1
CAS	CARWASH DRIVE THRU	S	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		64 1
CWD	CARWASH SELFSERVICE	D	1-LOW COST	2-AVERAGE	3-GOOD			64 1
CWM	CARWASH SELFSERVICE	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		64 1
CWS	CARWASH SELFSERVICE	S	1-LOW COST	2-AVERAGE	3-GOOD			64 1
ERF	CHURCH	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		16 2
ERM	CHURCH	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		16 2
ERS	CHURCH	S	1-LOW COST	2-AVERAGE	3-GOOD			16 2
MCF	CONVENIENCE STORE	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		13 2
MCM	CONVENIENCE STORE	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		13 2
MCS	CONVENIENCE STORE	S	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		13 2
CCB	CONVENTION CENTER	B	1-LOW COST	2-AVERAGE	3-GOOD			16 2
CCC	CONVENTION CENTER	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		16 2
CCD	CONVENTION CENTER	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		16 2
LAWC	CORRECTIONAL FACILITY	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		15 2
LAWD	CORRECTIONAL FACILITY	D		2-AVERAGE	3-GOOD	4-EXCELLENT		15 2
LAWS	CORRECTIONAL FACILITY	S		2-AVERAGE				15 2
MTF	DISCOUNT STORE	D	1-LOW COST	2-AVERAGE	3-GOOD			13 2
MTM	DISCOUNT STORE	C	1-LOW COST	2-AVERAGE	3-GOOD			13 2
MTS	DISCOUNT STORE	S	1-LOW COST	2-AVERAGE	3-GOOD			13 2
EDF	FAST FOOD	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		13 2
EDM	FAST FOOD	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		13 2
EDS	FAST FOOD	S	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		13 2
EFC	FAST FOOD -DRIVE INN	C	1-LOW COST	2-AVERAGE				13 2
EFD	FAST FOOD -DRIVE INN	D	1-LOW COST	2-AVERAGE				13 2
EFS	FAST FOOD -DRIVE INN	S	1-LOW COST	2-AVERAGE				13 2
FIREC	FIRE STATION	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		15 2
FIRED	FIRE STATION	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		15 2
FIRES	FIRE STATION	S	1-LOW COST	2-AVERAGE	3-GOOD			15 2
EYF	FRATERNAL HALL	D	1-LOW COST	2-AVERAGE	3-GOOD			16 2
EYM	FRATERNAL HALL	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		16 2
EYS	FRATERNAL HALL	S	1-LOW COST	2-AVERAGE				16 2
GOVC	GOVERNMENT BUILDING	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		15 2
GOVD	GOVERNMENT BUILDING	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		15 2
GOVS	GOVERNMENT BUILDING	S	1-LOW COST	2-AVERAGE				15 2
GRNHS	GREENHOUSE	S	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		17 1
MGF	GROCERY	D		2-AVERAGE	3-GOOD	4-EXCELLENT		13 2
MGM	GROCERY	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		13 2
MGS	GROCERY	S	1-LOW COST	2-AVERAGE	3-GOOD			13 2
EGC	GYMNASIUM	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		18 1

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PACS CODE	DESCRIPTION	CLASS	SUBCLASS	SUBCLASS2	SUBCLASS3	SUBCLASS4	M/S SEC	DEP	TABLE
EGD	GYMNASIUM	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		18	1
EGS	GYMNASIUM	S	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		18	1
HANGER	HANGER	S	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		14	1
EHF	HEALTH CLUB	D	1-LOW COST	2-AVERAGE	3-GOOD			11	2
EHM	HEALTH CLUB	C	1-LOW COST	2-AVERAGE	3-GOOD			11	2
EHS	HEALTH CLUB	S	1-LOW COST	2-AVERAGE				11	2
WIF	HEAVY INDUSTRIAL	D	1-LOW COST	2-AVERAGE				14	1
WIM	HEAVY INDUSTRIAL	C	1-LOW COST	2-AVERAGE	3-GOOD			14	1
WIS	HEAVY INDUSTRIAL	S	1-LOW COST	2-AVERAGE	3-GOOD			14	1
HIS	HOSPITAL - GENERAL	D	1-LOW COST	2-AVERAGE	3-GOOD			15	2
IHF	HOSPITAL - GENERAL	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		15	2
IHM	HOSPITAL - GENERAL	B	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		15	2
THF	HOTEL	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		11	2
THM	HOTEL	B	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		11	2
THS	HOTEL	D	1-LOW COST	2-AVERAGE	3-GOOD			11	2
KNLC	KENNELS	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		15	1
KNLD	KENNELS	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		15	1
KNLS	KENNELS	S	1-LOW COST	2-AVERAGE	3-GOOD			15	1
LAC	LAUNDROMAT	C		2-AVERAGE				13	2
LAD	LAUNDROMAT	D						13	2
LAS	LAUNDROMAT	S		2-AVERAGE				13	2
LIBRC	LIBRARY	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		15	2
LIBRD	LIBRARY	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		15	2
LIBRS	LIBRARY	S	1-LOW COST	2-AVERAGE	3-GOOD			15	2
EXTLP	LIGHTING - POLE - COMMERCIAL		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		66	1
EXTWL	LIGHTING - WALL - COMMERCIAL		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		66	1
STF1-3	LUMBER STORAGE BUILDING	D	1-LOW COST	2-AVERAGE	3-GOOD			17	OTHER
ST1-3	LUMBER STORAGE BUILDING	S	1-LOW COST	2-AVERAGE	3-GOOD			17	OTHER
PMF	MEDICAL OFFICE BUILDING	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		15	2
PMM	MEDICAL OFFICE BUILDING	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		15	2
PMS	MEDICAL OFFICE BUILDING	S	1-LOW COST	2-AVERAGE	3-GOOD			15	2
MLC	MINI LUBE / SERVICE	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		14	2
MLD	MINI LUBE / SERVICE	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		14	2
MLS	MINI LUBE / SERVICE	S	1-LOW COST	2-AVERAGE				14	2
CNA	MISC-CANOPY - COMMERCIAL/RESIDENTIAL		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		66	1
CNF	MISC-CANOPY - COMMERCIAL/RESIDENTIAL		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		66	1
CNS	MISC-CANOPY - COMMERCIAL/RESIDENTIAL		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		66	1
CFSC	MISC-CANOPY - FUEL SERVICE	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		64	1
CFSD	MISC-CANOPY - FUEL SERVICE	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		64	1
CFSS	MISC-CANOPY - FUEL SERVICE	S	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		64	1
PCFP	MISC-CARPORT - COMMERCIAL/RESIDENTIAL		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		63	1
PCPA	MISC-CARPORT - COMMERCIAL/RESIDENTIAL		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		63	1
PCPS	MISC-CARPORT - COMMERCIAL/RESIDENTIAL		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		63	1
DECK	MISC-DECK			2-AVERAGE	3-GOOD			66	1
ELEV	MISC-ELEVATOR - COMMERCIAL		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		13	2
FENCE	MISC-FENCE - COMMERCIAL		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		66	1
CHOT-TUB	MISC-HOT TUB - COMMERCIAL		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		66	1
MHHU	MISC-MOBILE HOME HOOKUPS		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		63	2
PVA	MISC-PAVING ASPHALT - COMMERCIAL		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		66	PAV
PVC	MISC-PAVING CONCRETE - COMMERCIAL		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		66	PAV
PB	MISC-POLE BARN ENCLOSED FRAME	S		5 5C					
PB	MISC-POLE BARN ONE SIDE OPEN - UTILITY STORAGE	C		4 4C				17	1
PB	MISC-POLE BARN/LEAN-TO	D		3 3C				17	1
C-POOL	MISC-POOL - COMMERCIAL		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		66	2
S	MISC-PREFAB SHED	C		4	5	6		17	1
S	MISC-PREFAB SHED	D		1	2	3		17	1
RV HOOKUP	MISC-RV HOOKUPS		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		63	2
MOF	MORTUARIES	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		11	2
MOM	MORTUARIES	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		11	2
MOS	MORTUARIES	S	1-LOW COST	2-AVERAGE				11	2
TMF	MOTEL	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		12	2
TMM	MOTEL	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		12	2
TMS	MOTEL	S		2-AVERAGE				12	2
MUC	MUSEUM	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		16	2
MUD	MUSEUM	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		16	2
MUS	MUSEUM	S	1-LOW COST					16	2
INF	NURSING HOME	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		15	2
INM	NURSING HOME	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		15	2
INS	NURSING HOME	S	1-LOW COST	2-AVERAGE				15	2
POF	OFFICE BUILDING	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		15	2
POM	OFFICE BUILDING	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		15	2
POS	OFFICE BUILDING	S	1-LOW COST	2-AVERAGE	3-GOOD			15	2
MSF	PHARMACY	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		13	2
MSM	PHARMACY	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		13	2

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PACS CODE	DESCRIPTION	CLASS	SUBCLASS	SUBCLASS2	SUBCLASS3	SUBCLASS4	M/S SEC	DEP	TABLE
MSS	PHARMACY	S	1-LOW COST					13	2
PPO	PORTABLE BUILDING	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		18	2
EMF	RESTAURANT - MENU	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		13	2
EMM	RESTAURANT - MENU	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		13	2
EMS	RESTAURANT - MENU	S	1-LOW COST	2-AVERAGE	3-GOOD			13	2
RRC	RESTROOM BUILDING	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		18	2
RRD	RESTROOM BUILDING	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		18	2
RRS	RESTROOM BUILDING	S	1-LOW COST	2-AVERAGE				18	2
CRCC	RETAIL CENTERS-COMMUNITY	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		13	2
CRCD	RETAIL CENTERS-COMMUNITY	D		2-AVERAGE	3-GOOD	4-EXCELLENT		13	2
CRCS	RETAIL CENTERS-COMMUNITY	S		2-AVERAGE				13	2
MRF	RETAIL-GENERAL	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		13	2
MRM	RETAIL-GENERAL	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		13	2
MRS	RETAIL-GENERAL	S	1-LOW COST	2-AVERAGE	3-GOOD			13	2
RCF	RETIREMENT CENTER	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		11	2
RCM	RETIREMENT CENTER	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		11	2
RCS	RETIREMENT CENTER	S	1-LOW COST					11	2
ESF	SCHOOLS	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		18	2
ESM	SCHOOLS	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		18	2
ESS	SCHOOLS	S	1-LOW COST	2-AVERAGE	3-GOOD			18	2
KIOSC	SELF SERVICE BOOTHS	C	1-LOW COST	2-AVERAGE	3-GOOD			64	2
EKF	SKATING CENTER	D	1-LOW COST	2-AVERAGE	3-GOOD			16	2
EKM	SKATING CENTER	C	1-LOW COST	2-AVERAGE	3-GOOD			16	2
EKS	SKATING CENTER	S	1-LOW COST	2-AVERAGE	3-GOOD			16	2
STBC	STABLES	C	1-LOW COST	2-AVERAGE	3-GOOD			17	1
STBD	STABLES	D	1-LOW COST	2-AVERAGE	3-GOOD			17	1
STBS	STABLES	S	1-LOW COST	2-AVERAGE	3-GOOD			17	1
ETF	THEATER	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		16	2
ETM	THEATER	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		16	2
ETS	THEATER	S	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		16	2
IDF	URGENT CARE	D		2-AVERAGE	3-GOOD	4-EXCELLENT		15	2
IDM	URGENT CARE	C		2-AVERAGE	3-GOOD	4-EXCELLENT		15	2
IDS	URGENT CARE	S		2-AVERAGE				15	2
STF	UTILITY BUILDING - COMMERCIAL	D	1-LOW COST	2-AVERAGE	3-GOOD			17	1
STM	UTILITY BUILDING - COMMERCIAL	C		2-AVERAGE	3-GOOD			17	1
STS	UTILITY BUILDING - COMMERCIAL	S	1-LOW COST	2-AVERAGE	3-GOOD			17	1
SBF	UTILITY SHOP BUILDING - COMMERCIAL	D		2-AVERAGE	3-GOOD			17	1
SBM	UTILITY SHOP BUILDING - COMMERCIAL	C		2-AVERAGE	3-GOOD			17	1
SBS	UTILITY SHOP BUILDING - COMMERCIAL	S		2-AVERAGE	3-GOOD			17	1
IVF	VETERINARY HOSPITAL	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		15	2
IVM	VETERINARY HOSPITAL	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		15	2
IVS	VETERINARY HOSPITAL	S	1-LOW COST	2-AVERAGE				15	2
WDF	WAREHOUSE DISTRIBUTION	D		2-AVERAGE	3-GOOD			14	1
WDM	WAREHOUSE DISTRIBUTION	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		14	1
WDS	WAREHOUSE DISTRIBUTION	S	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		14	1
WHF	WAREHOUSE GENERAL	D	1-LOW COST	2-AVERAGE	3-GOOD			14	1
WHM	WAREHOUSE GENERAL	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		14	1
WHS	WAREHOUSE GENERAL	S	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		14	1
MWM	WAREHOUSE MEGA	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		14	1
MWS	WAREHOUSE MEGA	S	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		14	1
WMF	WAREHOUSE MINI	D	1-LOW COST	2-AVERAGE	3-GOOD			14	1
WMM	WAREHOUSE MINI	C	1-LOW COST	2-AVERAGE	3-GOOD			14	1
WMS	WAREHOUSE MINI	S	1-LOW COST	2-AVERAGE	3-GOOD			14	1

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ALD	ASSISTED LIVING	D	1-LOW COST	2-AVERAGE	3-GOOD			11 2
ALS	ASSISTED LIVING	S		2-AVERAGE	3-GOOD			11 2
ARNC	ARENAS	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		17 1
ARND	ARENAS	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		17 1
ARNS	ARENAS	S	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		17 1
BARNC	BARN	C	1-LOW COST	2-AVERAGE	3-GOOD			17 1
BARND	BARN	D	1-LOW COST	2-AVERAGE	3-GOOD			17 1
BARNS	BARN	S	1-LOW COST	2-AVERAGE	3-GOOD			17 1
BBC	BANK - BRANCH	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		15 2
BBD	BANK - BRANCH	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		15 2
BBS	BANK - BRANCH	S	1-LOW COST	2-AVERAGE	3-GOOD			15 2
CAF	CARWASH DRIVE THRU	D	1-LOW COST	2-AVERAGE	3-GOOD			64 1
CAM	CARWASH DRIVE THRU	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		64 1
CAS	CARWASH DRIVE THRU	S	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		64 1
CCB	CONVENTION CENTER	B	1-LOW COST	2-AVERAGE	3-GOOD			16 2
CCC	CONVENTION CENTER	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		16 2
CCD	CONVENTION CENTER	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		16 2
CFSC	MISC-CANOPY - FUEL SERVICE	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		64 1
CFSD	MISC-CANOPY - FUEL SERVICE	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		64 1
CFSS	MISC-CANOPY - FUEL SERVICE	S	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		64 1
CHOT-TUB	MISC-HOT TUB - COMMERCIAL		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		66 1
CNA	MISC-CANOPY - COMMERCIAL/RESIDENTIAL		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		66 1
CNF	MISC-CANOPY - COMMERCIAL/RESIDENTIAL		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		66 1
CNS	MISC-CANOPY - COMMERCIAL/RESIDENTIAL		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		66 1
C-POOL	MISC-POOL - COMMERCIAL		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		66 2
CRCC	RETAIL CENTERS-COMMUNITY	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		13 2
CRCD	RETAIL CENTERS-COMMUNITY	D		2-AVERAGE	3-GOOD	4-EXCELLENT		13 2
CRCS	RETAIL CENTERS-COMMUNITY	S		2-AVERAGE	3-GOOD			13 2
CWD	CARWASH SELF-SERVICE	D	1-LOW COST	2-AVERAGE	3-GOOD			64 1
CWM	CARWASH SELF-SERVICE	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		64 1
CWS	CARWASH SELF-SERVICE	S	1-LOW COST	2-AVERAGE	3-GOOD			64 1
DECK	MISC-DECK			2-AVERAGE	3-GOOD			66 1
EBF	BOWLING CENTER	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		16 2
EBM	BOWLING CENTER	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		16 2
EBS	BOWLING CENTER	S	1-LOW COST	2-AVERAGE	3-GOOD			16 2
EDF	FAST FOOD	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		13 2
EDM	FAST FOOD	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		13 2
EDS	FAST FOOD	S	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		13 2
EFC	FAST FOOD - DRIVE INN	C	1-LOW COST	2-AVERAGE				13 2
efd	FAST FOOD - DRIVE INN	D	1-LOW COST	2-AVERAGE				13 2
EFS	FAST FOOD - DRIVE INN	S	1-LOW COST	2-AVERAGE				13 2
EGC	GYMNASIUM	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		18 1
EGD	GYMNASIUM	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		18 1
EGS	GYMNASIUM	S	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		18 1
EHF	HEALTH CLUB	D	1-LOW COST	2-AVERAGE	3-GOOD			11 2
EHM	HEALTH CLUB	C	1-LOW COST	2-AVERAGE	3-GOOD			11 2
EHS	HEALTH CLUB	S	1-LOW COST	2-AVERAGE				11 2
EKF	SKATING CENTER	D	1-LOW COST	2-AVERAGE	3-GOOD			16 2
EKM	SKATING CENTER	C	1-LOW COST	2-AVERAGE	3-GOOD			16 2
EKS	SKATING CENTER	S	1-LOW COST	2-AVERAGE	3-GOOD			16 2
ELEV	MISC-ELEVATOR - COMMERCIAL		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		13 2
EMF	RESTAURANT - MENU	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		13 2
EMM	RESTAURANT - MENU	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		13 2
EMS	RESTAURANT - MENU	S	1-LOW COST	2-AVERAGE	3-GOOD			13 2
ERF	CHURCH	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		16 2
ERM	CHURCH	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		16 2
ERS	CHURCH	S	1-LOW COST	2-AVERAGE	3-GOOD			16 2
ESF	SCHOOLS	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		18 2
ESM	SCHOOLS	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		18 2
ESS	SCHOOLS	S	1-LOW COST	2-AVERAGE	3-GOOD			18 2
ETF	THEATER	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		16 2
ETM	THEATER	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		16 2
ETS	THEATER	S	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		16 2
EXTLP	LIGHTING - POLE - COMMERCIAL		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		66 1
EXTWL	LIGHTING - WALL - COMMERCIAL		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		66 1
EYF	FRATERNAL HALL	D	1-LOW COST	2-AVERAGE	3-GOOD			16 2
EYM	FRATERNAL HALL	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		16 2
EYS	FRATERNAL HALL	S	1-LOW COST	2-AVERAGE				16 2
FENCE	MISC-FENCE - COMMERCIAL		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		66 1
FIREC	FIRE STATION	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		15 2
FIRED	FIRE STATION	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		15 2
FIRES	FIRE STATION	S	1-LOW COST	2-AVERAGE	3-GOOD			15 2
GOVC	GOVERNMENT BUILDING	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT		15 2

CODES BY PACS CD

PACS CODE	DESCRIPTION	CLASS	SUBCLASS	SUBCLASS2	SUBCLASS3	SUBCLASS4	M/S SEC	DEP TABLE
GOVD	GOVERNMENT BUILDING	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	15	2
GOVS	GOVERNMENT BUILDING	S	1-LOW COST	2-AVERAGE			15	2
GRNHS	GREENHOUSE	S	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	17	1
HANGER	HANGER	S	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	14	1
HIS	HOSPITAL - GENERAL	D	1-LOW COST	2-AVERAGE	3-GOOD		15	2
IDF	URGENT CARE	D		2-AVERAGE	3-GOOD	4-EXCELLENT	15	2
IDM	URGENT CARE	C		2-AVERAGE	3-GOOD	4-EXCELLENT	15	2
IDS	URGENT CARE	S		2-AVERAGE			15	2
IHF	HOSPITAL - GENERAL	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	15	2
IHM	HOSPITAL - GENERAL	B	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	15	2
INF	NURSING HOME	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	15	2
INM	NURSING HOME	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	15	2
INS	NURSING HOME	S	1-LOW COST	2-AVERAGE			15	2
IVF	VETERINARY HOSPITAL	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	15	2
IVM	VETERINARY HOSPITAL	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	15	2
IVS	VETERINARY HOSPITAL	S	1-LOW COST	2-AVERAGE			15	2
KIOSC	SELF SERVICE BOOTHS	C	1-LOW COST	2-AVERAGE	3-GOOD		64	2
KNLC	KENNELS	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	15	1
KNLD	KENNELS	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	15	1
KNLS	KENNELS	S	1-LOW COST	2-AVERAGE	3-GOOD		15	1
LAC	LAUNDROMAT	C		2-AVERAGE			13	2
LAD	LAUNDROMAT	D		2-AVERAGE			13	2
LAS	LAUNDROMAT	S		2-AVERAGE			13	2
LAWC	CORRECTIONAL FACILITY	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	15	2
LAWD	CORRECTIONAL FACILITY	D		2-AVERAGE	3-GOOD	4-EXCELLENT	15	2
LAWS	CORRECTIONAL FACILITY	S		2-AVERAGE			15	2
LIBRC	LIBRARY	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	15	2
LIBRD	LIBRARY	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	15	2
LIBRS	LIBRARY	S	1-LOW COST	2-AVERAGE	3-GOOD		15	2
MAF	AUTO DEALER SHOWROOM	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	14	2
MAM	AUTO DEALER SHOWROOM	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	14	2
MAS	AUTO DEALER SHOWROOM	S	1-LOW COST	2-AVERAGE	3-GOOD		14	2
MBF	BIG BOX RETAIL	D	1-LOW COST	2-AVERAGE	3-GOOD		13	1
MBM	BIG BOX RETAIL	C	1-LOW COST	2-AVERAGE	3-GOOD		13	1
MBS	BIG BOX RETAIL	S	1-LOW COST	2-AVERAGE	3-GOOD		13	1
MCF	CONVENIENCE STORE	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	13	2
MCM	CONVENIENCE STORE	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	13	2
MCS	CONVENIENCE STORE	S	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	13	2
MGF	GROCERY	D		2-AVERAGE	3-GOOD	4-EXCELLENT	13	2
MGM	GROCERY	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	13	2
MGS	GROCERY	S	1-LOW COST	2-AVERAGE	3-GOOD		13	2
MHHU	MISC-MOBILE HOME HOOKUPS		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	63	2
MLC	MINI LUBE / SERVICE	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	14	2
MLD	MINI LUBE / SERVICE	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	14	2
MLS	MINI LUBE / SERVICE	S	1-LOW COST	2-AVERAGE			14	2
MOF	MORTUARIES	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	11	2
MOM	MORTUARIES	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	11	2
MOS	MORTUARIES	S	1-LOW COST	2-AVERAGE			11	2
MRF	RETAIL-GENERAL	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	13	2
MRM	RETAIL-GENERAL	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	13	2
MRS	RETAIL-GENERAL	S	1-LOW COST	2-AVERAGE	3-GOOD		13	2
MSF	PHARMACY	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	13	2
MSM	PHARMACY	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	13	2
MSS	PHARMACY	S	1-LOW COST				13	2
MTF	DISCOUNT STORE	D	1-LOW COST	2-AVERAGE	3-GOOD		13	2
MTM	DISCOUNT STORE	C	1-LOW COST	2-AVERAGE	3-GOOD		13	2
MTS	DISCOUNT STORE	S	1-LOW COST	2-AVERAGE	3-GOOD		13	2
MUC	MUSEUM	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	16	2
MUD	MUSEUM	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	16	2
MUS	MUSEUM	S	1-LOW COST				16	2
MWM	WAREHOUSE MEGA	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	14	1
MWS	WAREHOUSE MEGA	S	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	14	1
PB	MISC-LEAN-TOS FARM UTILITY	D		3 3C			17	1
PB	MISC-POLE BARN ENCLOSED FRAME	S		5 5C				
PB	MISC-POLE BARN ONE SIDE OPEN - UTILITY STORAGE	C		4 4C			17	1
PCFP	MISC-CARPORT - COMMERCIAL/RESIDENTIAL		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	63	1
PCPA	MISC-CARPORT - COMMERCIAL/RESIDENTIAL		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	63	1
PCPS	MISC-CARPORT - COMMERCIAL/RESIDENTIAL		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	63	1
PFF	BANK / FINANCIAL INSTITUTES	D		2-AVERAGE	3-GOOD	4-EXCELLENT	15	2
PFM	BANK / FINANCIAL INSTITUTES	C		2-AVERAGE	3-GOOD	4-EXCELLENT	15	2
PFS	BANK / FINANCIAL INSTITUTES	S		2-AVERAGE	3-GOOD		15	2
PMF	MEDICAL OFFICE BUILDING	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	15	2
PMM	MEDICAL OFFICE BUILDING	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	15	2
PMS	MEDICAL OFFICE BUILDING	S	1-LOW COST	2-AVERAGE	3-GOOD		15	2

CODES BY PACS CD

PACS CODE	DESCRIPTION	CLASS	SUBCLASS	SUBCLASS2	SUBCLASS3	SUBCLASS4	M/S SEC	DEP TABLE
POF	OFFICE BUILDING	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	15	2
POM	OFFICE BUILDING	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	15	2
POS	OFFICE BUILDING	S	1-LOW COST	2-AVERAGE	3-GOOD		15	2
PPO	PORTABLE BUILDING	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	18	2
PVA	MISC-PAVING ASPHALT - COMMERCIAL		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	66	PAV
PVC	MISC-PAVING CONCRETE - COMMERCIAL		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	66	PAV
RCF	RETIREMENT CENTER	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	11	2
RCM	RETIREMENT CENTER	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	11	2
RCS	RETIREMENT CENTER	S	1-LOW COST				11	2
RMF	APARTMENT	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	12	2
RMM	APARTMENT	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	12	2
RMS	APARTMENT	S		2-AVERAGE	3-GOOD		12	2
RRC	RESTROOM BUILDING	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	18	2
RRD	RESTROOM BUILDING	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	18	2
RRS	RESTROOM BUILDING	S	1-LOW COST	2-AVERAGE			18	2
RV HOOKUP	MISC-RV HOOKUPS		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	63	2
S	MISC-PREFAB SHED	C		4	5	6	17	1
S	MISC-PREFAB SHED	D	1	2	3		17	1
SBF	UTILITY SHOP BUILDING - COMMERCIAL	D		2-AVERAGE	3-GOOD		17	1
SBM	UTILITY SHOP BUILDING - COMMERCIAL	C		2-AVERAGE	3-GOOD		17	1
SBS	UTILITY SHOP BUILDING - COMMERCIAL	S		2-AVERAGE	3-GOOD		17	1
SRF	AUTO REPAIR GARAGE	D	1-LOW COST	2-AVERAGE	3-GOOD		14	1
SRM	AUTO REPAIR GARAGE	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	14	1
SRS	AUTO REPAIR GARAGE	S	1-LOW COST	2-AVERAGE	3-GOOD		14	1
SSF	AUTO DEALER SERVICE CENTER	D		2-AVERAGE	3-GOOD		14	1
SSM	AUTO DEALER SERVICE CENTER	C	1-LOW COST	2-AVERAGE	3-GOOD		14	1
SSS	AUTO DEALER SERVICE CENTER	S	1-LOW COST	2-AVERAGE			14	1
STBC	STABLES	C	1-LOW COST	2-AVERAGE	3-GOOD		17	1
STBD	STABLES	D	1-LOW COST	2-AVERAGE	3-GOOD		17	1
STBS	STABLES	S	1-LOW COST	2-AVERAGE	3-GOOD		17	1
STF	UTILITY BUILDING - COMMERCIAL	D	1-LOW COST	2-AVERAGE	3-GOOD		17	1
STF1-3	LUMBER STORAGE BUILDING	D	1-LOW COST	2-AVERAGE	3-GOOD		17	OTHER
STM	UTILITY BUILDING - COMMERCIAL	C		2-AVERAGE	3-GOOD		17	1
STS	UTILITY BUILDING - COMMERCIAL	S	1-LOW COST	2-AVERAGE	3-GOOD		17	1
STS1-3	LUMBER STORAGE BUILDING	S	1-LOW COST	2-AVERAGE	3-GOOD		17	OTHER
THF	HOTEL	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	11	2
THM	HOTEL	B	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	11	2
THS	HOTEL	D	1-LOW COST	2-AVERAGE	3-GOOD		11	2
TMF	MOTEL	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	12	2
TMM	MOTEL	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	12	2
TMS	MOTEL	S		2-AVERAGE			12	2
WDF	WAREHOUSE DISTRIBUTION	D		2-AVERAGE	3-GOOD		14	1
WDM	WAREHOUSE DISTRIBUTION	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	14	1
WDS	WAREHOUSE DISTRIBUTION	S	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	14	1
WHF	WAREHOUSE GENERAL	D	1-LOW COST	2-AVERAGE	3-GOOD		14	1
WHM	WAREHOUSE GENERAL	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	14	1
WHS	WAREHOUSE GENERAL	S	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	14	1
WIF	HEAVY INDUSTRIAL	D	1-LOW COST	2-AVERAGE			14	1
WIM	HEAVY INDUSTRIAL	C	1-LOW COST	2-AVERAGE	3-GOOD		14	1
WIS	HEAVY INDUSTRIAL	S	1-LOW COST	2-AVERAGE	3-GOOD		14	1
WMF	WAREHOUSE MINI	D	1-LOW COST	2-AVERAGE	3-GOOD		14	1
WMM	WAREHOUSE MINI	C	1-LOW COST	2-AVERAGE	3-GOOD		14	1
WMS	WAREHOUSE MINI	S	1-LOW COST	2-AVERAGE	3-GOOD		14	1

2021 COST SCHEDULES

STRUCTURE	M/S SEC/PAGE	PACS CLASS	M/S CLASS	PACS SUBCLASS	M/S TYPE	BASE SQFT	HEAT/COOL/ VENT	MISC	TOTAL BASE SQFT	CCM	CLM	SQ FT COST	NOTES
APARTMENTS	12/16	RMM	C	1	LOW COST	60.50	-	-	60.50	1.02	0.85	52.5	THREE OR FEWER STORIES WITH KITCHEN AND BATH IN EACH UNIT. DESIGNED FOR OTHER THAN TRANSIENT OCCUPANCY. COSTS INCLUDE COMMON AREAS SUCH AS LOBBIES, HALLWAYS, LAUNDRY, RECREATION, ETC.
				2	AVERAGE	82.00	-	-	82.00	1.02	0.85	71.1	
				3	GOOD	111.00	-	-	111.00	1.02	0.85	96.2	
				4	EXCELLENT	149.00	-	-	149.00	1.02	0.85	129.2	
		RMF	D	1	LOW COST	59.50	-	-	59.50	1.03	0.86	52.7	
				2	AVERAGE	81.00	-	-	81.00	1.03	0.86	71.7	
				3	GOOD	110.00	-	-	110.00	1.03	0.86	97.4	
				4	EXCELLENT	149.00	-	-	149.00	1.03	0.86	132.0	
		RMS	S	1	LOW COST	-	-	-	-	1.01	0.84	-	
				2	AVERAGE	74.50	-	-	74.50	1.01	0.84	63.2	
				3	GOOD	102.00	-	-	102.00	1.01	0.84	86.5	
				4	EXCELLENT	-	-	-	-	1.01	0.84	-	
ARENAS	17/35	ARNC	C	1	LOW COST	19.15	-	-	19.15	1.02	0.85	16.6	LARGE, SIMPLE, CLEAR SPAN RIDING OR EXERCISE ARENA. BETTER QUALITIES HAVE STABLING FACILITIES.
				2	AVERAGE	28.75	-	-	28.75	1.02	0.85	24.9	
				3	GOOD	43.64	-	-	43.64	1.02	0.85	37.8	
				4	EXCELLENT	64.00	-	-	64.00	1.02	0.85	55.5	
		ARND	D	1	LOW COST	11.40	-	-	11.40	1.02	0.86	10.0	
				2	AVERAGE	19.70	-	-	19.70	1.02	0.86	17.3	
				3	GOOD	34.00	-	-	34.00	1.02	0.86	29.8	
				4	EXCELLENT	59.00	-	-	59.00	1.02	0.86	51.8	
		ARNS	S	1	LOW COST	11.70	-	-	11.70	1.03	0.84	10.1	
				2	AVERAGE	19.90	-	-	19.90	1.03	0.84	17.2	
				3	GOOD	33.75	-	-	33.75	1.03	0.84	29.2	
				4	EXCELLENT	57.50	-	-	57.50	1.03	0.84	49.7	
ASSISTED LIVING	11/13	ALC	C	1	LOW COST	99.00	-	-	99.00	1.01	0.85	85.0	CONGREGATE HOUSING FOR THE ELDERLY, OF THREE OR MORE FLOORS. NORMALLY WITH LIMITED INDIVIDUAL AND COMMON KITCHEN AND DINING AREA, LOUNGES, NURSING AND THERAPY ROOMS. ELEVATOR COST INCLUDED IN BASE COST. SKILLED NURSING FACILITIES ARE VALUED IN SECTION 15.
				2	AVERAGE	131.00	-	-	131.00	1.01	0.85	112.5	
				3	GOOD	173.00	-	-	173.00	1.01	0.85	148.5	
				4	EXCELLENT	-	-	-	-	1.01	0.85	-	
		ALD	D	1	LOW COST	95.00	-	-	95.00	1.01	0.86	82.5	
				2	AVERAGE	127.00	-	-	127.00	1.01	0.86	110.3	
				3	GOOD	169.00	-	-	169.00	1.01	0.86	146.8	
				4	EXCELLENT	-	-	-	-	1.01	0.86	-	
		ALS	S	1	LOW COST	-	-	-	-	0.98	0.84	-	
				2	AVERAGE	119.00	-	-	119.00	0.98	0.84	98.0	
				3	GOOD	160.00	-	-	160.00	0.98	0.84	131.7	
				4	EXCELLENT	-	-	-	-	0.98	0.84	-	
AUTO DEALERSHIP - SERVICE CENTER	14/31	SSM	C	1	LOW COST	64.00	-	-	64.00	1.02	0.85	55.5	SERVICE CENTERS QUALITY SIMILAR TO SHOWROOM QUALITY. HOISTS NOT INCLUDED IN COST. LIST SHOWROOM AND SERVICE CENTER SEPARATE.
				2	AVERAGE	79.50	-	-	79.50	1.02	0.85	68.9	
				3	GOOD	99.00	-	-	99.00	1.02	0.85	85.8	
				4	EXCELLENT	-	-	-	-	1.02	0.85	-	
		SSF	D	1	LOW COST	-	-	-	-	1.04	0.86	-	
				2	AVERAGE	73.50	-	-	73.50	1.04	0.86	65.7	
				3	GOOD	92.00	-	-	92.00	1.04	0.86	82.3	
				4	EXCELLENT	-	-	-	-	1.04	0.86	-	
		SSS	S	1	LOW COST	57.50	-	-	57.50	1.02	0.84	49.3	
				2	AVERAGE	71.50	-	-	71.50	1.02	0.84	61.3	
				3	GOOD	-	-	-	-	1.02	0.84	-	
				4	EXCELLENT	-	-	-	-	1.02	0.84	-	

2021 COST SCHEDULES

STRUCTURE	M/S SEC/PAGE	PACS CLASS	M/S CLASS	PACS SUBCLASS	M/S TYPE	BASE SQFT	HEAT/COOL/ VENT	MISC	TOTAL BASE SQFT	CCM	CLM	SQ FT COST	NOTES
AUTO DEALERSHIP - SHOWROOM	14/31	MAM	C	1	LOW COST	73.00	-	-	73.00	1.02	0.85	63.3	SHOWROOMS ARE VEHICULAR SALES ROOMS LIST SHOWROOM AND SERVICE CENTER SEPARATE.
				2	AVERAGE	106.00	-	-	106.00	1.02	0.85	91.9	
				3	GOOD	146.00	-	-	146.00	1.02	0.85	126.6	
				4	EXCELLENT	207.00	-	-	207.00	1.02	0.85	179.5	
		MAF	D	1	LOW COST	68.00	-	-	68.00	1.04	0.86	60.8	
				2	AVERAGE	100.00	-	-	100.00	1.04	0.86	89.4	
				3	GOOD	140.00	-	-	140.00	1.04	0.86	125.2	
				4	EXCELLENT	200.00	-	-	200.00	1.04	0.86	178.9	
		MAS	S	1	LOW COST	65.50	-	-	65.50	1.02	0.84	56.1	
				2	AVERAGE	97.50	-	-	97.50	1.02	0.84	83.5	
				3	GOOD	138.00	-	-	138.00	1.02	0.84	118.2	
				4	EXCELLENT	-	-	-	-	1.02	0.84	-	
AUTOMOTIVE REPAIR - GARAGE	14/32	SRM	C	1	LOW COST	43.50	-	-	43.50	1.02	0.85	37.7	SERVICE GARAGES ARE DESIGNED PRIMARILY FOR VEHICULAR REPAIR AND MAINTENANCE. HOISTS NOT INCLUDED IN COST.
				2	AVERAGE	60.00	-	-	60.00	1.02	0.85	52.0	
				3	GOOD	82.50	-	-	82.50	1.02	0.85	71.5	
				4	EXCELLENT	118.00	-	-	118.00	1.02	0.85	102.3	
		SRF	D	1	LOW COST	39.00	-	-	39.00	1.04	0.86	34.9	
				2	AVERAGE	53.00	-	-	53.00	1.04	0.86	47.4	
				3	GOOD	72.50	-	-	72.50	1.04	0.86	64.8	
				4	EXCELLENT	-	-	-	-	1.04	0.86	-	
		SRS	S	1	LOW COST	36.50	-	-	36.50	1.02	0.84	31.3	
				2	AVERAGE	50.00	-	-	50.00	1.02	0.84	42.8	
				3	GOOD	69.50	-	-	69.50	1.02	0.84	59.5	
				4	EXCELLENT	-	-	-	-	1.02	0.84	-	
BRANCH BANK	15/21	BBC	C	1	LOW COST	133.00	-	-	133.00	1.03	0.85	116.4	BRANCH BANK TENDS TO BE A SINGLE PURPOSE, LOW RISE NEIGHBORHOOD FACILITY. BANK FIXTURES SUCH AS VAULT DOORS, SAFETY DEPOSIT CABINETS AND COUNTERS NOT INCLUDED IN COST.
				2	AVERAGE	178.00	-	-	178.00	1.03	0.85	155.8	
				3	GOOD	246.00	-	-	246.00	1.03	0.85	215.4	
				4	EXCELLENT	337.00	-	-	337.00	1.03	0.85	295.0	
		BBD	D	1	LOW COST	126.00	-	-	126.00	1.06	0.86	114.9	
				2	AVERAGE	167.00	-	-	167.00	1.06	0.86	152.2	
				3	GOOD	232.00	-	-	232.00	1.06	0.86	211.5	
				4	EXCELLENT	318.00	-	-	318.00	1.06	0.86	289.9	
		BBS	S	1	LOW COST	122.00	-	-	122.00	1.02	0.84	104.5	
				2	AVERAGE	160.00	-	-	160.00	1.02	0.84	137.1	
				3	GOOD	211.00	-	-	211.00	1.02	0.84	180.8	
				4	EXCELLENT	-	-	-	-	1.02	0.84	-	
BANK / FINANCIAL INSTITUTES	15/20	PFM	C	1	LOW COST	-	-	-	-	1.03	0.85	-	INCLUDES SAVINGS & LOANS AND CREDIT UNIONS OCCUPANCY. BANK FIXTURES, SUCH AS VAULT DOORS, SAFE DEPOSIT CABINETS AND COUNTERS NOT INCLUDED IN COST. MORE OFFICE BUILDING IN CHARACTER.
				2	AVERAGE	175.00	-	-	175.00	1.03	0.85	153.2	
				3	GOOD	226.00	-	-	226.00	1.03	0.85	197.9	
				4	EXCELLENT	308.00	-	-	308.00	1.03	0.85	269.7	
		PFF	D	1	LOW COST	-	-	-	-	1.06	0.86	-	
				2	AVERAGE	167.00	-	-	167.00	1.06	0.86	152.2	
				3	GOOD	216.00	-	-	216.00	1.06	0.86	196.9	
				4	EXCELLENT	296.00	-	-	296.00	1.06	0.86	269.8	
		PFS	S	1	LOW COST	-	-	-	-	1.02	0.84	-	
				2	AVERAGE	159.00	-	-	159.00	1.02	0.84	136.2	
				3	GOOD	205.00	-	-	205.00	1.02	0.84	175.6	
				4	EXCELLENT	-	-	-	-	1.02	0.84	-	

2021 COST SCHEDULES

STRUCTURE	M/S SEC/PAGE	PACS CLASS	M/S CLASS	PACS SUBCLASS	M/S TYPE	BASE SQFT	HEAT/COOL/ VENT	MISC	TOTAL BASE SQFT	CCM	CLM	SQ FT COST	NOTES
BANQUET RECEPTION HALL	13/19	BQC	C	1	LOW COST	79.50	-	-	79.50	1.03	0.85	69.6	BANQUET/RECEPTION HALLS ARE CLUBHOUSE TYPE FACILITIES THA OFFER FOOD SERVIES.
				2	AVERAGE	114.00	-	-	114.00	1.03	0.85	99.8	
				3	GOOD	157.00	-	-	157.00	1.03	0.85	137.5	
				4	EXCELLENT	218.00	-	-	218.00	1.03	0.85	190.9	
		BQD	D	1	LOW COST	73.50	-	-	73.50	1.03	0.86	65.1	
				2	AVERAGE	106.00	-	-	106.00	1.03	0.86	93.9	
				3	GOOD	148.00	-	-	148.00	1.03	0.86	131.1	
				4	EXCELLENT	209.00	-	-	209.00	1.03	0.86	185.1	
		BQS	S	1	LOW COST	69.50	-	-	69.50	1.00	0.84	58.4	
				2	AVERAGE	101.00	-	-	101.00	1.00	0.84	84.8	
				3	GOOD	142.00	-	-	142.00	1.00	0.84	119.3	
				4	EXCELLENT	-	-	-	-	1.00	0.84	-	
BARNES	17/30	BARNC	C	1	LOW COST	23.20	-	-	23.20	1.02	0.85	20.1	GENERAL PURPOSE BUILDINGS USED FOR LIVESTOCK WITH STALLS, HAY NAD GRAIN STORAGE AND OTHER USES.
				2	AVERAGE	30.50	-	-	30.50	1.02	0.85	26.4	
				3	GOOD	40.00	-	-	40.00	1.02	0.85	34.7	
				4	EXCELLENT	-	-	-	-	1.02	0.85	-	
		BARND	D	1	LOW COST	18.50	-	-	18.50	1.02	0.86	16.2	
				2	AVERAGE	25.50	-	-	25.50	1.02	0.86	22.4	
				3	GOOD	35.50	-	-	35.50	1.02	0.86	31.1	
				4	EXCELLENT	-	-	-	-	1.02	0.86	-	
		BARNES	S	1	LOW COST	17.25	-	-	17.25	1.03	0.84	14.9	
				2	AVERAGE	23.80	-	-	23.80	1.03	0.84	20.6	
				3	GOOD	32.75	-	-	32.75	1.03	0.84	28.3	
				4	EXCELLENT	-	-	-	-	1.03	0.84	-	
BIG BOX RETAIL	13/27	MBM	B	1	LOW COST	88.00	-	-	88.00	1.00	0.85	74.8	LOWES, HOME DEPOT, WAL-MART
				2	AVERAGE	112.00	-	-	112.00	1.00	0.85	95.2	
				3	GOOD	138.00	-	-	138.00	1.00	0.85	117.3	
				4	EXCELLENT	-	-	-	-	1.00	0.85	-	
		MBF	C	1	LOW COST	72.50	-	-	72.50	1.03	0.85	63.5	
				2	AVERAGE	93.50	-	-	93.50	1.03	0.85	81.9	
				3	GOOD	116.00	-	-	116.00	1.03	0.85	101.6	
				4	EXCELLENT	-	-	-	-	1.03	0.85	-	
		MBS	D	1	LOW COST	67.50	-	-	67.50	1.03	0.86	59.8	
				2	AVERAGE	87.50	-	-	87.50	1.03	0.86	77.5	
				3	GOOD	109.00	-	-	109.00	1.03	0.86	96.6	
				4	EXCELLENT	-	-	-	-	1.03	0.86	-	
BOWLING CENTERS	16/22	EBM	C	1	LOW COST	63.00	-	-	63.00	1.02	0.85	54.6	COST DOES NOT INCLUDE EQUIPMENT COSTS OF BALL RETURNS, KITCHEN/BAR EQUIPMENT OR ALLEYS.
				2	AVERAGE	83.00	-	-	83.00	1.02	0.85	72.0	
				3	GOOD	108.00	-	-	108.00	1.02	0.85	93.6	
				4	EXCELLENT	132.00	-	-	132.00	1.02	0.85	114.4	
		EBF	D	1	LOW COST	57.50	-	-	57.50	1.06	0.86	52.4	
				2	AVERAGE	77.00	-	-	77.00	1.06	0.86	70.2	
				3	GOOD	102.00	-	-	102.00	1.06	0.86	93.0	
				4	EXCELLENT	125.00	-	-	125.00	1.06	0.86	114.0	
		EBS	S	1	LOW COST	54.50	-	-	54.50	1.01	0.84	46.2	
				2	AVERAGE	72.50	-	-	72.50	1.01	0.84	61.5	
				3	GOOD	96.00	-	-	96.00	1.01	0.84	81.4	
				4	EXCELLENT	-	-	-	-	1.01	0.84	-	

2021 COST SCHEDULES

STRUCTURE	M/S SEC/PAGE	PACS CLASS	M/S CLASS	PACS SUBCLASS	M/S TYPE	BASE SQFT	HEAT/COOL/ VENT	MISC	TOTAL BASE SQFT	CCM	CLM	SQ FT COST	NOTES
CAR WASH - DRIVE THRU	64/5	CAM	C	1	LOW COST	86.00	-	-	86.00	1.03	0.84	74.4	SMALL SINGLE CARE DRIVE THRU ROLL OVER ROBOT. ALL EQUIPMENT IS INCLUDED IN THE COST.
				2	AVERAGE	101.00	-	-	101.00	1.03	0.84	87.4	
				3	GOOD	122.00	-	-	122.00	1.03	0.84	105.6	
				4	EXCELLENT	143.00	-	-	143.00	1.03	0.84	123.7	
		CAF	D	1	LOW COST	81.00	-	-	81.00	1.03	0.85	70.9	
				2	AVERAGE	95.50	-	-	95.50	1.03	0.85	83.6	
				3	GOOD	115.00	-	-	115.00	1.03	0.85	100.7	
				4	EXCELLENT	-	-	-	-	1.03	0.85	-	
		CAS	S	1	LOW COST	79.50	-	-	79.50	1.03	0.84	68.8	
				2	AVERAGE	95.50	-	-	95.50	1.03	0.84	82.6	
				3	GOOD	117.00	-	-	117.00	1.03	0.84	101.2	
				4	EXCELLENT	140.00	-	-	140.00	1.03	0.84	121.1	
CAR WASH - SELF SERVICE	64/5	CWM	C	1	LOW COST	62.00	-	-	62.00	1.03	0.84	53.6	COIN OPERATED FOR SELF SERVICE. INCLUDES ALL EQUIPMENT COST.
				2	AVERAGE	78.00	-	-	78.00	1.03	0.84	67.5	
				3	GOOD	101.00	-	-	101.00	1.03	0.84	87.4	
				4	EXCELLENT	126.00	-	-	126.00	1.03	0.84	109.0	
		CWD	D	1	LOW COST	57.50	-	-	57.50	1.03	0.85	50.3	
				2	AVERAGE	72.50	-	-	72.50	1.03	0.85	63.5	
				3	GOOD	94.50	-	-	94.50	1.03	0.85	82.7	
				4	EXCELLENT	-	-	-	-	1.03	0.85	-	
		CWS	S	1	LOW COST	55.50	-	-	55.50	1.03	0.84	48.0	
				2	AVERAGE	72.00	-	-	72.00	1.03	0.84	62.3	
				3	GOOD	95.50	-	-	95.50	1.03	0.84	82.6	
				4	EXCELLENT	-	-	-	-	1.03	0.84	-	
CHURCH	16/9	ERM	C	1	LOW COST	100.00	-	-	100.00	1.02	0.85	86.7	
				2	AVERAGE	142.00	-	-	142.00	1.02	0.85	123.1	
				3	GOOD	199.00	-	-	199.00	1.02	0.85	172.5	
				4	EXCELLENT	270.00	-	-	270.00	1.02	0.85	234.1	
		ERF	D	1	LOW COST	95.50	-	-	95.50	1.06	0.86	87.1	
				2	AVERAGE	135.00	-	-	135.00	1.06	0.86	123.1	
				3	GOOD	190.00	-	-	190.00	1.06	0.86	173.2	
				4	EXCELLENT	258.00	-	-	258.00	1.06	0.86	235.2	
		ERS	S	1	LOW COST	90.00	-	-	90.00	1.01	0.84	76.4	
				2	AVERAGE	126.00	-	-	126.00	1.01	0.84	106.9	
				3	GOOD	174.00	-	-	174.00	1.01	0.84	147.6	
				4	EXCELLENT	-	-	-	-	1.01	0.84	-	
CONVENIENCE STORES	13/22	MCM	C	1	LOW COST	76.50	-	-	76.50	1.03	0.85	67.0	SPECIALTY STORES CARRYING LIMITED LINES OF MERCHANDISE. COSTS INCLUDE WALK-IN FREEZERS AND COOLERS. FUEL PUMPS ARE BPP. TANKS ARE LISTED WITH REAL PROPERTY, UFS.
				2	AVERAGE	94.50	-	-	94.50	1.03	0.85	82.7	
				3	GOOD	117.00	-	-	117.00	1.03	0.85	102.4	
				4	EXCELLENT	140.00	-	-	140.00	1.03	0.85	122.6	
		MCF	D	1	LOW COST	71.00	-	-	71.00	1.03	0.86	62.9	
				2	AVERAGE	88.50	-	-	88.50	1.03	0.86	78.4	
				3	GOOD	111.00	-	-	111.00	1.03	0.86	98.3	
				4	EXCELLENT	132.00	-	-	132.00	1.03	0.86	116.9	
		MCS	S	1	LOW COST	68.00	-	-	68.00	1.00	0.84	57.1	
				2	AVERAGE	85.50	-	-	85.50	1.00	0.84	71.8	
				3	GOOD	108.00	-	-	108.00	1.00	0.84	90.7	
				4	EXCELLENT	131.00	-	-	131.00	1.00	0.84	110.0	

2021 COST SCHEDULES

STRUCTURE	M/S SEC/PAGE	PACS CLASS	M/S CLASS	PACS SUBCLASS	M/S TYPE	BASE SQFT	HEAT/COOL/ VENT	MISC	TOTAL BASE SQFT	CCM	CLM	SQ FT COST	NOTES
CONVENTION CENTER	16/16	CCB	B	1	LOW COST	131.00	-	-	131.00	1.02	0.85	113.6	LARGE OPEN ARENA/AUDITORIUM-TYPE FACILITIES FOR SHORT-TERM MEETINGS AND/OR TRADE SHOW-DISPLAY OF PRODUCTS
				2	AVERAGE	179.00	-	-	179.00	1.02	0.85	155.2	
				3	GOOD	247.00	-	-	247.00	1.02	0.85	214.1	
				4	EXCELLENT	-	-	-	-	1.02	0.85	-	
		CCC	C	1	LOW COST	102.00	-	-	102.00	1.02	0.85	88.4	
				2	AVERAGE	135.00	-	-	135.00	1.02	0.85	117.0	
				3	GOOD	177.00	-	-	177.00	1.02	0.85	153.5	
				4	EXCELLENT	224.00	-	-	224.00	1.02	0.85	194.2	
		CCD	D	1	LOW COST	97.00	-	-	97.00	1.06	0.86	88.4	
				2	AVERAGE	128.00	-	-	128.00	1.06	0.86	116.7	
				3	GOOD	169.00	-	-	169.00	1.06	0.86	154.1	
				4	EXCELLENT	213.00	-	-	213.00	1.06	0.86	194.2	
CORRECTIONAL FACILITIES - JAILS	15/33	LAWC	C	1	LOW COST	154.00	-	-	154.00	1.03	0.85	134.8	DETENTION FACILITIES INCLUDING JAIL HARDWARE OF CELL BLOCKS AND LOCKING EQUIPMENT.
				2	AVERAGE	206.00	-	-	206.00	1.03	0.85	180.4	
				3	GOOD	276.00	-	-	276.00	1.03	0.85	241.6	
				4	EXCELLENT	376.00	-	-	376.00	1.03	0.85	329.2	
		LAWD	D	1	LOW COST	-	-	-	-	1.06	0.86	-	
				2	AVERAGE	194.00	-	-	194.00	1.06	0.86	176.9	
				3	GOOD	262.00	-	-	262.00	1.06	0.86	238.8	
				4	EXCELLENT	353.00	-	-	353.00	1.06	0.86	321.8	
		LAWS	S	1	LOW COST	-	-	-	-	1.02	0.84	-	
				2	AVERAGE	188.00	-	-	188.00	1.02	0.84	161.1	
				3	GOOD	-	-	-	-	1.02	0.84	-	
				4	EXCELLENT	-	-	-	-	1.02	0.84	-	
DISCOUNT STORE	13/28	MTM	C	1	LOW COST	54.00	-	-	54.00	1.03	0.85	47.3	TYPICALLY LARGE OPEN SHELLS WITH SOME PARTITIONING FOR OFFICES AND STORAGE AREAS. TYPICALLY DOLLAR GENERAL, DOLLAR TREE, ETC.
				2	AVERAGE	70.50	-	-	70.50	1.03	0.85	61.7	
				3	GOOD	89.00	-	-	89.00	1.03	0.85	77.9	
				4	EXCELLENT	-	-	-	-	1.03	0.85	-	
		MTF	D	1	LOW COST	49.25	-	-	49.25	1.03	0.86	43.6	
				2	AVERAGE	65.50	-	-	65.50	1.03	0.86	58.0	
				3	GOOD	83.50	-	-	83.50	1.03	0.86	74.0	
				4	EXCELLENT	-	-	-	-	1.03	0.86	-	
		MTS	S	1	LOW COST	46.00	-	-	46.00	1.00	0.84	38.6	
				2	AVERAGE	65.50	-	-	65.50	1.00	0.84	55.0	
				3	GOOD	81.50	-	-	81.50	1.00	0.84	68.5	
				4	EXCELLENT	-	-	-	-	1.00	0.84	-	
FAST FOOD	13/17	EDM	C	1	AVERAGE	143.00	13.75	-	156.75	1.03	0.85	137.2	TYPICALLY LIMITED SEATING AREA IN RELATION TO PREP AREA. DRIVE UPS OR THROUGHS. TYPICALLY MCDONALDS, BURGER KING, CHICK-FIL-A, TACO BELL.
				2	GOOD	186.00	17.30	-	203.30	1.03	0.85	178.0	
				3	VERY GOOD	241.00	20.75	-	261.75	1.03	0.85	229.2	
				4	EXCELLENT	314.00	25.75	-	339.75	1.03	0.85	297.5	
		EDF	D	1	AVERAGE	132.00	13.75	-	145.75	1.03	0.86	129.1	
				2	GOOD	173.00	17.30	-	190.30	1.03	0.86	168.6	
				3	VERY GOOD	228.00	20.75	-	248.75	1.03	0.86	220.3	
				4	EXCELLENT	301.00	25.75	-	326.75	1.03	0.86	289.4	
		EDS	S	1	LOW COST	88.50	11.15	-	99.65	1.00	0.84	83.7	
				2	AVERAGE	128.00	13.75	-	141.75	1.00	0.84	119.1	
				3	GOOD	172.00	17.30	-	189.30	1.00	0.84	159.0	
				4	EXCELLENT	236.00	20.75	-	256.75	1.00	0.84	215.7	

2021 COST SCHEDULES

STRUCTURE	M/S SEC/PAGE	PACS CLASS	M/S CLASS	PACS SUBCLASS	M/S TYPE	BASE SQFT	HEAT/COOL/ VENT	MISC	TOTAL BASE SQFT	CCM	CLM	SQ FT COST	NOTES
DRIVE INN - FAST FOOD	13/17	EFC	C	1	LOW COST	104.00	11.15	-	115.15	1.03	0.85	100.8	TYPICALLY DRIVE-INN TYPE FAST FOOD - LOW COST TO AVERAGE. CANOPIES VALUED SEPARATE. TYPICALLY SONICS
				2	AVERAGE	143.00	13.75	-	156.75	1.03	0.85	137.2	
				3	GOOD	-	-	-	-	1.03	0.85	-	
				4	EXCELLENT	-	-	-	-	1.03	0.85	-	
		EFD	D	1	LOW COST	94.00	11.15	-	105.15	1.03	0.86	93.1	
				2	AVERAGE	132.00	13.75	-	145.75	1.03	0.86	129.1	
				3	GOOD	-	-	-	-	1.03	0.86	-	
				4	EXCELLENT	-	-	-	-	1.03	0.86	-	
		EFS	S	1	LOW COST	88.50	11.15	-	99.65	1.00	0.84	83.7	
				2	AVERAGE	128.00	13.75	-	141.75	1.00	0.84	119.1	
				3	GOOD	-	-	-	-	1.00	0.84	-	
				4	EXCELLENT	-	-	-	-	1.00	0.84	-	
FIRE STATIONS	15/29	FIREC	C	1	LOW COST	90.00	-	-	90.00	1.03	0.85	78.8	EMERGENCY SERVICE BUILDINGS DESIGNED WITH ENGINE STORAGE, DORMITORY AND LIGHT KITCHEN FACILITIES. VOLUNTEER STATIONS SHOULD BE VALUED AS SERVICE GARAGE OR PREFAB STRUCTURE.
				2	AVERAGE	133.00	-	-	133.00	1.03	0.85	116.4	
				3	GOOD	190.00	-	-	190.00	1.03	0.85	166.3	
				4	EXCELLENT	276.00	-	-	276.00	1.03	0.85	241.6	
		FIRED	D	1	LOW COST	81.00	-	-	81.00	1.06	0.86	73.8	
				2	AVERAGE	122.00	-	-	122.00	1.06	0.86	111.2	
				3	GOOD	179.00	-	-	179.00	1.06	0.86	163.2	
				4	EXCELLENT	265.00	-	-	265.00	1.06	0.86	241.6	
		FIRES	S	1	LOW COST	70.00	-	-	70.00	1.02	0.84	60.0	
				2	AVERAGE	105.00	-	-	105.00	1.02	0.84	90.0	
				3	GOOD	152.00	-	-	152.00	1.02	0.84	130.2	
				4	EXCELLENT	-	-	-	-	1.02	0.84	-	
FRATERNAL HALL	16/15	EYM	C	1	LOW COST	92.50	-	-	92.50	1.02	0.85	80.2	
				2	AVERAGE	129.00	-	-	129.00	1.02	0.85	111.8	
				3	GOOD	178.00	-	-	178.00	1.02	0.85	154.3	
				4	EXCELLENT	237.00	-	-	237.00	1.02	0.85	205.5	
		EYF	D	1	LOW COST	87.00	-	-	87.00	1.06	0.86	79.3	
				2	AVERAGE	122.00	-	-	122.00	1.06	0.86	111.2	
				3	GOOD	171.00	-	-	171.00	1.06	0.86	155.9	
				4	EXCELLENT	-	-	-	-	1.06	0.86	-	
		EYS	S	1	LOW COST	83.50	-	-	83.50	1.01	0.84	70.8	
				2	AVERAGE	117.00	-	-	117.00	1.01	0.84	99.3	
				3	GOOD	-	-	-	-	1.01	0.84	-	
				4	EXCELLENT	-	-	-	-	1.01	0.84	-	
GOVC	C	1	LOW COST	110.00	-	-	110.00	1.03	0.85	96.3			
		2	AVERAGE	155.00	-	-	155.00	1.03	0.85	135.7			
		3	GOOD	206.00	-	-	206.00	1.03	0.85	180.4			
		4	EXCELLENT	286.00	-	-	286.00	1.03	0.85	250.4			

2021 COST SCHEDULES

STRUCTURE	M/S SEC/PAGE	PACS CLASS	M/S CLASS	PACS SUBCLASS	M/S TYPE	BASE SQFT	HEAT/COOL/ VENT	MISC	TOTAL BASE SQFT	CCM	CLM	SQ FT COST	NOTES
GOVERNMENTAL BUILDINGS	15/30	GOVD	D	1	LOW COST	102.00	-	-	102.00	1.06	0.86	93.0	INCLUDE CITY HALLS, COURTHOUSES, ETC.
				2	AVERAGE	141.00	-	-	141.00	1.06	0.86	128.5	
				3	GOOD	197.00	-	-	197.00	1.06	0.86	179.6	
				4	EXCELLENT	276.00	-	-	276.00	1.06	0.86	251.6	
		GOVS	S	1	LOW COST	98.50	-	-	98.50	1.02	0.84	84.4	
				2	AVERAGE	135.00	-	-	135.00	1.02	0.84	115.7	
				3	GOOD	-	-	-	-	1.02	0.84	-	
				4	EXCELLENT	-	-	-	-	1.02	0.84	-	
GREENHOUSES	17/22	GRNHS	S	1	LOW COST	3.57	-	-	3.57	1.03	0.84	3.1	ENCLOSURES USED TO REGULATE THE CLIMATIC CONDITIONS FOR GERMINATING AND GROWING VARIOUS PLANTS AND VET TABLES.
				2	AVERAGE	7.58	-	-	7.58	1.03	0.84	6.6	
				3	GOOD	16.10	-	-	16.10	1.03	0.84	13.9	
				4	EXCELLENT	19.50	-	-	19.50	1.03	0.84	16.9	
GROCERY OR MARKET	13/20	MGM	C	1	LOW COST	77.00	-	-	77.00	1.03	0.85	67.4	RETAIL FOOD STORES. COST INCLUDE BUILT- IN REFRIGERATORS, COLD ROOMS AND ANCILLARY COOLING EQUIPMENT. DOES NOT INCLUDE DISPLAY FREEZERS AND COOLERS.
				2	AVERAGE	91.50	-	-	91.50	1.03	0.85	80.1	
				3	GOOD	112.00	-	-	112.00	1.03	0.85	98.1	
				4	EXCELLENT	133.00	-	-	133.00	1.03	0.85	116.4	
		MGF	D	1	LOW COST	-	-	-	-	1.03	0.86	-	
				2	AVERAGE	85.00	-	-	85.00	1.03	0.86	75.3	
				3	GOOD	105.00	-	-	105.00	1.03	0.86	93.0	
				4	EXCELLENT	125.00	-	-	125.00	1.03	0.86	110.7	
		MGS	S	1	LOW COST	67.50	-	-	67.50	1.00	0.84	56.7	
				2	AVERAGE	81.50	-	-	81.50	1.00	0.84	68.5	
				3	GOOD	102.00	-	-	102.00	1.00	0.84	85.7	
				4	EXCELLENT	-	-	-	-	1.00	0.84	-	
GYMNASIUMS	18/25	EGC	C	1	LOW COST	76.00	-	-	76.00	1.03	0.85	66.5	INCLUDE ATHLETIC, RECREATION, HEALTH AND PHYSICAL FITNESS OCCUPANCIES WHERE THE DESIGN IS OF A GYMNASIUM TYPE WITH A BASKETBALL COURT.
				2	AVERAGE	114.00	-	-	114.00	1.03	0.85	99.8	
				3	GOOD	159.00	-	-	159.00	1.03	0.85	139.2	
				4	EXCELLENT	216.00	-	-	216.00	1.03	0.85	189.1	
		EGD	D	1	LOW COST	71.00	-	-	71.00	1.04	0.86	63.5	
				2	AVERAGE	108.00	-	-	108.00	1.04	0.86	96.6	
				3	GOOD	152.00	-	-	152.00	1.04	0.86	135.9	
				4	EXCELLENT	209.00	-	-	209.00	1.04	0.86	186.9	
		EGS	S	1	LOW COST	55.50	-	-	55.50	1.02	0.84	47.6	
				2	AVERAGE	66.50	-	-	66.50	1.02	0.84	57.0	
				3	GOOD	103.00	-	-	103.00	1.02	0.84	88.3	
				4	EXCELLENT	147.00	-	-	147.00	1.02	0.84	125.9	
HANGERS	14/29	HANGER	S	1	LOW COST	26.25	-	-	26.25	1.02	0.84	22.5	DESIGNED FOR AIRCRAFT STORAGE WITH LIMITED FACILITIES FOR LIGHT REPAIR.
				2	AVERAGE	38.75	-	-	38.75	1.02	0.84	33.2	
				3	GOOD	59.50	-	-	59.50	1.02	0.84	51.0	
				4	EXCELLENT	87.50	-	-	87.50	1.02	0.84	75.0	

2021 COST SCHEDULES

STRUCTURE	M/S SEC/PAGE	PACS CLASS	M/S CLASS	PACS SUBCLASS	M/S TYPE	BASE SQFT	HEAT/COOL/ VENT	MISC	TOTAL BASE SQFT	CCM	CLM	SQ FT COST	NOTES
HEALTH CLUB	11/31	EHM	C	1	LOW COST	96.00	-	-	96.00	1.01	0.85	82.4	DESIGNED AS SMALL PHYSICAL FITNESS FACILITIES. LARGE GYMNASIUM-TYPE FITNESS CENTERS WITH SPORTS COURTS SHOULD BE PRICED FROM SECTION 16 or 18.
				2	AVERAGE	130.00	-	-	130.00	1.01	0.85	111.6	
				3	GOOD	179.00	-	-	179.00	1.01	0.85	153.7	
				4	EXCELLENT	-	-	-	-	1.01	0.85	-	
		EHF	D	1	LOW COST	91.00	-	-	91.00	1.01	0.86	79.0	
				2	AVERAGE	125.00	-	-	125.00	1.01	0.86	108.6	
				3	GOOD	173.00	-	-	173.00	1.01	0.86	150.3	
				4	EXCELLENT	-	-	-	-	1.01	0.86	-	
		EHS	S	1	LOW COST	84.00	-	-	84.00	0.98	0.84	69.1	
				2	AVERAGE	116.00	-	-	116.00	0.98	0.84	95.5	
				3	GOOD	-	-	-	-	0.98	0.84	-	
				4	EXCELLENT	-	-	-	-	0.98	0.84	-	
HEAVY INDUSTRIAL	14/15	WIM	C	1	LOW COST	88.00	-	-	88.00	1.02	0.85	76.3	CHARACTERIZED BY THEIR HEAVY FRAMES, WALLS AND FLOORS TYPICAL OF SPECIALIZED MANUFACTURING PROCESSES.
				2	AVERAGE	122.00	-	-	122.00	1.02	0.85	105.8	
				3	GOOD	164.00	-	-	164.00	1.02	0.85	142.2	
				4	EXCELLENT	-	-	-	-	1.02	0.85	-	
		WIF	D	1	LOW COST	83.50	-	-	83.50	1.04	0.86	74.7	
				2	AVERAGE	109.00	-	-	109.00	1.04	0.86	97.5	
				3	GOOD	-	-	-	-	1.04	0.86	-	
				4	EXCELLENT	-	-	-	-	1.04	0.86	-	
		WIS	S	1	LOW COST	83.50	-	-	83.50	1.02	0.84	71.5	
				2	AVERAGE	109.00	-	-	109.00	1.02	0.84	93.4	
				3	GOOD	154.00	-	-	154.00	1.02	0.84	131.9	
				4	EXCELLENT	-	-	-	-	1.02	0.84	-	
HOSPITAL - GENERAL	15/24	IHM	B	1	LOW COST	229.00	20.60	-	249.60	1.03	0.85	218.5	COST INCLUDE FIXED EQUIPMENT THAT IS PERMANENT EQUIPMENT.
				2	AVERAGE	297.00	26.25	-	323.25	1.03	0.85	283.0	
				3	GOOD	386.00	33.75	-	419.75	1.03	0.85	367.5	
				4	EXCELLENT	505.00	43.00	-	548.00	1.03	0.85	479.8	
		IHF	C	1	LOW COST	170.00	18.25	-	188.25	1.03	0.85	164.8	
				2	AVERAGE	228.00	23.20	-	251.20	1.03	0.85	219.9	
				3	GOOD	303.00	29.50	-	332.50	1.03	0.85	291.1	
				4	EXCELLENT	405.00	37.75	-	442.75	1.03	0.85	387.6	
		IHS	D	1	LOW COST	164.00	18.25	-	182.25	1.06	0.86	166.1	
				2	AVERAGE	217.00	23.20	-	240.20	1.06	0.86	219.0	
				3	GOOD	287.00	29.50	-	316.50	1.06	0.86	288.5	
				4	EXCELLENT	-	-	-	-	1.06	0.86	-	
HOTELS	11/22	THM	B	1	LOW COST	110.00	-	3.45	113.45	0.99	0.85	95.5	MULTIPLE SLEEPING UNITS AND LOBBY OF THREE OR MORE FLOORS. MISC COST FOR ELEVATOR.
				2	AVERAGE	132.00	-	4.07	136.07	0.99	0.85	114.5	
				3	GOOD	153.00	-	4.86	157.86	0.99	0.85	132.8	
				4	EXCELLENT	183.00	-	5.71	188.71	0.99	0.85	158.8	
		THF	C	1	LOW COST	91.50	-	1.40	92.90	1.01	0.85	79.8	
				2	AVERAGE	109.00	-	1.94	110.94	1.01	0.85	95.2	
				3	GOOD	138.00	-	2.62	140.62	1.01	0.85	120.7	
				4	EXCELLENT	168.00	-	3.51	171.51	1.01	0.85	147.2	
		THS	D	1	LOW COST	87.00	-	1.40	88.40	1.01	0.85	75.9	
				2	AVERAGE	104.00	-	1.94	105.94	1.01	0.85	90.9	
				3	GOOD	132.00	-	2.62	134.62	1.01	0.85	115.6	
				4	EXCELLENT	-	-	-	-	1.01	0.85	-	

2021 COST SCHEDULES

STRUCTURE	M/S SEC/PAGE	PACS CLASS	M/S CLASS	PACS SUBCLASS	M/S TYPE	BASE SQFT	HEAT/COOL/ VENT	MISC	TOTAL BASE SQFT	CCM	CLM	SQ FT COST	NOTES
KENNELS	15/27	KNLC	C	1	LOW COST	71.50	-	-	71.50	1.03	0.85	62.6	HAVE LIMITED EXAMINATIONS AND TREATMENT FACILITIES AND ARE PREDOMINANTLY FOR THE BOARDING OF SMALL ANIMALS. COSTS INCLUDE CAGES AND ENCLOSED RUNS.
				2	AVERAGE	100.00	-	-	100.00	1.03	0.85	87.6	
				3	GOOD	134.00	-	-	134.00	1.03	0.85	117.3	
				4	EXCELLENT	238.00	-	-	238.00	1.03	0.85	208.4	
		KNLD	D	1	LOW COST	67.00	-	-	67.00	1.06	0.86	61.1	
				2	AVERAGE	93.50	-	-	93.50	1.06	0.86	85.2	
				3	GOOD	126.00	-	-	126.00	1.06	0.86	114.9	
				4	EXCELLENT	223.00	-	-	223.00	1.06	0.86	203.3	
		KNLS	S	1	LOW COST	63.00	-	-	63.00	1.02	0.84	54.0	
				2	AVERAGE	89.00	-	-	89.00	1.02	0.84	76.3	
				3	GOOD	121.00	-	-	121.00	1.02	0.84	103.7	
				4	EXCELLENT	-	-	-	-	1.02	0.84	-	
LAUNDROMATS	13/25	LAC	C	1	LOW COST	-	-	-	-	1.03	0.85	-	CONSTRUCTED TO HOLD AUTOMATIC SELF-SERVICE WASHING MACHINES, DRY AND DRY CLEANING MACHINES. COSTS INCLUDE THE PLUMBING AND ELECTRICAL FIXTURES NECESSARY FOR OPERATION. LAUNDRY OR CLEANING EQUIPMENT NOT INCLUDED.
				2	AVERAGE	89.50	-	-	89.50	1.03	0.85	78.4	
				3	GOOD	-	-	-	-	1.03	0.85	-	
				4	EXCELLENT	-	-	-	-	1.03	0.85	-	
		LAD	D	1	LOW COST	-	-	-	-	1.03	0.86	-	
				2	AVERAGE	82.00	-	-	82.00	1.03	0.86	72.6	
				3	GOOD	-	-	-	-	1.03	0.86	-	
				4	EXCELLENT	-	-	-	-	1.03	0.86	-	
		LAS	S	1	LOW COST	-	-	-	-	1.00	0.84	-	
				2	AVERAGE	78.00	-	-	78.00	1.00	0.84	65.5	
				3	GOOD	-	-	-	-	1.00	0.84	-	
				4	EXCELLENT	-	-	-	-	1.00	0.84	-	
LIBRARIES PUBLIC	15/32	LIBC	C	1	LOW COST	111.00	-	-	111.00	1.03	0.85	97.2	RESOURCE CENTERS INCLUDES BASIC CONSTRUCTION OF THE BUILDING.
				2	AVERAGE	147.00	-	-	147.00	1.03	0.85	128.7	
				3	GOOD	197.00	-	-	197.00	1.03	0.85	172.5	
				4	EXCELLENT	337.00	-	-	337.00	1.03	0.85	295.0	
		LIBD	D	1	LOW COST	105.00	-	-	105.00	1.06	0.86	95.7	
				2	AVERAGE	140.00	-	-	140.00	1.06	0.86	127.6	
				3	GOOD	189.00	-	-	189.00	1.06	0.86	172.3	
				4	EXCELLENT	314.00	-	-	314.00	1.06	0.86	286.2	
		LIBS	S	1	LOW COST	98.50	-	-	98.50	1.02	0.84	84.4	
				2	AVERAGE	131.00	-	-	131.00	1.02	0.84	112.2	
				3	GOOD	177.00	-	-	177.00	1.02	0.84	151.7	
				4	EXCELLENT	-	-	-	-	1.02	0.84	-	
LIGHTING COMMERCIAL	66/5	EXTLP		1		805.00	-	-	805.00	1.03	0.85	704.8	POLE MOUNT LIGHTING
				2		1,162.00	-	-	1,162.00	1.03	0.85	1,017.3	
				3		1,518.00	-	-	1,518.00	1.03	0.85	1,329.0	
				4		1,875.00	-	-	1,875.00	1.03	0.85	1,641.6	
	66/5	EXTWL		1		180.00	-	-	180.00	1.03	0.85	157.6	WALL MOUNT LIGHTING
				2		295.00	-	-	295.00	1.03	0.85	258.3	
				3		410.00	-	-	410.00	1.03	0.85	359.0	
				4		525.00	-	-	525.00	1.03	0.85	459.6	

2021 COST SCHEDULES

STRUCTURE	M/S SEC/PAGE	PACS CLASS	M/S CLASS	PACS SUBCLASS	M/S TYPE	BASE SQFT	HEAT/COOL/ VENT	MISC	TOTAL BASE SQFT	CCM	CLM	SQ FT COST	NOTES	
LUMBER STORAGE BUILDINGS	17/17	STM1	C	1	LOW COST	-	-	-	-	1.02	0.85	-	STRUCTURES DESIGNED FOR CLOSED STORAGE OF SUCH BUILDING MATERIALS AS CEMENT, LIME, NAILS, ROOFING, ETC. COST INCLUDES STORAGE RACKS. RETAIL SALES BUILDING ARE VALUES IN SECTION 13.	
				2	AVERAGE	-	-	-	-	1.02	0.85	-		
				3	GOOD	-	-	-	-	1.02	0.85	-		
				4	EXCELLENT	-	-	-	-	1.02	0.85	-		
		STF1 TO STF3	D	1	LOW COST	17.75	-	-	17.75	1.02	0.86	15.6		
				2	AVERAGE	25.25	-	-	25.25	1.02	0.86	22.1		
				3	GOOD	35.75	-	-	35.75	1.02	0.86	31.4		
				4	EXCELLENT	-	-	-	-	1.02	0.86	-		
		STS1 TO STS3	S	1	LOW COST	17.40	-	-	17.40	1.03	0.84	15.1		
				2	AVERAGE	24.60	-	-	24.60	1.03	0.84	21.3		
				3	GOOD	34.75	-	-	34.75	1.03	0.84	30.1		
				4	EXCELLENT	-	-	-	-	1.03	0.84	-		
MEDICAL OFFICE BUILDING	15/22	PMM	C	1	LOW COST	113.00	-	-	113.00	1.03	0.85	98.9	DESIGNED FOR MEDICAL AND/OR DENTAL SERVICES WITH EXAMINATION AND OUTPATIENT TREATMENT.	
				2	AVERAGE	149.00	-	-	149.00	1.03	0.85	130.4		
				3	GOOD	197.00	-	-	197.00	1.03	0.85	172.5		
				4	EXCELLENT	259.00	-	-	259.00	1.03	0.85	226.8		
		PMF	D	1	LOW COST	108.00	-	-	108.00	1.06	0.86	98.5		
				2	AVERAGE	142.00	-	-	142.00	1.06	0.86	129.4		
				3	GOOD	187.00	-	-	187.00	1.06	0.86	170.5		
				4	EXCELLENT	236.00	-	-	236.00	1.06	0.86	215.1		
		PMS	S	1	LOW COST	99.00	-	-	99.00	1.02	0.84	84.8		
				2	AVERAGE	129.00	-	-	129.00	1.02	0.84	110.5		
				3	GOOD	177.00	-	-	177.00	1.02	0.84	151.7		
				4	EXCELLENT	-	-	-	-	1.02	0.84	-		
MINI LUBE / SERVICE STATION	14/33	MLC	C	1	LOW COST	83.50	-	-	83.50	1.02	0.85	72.4	QUICK MAINTENANCE WITH BAYS; JIFFY LUBE; DISCOUNT TIRE. HOISTS AND WALK-IN SERVICE PITS NOT INCLUDED IN COST.	
				2	AVERAGE	106.00	-	-	106.00	1.02	0.85	91.9		
				3	GOOD	137.00	-	-	137.00	1.02	0.85	118.8		
				4	EXCELLENT	178.00	-	-	178.00	1.02	0.85	154.3		
		MLD	D	1	LOW COST	78.50	-	-	78.50	1.04	0.86	70.2		
				2	AVERAGE	100.00	-	-	100.00	1.04	0.86	89.4		
				3	GOOD	130.00	-	-	130.00	1.04	0.86	116.3		
				4	EXCELLENT	170.00	-	-	170.00	1.04	0.86	152.0		
		MLS	S	1	LOW COST	77.00	-	-	77.00	1.02	0.84	66.0		
				2	AVERAGE	97.00	-	-	97.00	1.02	0.84	83.1		
				3	GOOD	-	-	-	-	1.02	0.84	-		
				4	EXCELLENT	-	-	-	-	1.02	0.84	-		
MISC -CANOPY- COMM / RES	66/2	CNF		1		9.95	-	-	9.95	1.03	0.85	8.7	WOOD CANOPY INCLUDING ROOF AND SUPPORTS	
				2		14.60	-	-	14.60	1.03	0.85	12.8		
				3		19.25	-	-	19.25	1.03	0.85	16.9		
				4		23.90	-	-	23.90	1.03	0.85	20.9		
	66/2	CNS			1		8.40	-	-	8.40	1.03	0.85	7.4	ALUMINUM OR STEEL INCLUDING ROOF AND SUPPORTS
					2		10.76	-	-	10.76	1.03	0.85	9.4	
					3		13.13	-	-	13.13	1.03	0.85	11.5	
					4		15.50	-	-	15.50	1.03	0.85	13.6	
	66/2	CNA			1		12.40	-	-	12.40	1.03	0.85	10.9	AWNING, FABRIC INCLUDES ROOF AND SUPPORTS
					2		17.60	-	-	17.60	1.03	0.85	15.4	
					3		22.80	-	-	22.80	1.03	0.85	20.0	
					4		28.00	-	-	28.00	1.03	0.85	24.5	

2021 COST SCHEDULES

STRUCTURE	M/S SEC/PAGE	PACS CLASS	M/S CLASS	PACS SUBCLASS	M/S TYPE	BASE SQFT	HEAT/COOL/ VENT	MISC	TOTAL BASE SQFT	CCM	CLM	SQ FT COST	NOTES
MISC-CANOPY - FUEL SERVICE	64/2	CFSC	C	1	LOW COST	26.50	-	-	26.50	1.03	0.84	22.9	CANOPIES COVERED AREA INCLUDING LIGHT FIXTURES AND SUPPORTS. CLASS C = CONCRETE TEES; CLASS D = STEEL; CLASS S = WOOD FRAME AND SHEATHING
				2	AVERAGE	30.50	-	-	30.50	1.03	0.84	26.4	
				3	GOOD	36.50	-	-	36.50	1.03	0.84	31.6	
				4	EXCELLENT	42.50	-	-	42.50	1.03	0.84	36.8	
		CFSD	D	1	LOW COST	22.75	-	-	22.75	1.03	0.85	19.9	
				2	AVERAGE	29.25	-	-	29.25	1.03	0.85	25.6	
				3	GOOD	37.50	-	-	37.50	1.03	0.85	32.8	
				4	EXCELLENT	47.00	-	-	47.00	1.03	0.85	41.1	
		CFSS	S	1	LOW COST	20.00	-	-	20.00	1.03	0.84	17.3	
				2	AVERAGE	25.25	-	-	25.25	1.03	0.84	21.8	
				3	GOOD	30.75	-	-	30.75	1.03	0.84	26.6	
				4	EXCELLENT	39.25	-	-	39.25	1.03	0.84	34.0	
MISC- CARPORTS COMM / RES	63/10	PCFP		1	LOW COST	6.33	-	-	6.33	1.02	0.85	5.5	CARPORT INCLUDES POSTS AND ROOF ONLY. WOOD CONSTRUCTION
				2	AVERAGE	8.50	-	-	8.50	1.02	0.85	7.4	
				3	GOOD	10.68	-	-	10.68	1.02	0.85	9.3	
				4	EXCELLENT	12.85	-	-	12.85	1.02	0.85	11.1	
	63/10	PCPA		1	LOW COST	7.51	-	-	7.51	1.02	0.85	6.5	CARPORT INCLUDES POSTS AND ROOF ONLY. ALUMINUM CONSTRUCTION
				2	AVERAGE	9.94	-	-	9.94	1.02	0.85	8.6	
				3	GOOD	12.37	-	-	12.37	1.02	0.85	10.7	
				4	EXCELLENT	14.80	-	-	14.80	1.02	0.85	12.8	
	63/10	PCPS		1	LOW COST	8.58	-	-	8.58	1.02	0.85	7.4	CARPORT INCLUDES POSTS AND ROOF ONLY. STEEL CONSTRUCTION
				2	AVERAGE	11.47	-	-	11.47	1.02	0.85	9.9	
				3	GOOD	14.36	-	-	14.36	1.02	0.85	12.5	
				4	EXCELLENT	17.25	-	-	17.25	1.02	0.85	15.0	
MISC - DECK	66/2	DECK		1		-	-	-	-	1.03	0.85	-	2 = SOFTWOOD, FIR, PINE, ETC. 3 = CEDAR, REDWOOD OR METAL PRICE INCLUDES RAILINGS AND STEPS
				2	SEE NOTES	25.84	-	-	25.84	1.03	0.85	22.6	
				3	SEE NOTES	37.97	-	-	37.97	1.03	0.85	33.2	
				4		-	-	-	-	1.03	0.85	-	
MISC- ELEVATORS	13/39	ELEV		1	LOW COST	46,600.00	-	-	46,600.00	1.03	0.85	40,798.3	PASSENGER BASE COST, TWO TO THREE STORIES.
				2	AVERAGE	55,250.00	-	-	55,250.00	1.03	0.85	48,371.4	
				3	GOOD	64,750.00	-	-	64,750.00	1.03	0.85	56,688.6	
				4	EXCELLENT	76,500.00	-	-	76,500.00	1.03	0.85	66,975.8	
MISC - FENCE	66/4-5	FENCE		1	CHAIN LINK	29.53	-	-	29.53	1.03	0.85	25.9	1 = CHAIN LINK; 2 = METAL; 3 = WOOD; 4 = VINYL. COST PER LINEAR FOOT INCLUDES INSTALLATION.
				2	METAL	23.00	-	-	23.00	1.03	0.85	20.1	
				3	WOOD	33.25	-	-	33.25	1.03	0.85	29.1	
				4	VINYL	47.75	-	-	47.75	1.03	0.85	41.8	
MISC - HOT TUB	66/6	CHOT-TUB		1		99.50	-	-	99.50	1.03	0.85	87.1	DETACHED EXTERIOR GUNITE SPAS AND TUBS INCLUDING EQUIPMENT
				2		159.00	-	-	159.00	1.03	0.85	139.2	
				3		218.50	-	-	218.50	1.03	0.85	191.3	
				4		278.00	-	-	278.00	1.03	0.85	243.4	
MISC - MOBILE HOME HOOKUPS	63/2-3	MHHU		1	LOW COST	3,600.00	-	-	3,600.00	1.01	0.85	3,090.6	COST PER SITE. PRICE EXCLUDES RESTROOMS, SHOWERS, LAUNDRY, OFFICE BUILDINGS.
				2	AVERAGE	6,570.00	-	-	6,570.00	1.01	0.85	5,640.3	
				3	GOOD	9,475.00	-	-	9,475.00	1.01	0.85	8,134.3	
				4	EXCELLENT	13,825.00	-	-	13,825.00	1.01	0.85	11,868.8	
	66/2	PVA		1		3.61	-	-	3.61	1.03	0.85	3.2	ASPHALT PAVING:
				2	2" BASE	3.61	-	-	3.61	1.03	0.85	3.2	

2021 COST SCHEDULES

STRUCTURE	M/S SEC/PAGE	PACS CLASS	M/S CLASS	PACS SUBCLASS	M/S TYPE	BASE SQFT	HEAT/COOL/ VENT	MISC	TOTAL BASE SQFT	CCM	CLM	SQ FT COST	NOTES
MISC - PAVING	66/2	PVC		3	3" BASE	4.18	-	-	4.18	1.03	0.85	3.7	2 = 2" BASE; 3 = 3" BASE; 4 = 4" BASE
				4	4" BASE	4.74	-	-	4.74	1.03	0.85	4.1	
	66/2	PVC		1	4" BASE	6.76	-	-	6.76	1.03	0.85	5.9	CONCRETE PAVING: 1 = 4" BASE; 2 = 5" BASE; 3 = 6" BASE; 4 = 7" BASE
				2	5" BASE	7.30	-	-	7.30	1.03	0.85	6.4	
				3	6" BASE	7.89	-	-	7.89	1.03	0.85	6.9	
4	7" BASE	8.46	-	-	8.46	1.03	0.85	7.4					
MISC - POLE BARN	17/28	PB	S	5	LOW COST	11.85	-	-	11.85	1.03	0.84	10.3	FARM POLE BARN, ENCLOSED
				5C	AVERAGE	16.65	-	9.00	25.65	1.03	0.84	22.2	
MISC - POLE BARN ONE SIDE	17/27	PB	D	4	LOW COST	7.22	-	-	7.22	1.02	0.86	6.3	OPEN ONE SIDE POLE BARN, FREESTANDING MISC COST FOR CONCRETE (DIFF BETWEEN 3
				4C	AVERAGE	7.22	-	9.00	16.22	1.02	0.86	14.2	
MISC - POLE BARN / LEAN-TO	17/27	PB	D	3	LOW COST	6.54	-	-	6.54	1.02	0.86	5.7	SIDE EXTENSIONS TO STRUCTURE, SHED ROOF, ONE PITCH USUALLY OFF ANOTHER
				3C	AVERAGE	9.28	-	9.00	18.28	1.02	0.86	16.0	
MISC - POOL	66/7	C-POOL		1		76.50	-	-	76.50	1.03	0.85	67.0	LARGE REC POOLS, FOUND IN PARKS, SCHOOLS, HOTELS, ETC. COSTS ARE FOR POURED CONCRETE POOLS INCLUDES CHLORINATORS, FILTERS, HEATERS, BOARDS, LADDERS AND COPING
				2		83.17	-	-	83.17	1.03	0.85	72.8	
				3		89.83	-	-	89.83	1.03	0.85	78.6	
				4		96.50	-	-	96.50	1.03	0.85	84.5	
MISC-PREFAB SHED	17/12	S	C	4	LOW COST	23.82	-	-	23.82	1.00	1.00	23.8	CLASS C = STURDI-BILT SHEDS CLASS D = SMALL STORAGE UNITS TYPICALLY PURCHASED FROM HOME IMPROVEMENT CENTERS, LUMBERYARDS, ETC.
				5	AVERAGE	25.00	-	-	25.00	1.00	1.00	25.0	
				6	GOOD	26.31	-	-	26.31	1.00	1.00	26.3	
				-	-	-	-	1.00	1.00	-			
		S	D	2	LOW COST	8.49	-	-	8.49	0.97	0.85	7.0	
				3	AVERAGE	13.75	-	-	13.75	0.97	0.85	11.3	
1	GOOD			22.35	-	-	22.35	0.97	0.85	18.4			
MISC - RV HOOKUPS	63/2-3	RV HOOKUPS		1	LOW COST	2,488.00	-	-	2,488.00	1.01	0.85	2,135.9	COST PER SITE. PRICE EXCLUDES RESTROOMS, SHOWERS, LAUNDRY, OFFICE BUILDINGS, PATIOS, WALKS AND STREET PAVING.
				2	AVERAGE	4,745.00	-	-	4,745.00	1.01	0.85	4,073.6	
				3	GOOD	6,965.00	-	-	6,965.00	1.01	0.85	5,979.5	
				4	EXCELLENT	10,185.00	-	-	10,185.00	1.01	0.85	8,743.8	
MORTUARIES	11/32	MOM	C	1	LOW COST	87.50	-	-	87.50	1.01	0.85	75.1	OR FUNERAL HOMES INCLUDE CHAPELS, AND LABORATORIES COMMENSURATE WITH THE GENERAL QUALITY.
				2	AVERAGE	121.00	-	-	121.00	1.01	0.85	103.9	
				3	GOOD	162.00	-	-	162.00	1.01	0.85	139.1	
				4	EXCELLENT	220.00	-	-	220.00	1.01	0.85	188.9	
		MOF	D	1	LOW COST	82.00	-	-	82.00	1.01	0.86	71.2	
				2	AVERAGE	115.00	-	-	115.00	1.01	0.86	99.9	
				3	GOOD	157.00	-	-	157.00	1.01	0.86	136.4	
				4	EXCELLENT	215.00	-	-	215.00	1.01	0.86	186.7	
		MOS	S	1	LOW COST	74.50	-	-	74.50	0.98	0.84	61.3	
				2	AVERAGE	106.00	-	-	106.00	0.98	0.84	87.3	
				3	GOOD	-	-	-	-	0.98	0.84	-	
				4	EXCELLENT	-	-	-	-	0.98	0.84	-	

2021 COST SCHEDULES

STRUCTURE	M/S SEC/PAGE	PACS CLASS	M/S CLASS	PACS SUBCLASS	M/S TYPE	BASE SQFT	HEAT/COOL/ VENT	MISC	TOTAL BASE SQFT	CCM	CLM	SQ FT COST	NOTES
MOTELS	12/9	TMM	C	1	LOW COST	71.50	-	-	71.50	1.02	0.85	62.0	MULTIPLE SLEEPING UNITS OF THREE OR FEWER STORIES DESIGNED FOR TRANSIENT OCCUPANCY.
				2	AVERAGE	96.50	-	-	96.50	1.02	0.85	83.7	
				3	GOOD	133.00	-	-	133.00	1.02	0.85	115.3	
				4	EXCELLENT	178.00	-	-	178.00	1.02	0.85	154.3	
		TMF	D	1	LOW COST	70.00	-	-	70.00	1.03	0.86	62.0	
				2	AVERAGE	94.50	-	-	94.50	1.03	0.86	83.7	
				3	GOOD	130.00	-	-	130.00	1.03	0.86	115.2	
				4	EXCELLENT	176.00	-	-	176.00	1.03	0.86	155.9	
		TMS	S	1	LOW COST	-	-	-	-	1.01	0.84	-	
				2	AVERAGE	89.50	-	-	89.50	1.01	0.84	75.9	
				3	GOOD	-	-	-	-	1.01	0.84	-	
				4	EXCELLENT	-	-	-	-	1.01	0.84	-	
MUSEUM	16/19	MUC	C	1	LOW COST	108.00	-	-	108.00	1.02	0.85	93.6	DESIGNED FOR LONG TERM DISPLAY OF WORKS OF ART, CRAFTS, NATURAL HISTORY ETC.
				2	AVERAGE	148.00	-	-	148.00	1.02	0.85	128.3	
				3	GOOD	203.00	-	-	203.00	1.02	0.85	176.0	
				4	EXCELLENT	277.00	-	-	277.00	1.02	0.85	240.2	
		MUD	D	1	LOW COST	102.00	-	-	102.00	1.06	0.86	93.0	
				2	AVERAGE	141.00	-	-	141.00	1.06	0.86	128.5	
				3	GOOD	187.00	-	-	187.00	1.06	0.86	170.5	
				4	EXCELLENT	255.00	-	-	255.00	1.06	0.86	232.5	
		MUS	S	1	LOW COST	90.50	-	-	90.50	1.01	0.84	76.8	
				2	AVERAGE	-	-	-	-	1.01	0.84	-	
				3	GOOD	-	-	-	-	1.01	0.84	-	
				4	EXCELLENT	-	-	-	-	1.01	0.84	-	
NURSING HOMES	15/26	INM	C	1	LOW COST	116.00	-	-	116.00	1.03	0.85	101.6	INCLUDE SKILLED NURSING HOMES, REST HOMES. FACILITIES LACK SURGICAL CARE AND TREATMENT.
				2	AVERAGE	151.00	-	-	151.00	1.03	0.85	132.2	
				3	GOOD	200.00	-	-	200.00	1.03	0.85	175.1	
				4	EXCELLENT	265.00	-	-	265.00	1.03	0.85	232.0	
		INF	D	1	LOW COST	110.00	-	-	110.00	1.06	0.86	100.3	
				2	AVERAGE	144.00	-	-	144.00	1.06	0.86	131.3	
				3	GOOD	192.00	-	-	192.00	1.06	0.86	175.0	
				4	EXCELLENT	244.00	-	-	244.00	1.06	0.86	222.4	
		INS	S	1	LOW COST	107.00	-	-	107.00	1.02	0.84	91.7	
				2	AVERAGE	139.00	-	-	139.00	1.02	0.84	119.1	
				3	GOOD	-	-	-	-	1.02	0.84	-	
				4	EXCELLENT	-	-	-	-	1.02	0.84	-	
OFFICE BUILDING	15/17	POM	C	1	LOW COST	80.00	-	-	80.00	1.03	0.85	70.0	DESIGNED FOR GENERAL COMMERCIAL OCCUPANCY.
				2	AVERAGE	118.00	-	-	118.00	1.03	0.85	103.3	
				3	GOOD	167.00	-	-	167.00	1.03	0.85	146.2	
				4	EXCELLENT	239.00	-	-	239.00	1.03	0.85	209.2	
		POF	D	1	LOW COST	75.00	-	-	75.00	1.06	0.86	68.4	
				2	AVERAGE	112.00	-	-	112.00	1.06	0.86	102.1	
				3	GOOD	158.00	-	-	158.00	1.06	0.86	144.0	
				4	EXCELLENT	227.00	-	-	227.00	1.06	0.86	206.9	
		POS	S	1	LOW COST	69.50	-	-	69.50	1.02	0.84	59.5	
				2	AVERAGE	102.00	-	-	102.00	1.02	0.84	87.4	
				3	GOOD	149.00	-	-	149.00	1.02	0.84	127.7	
				4	EXCELLENT	-	-	-	-	1.02	0.84	-	

2021 COST SCHEDULES

STRUCTURE	M/S SEC/PAGE	PACS CLASS	M/S CLASS	PACS SUBCLASS	M/S TYPE	BASE SQFT	HEAT/COOL/ VENT	MISC	TOTAL BASE SQFT	CCM	CLM	SQ FT COST	NOTES
PHARMACY DRUG STORE	13/20	MSM	C	1	LOW COST	92.50	-	-	92.50	1.03	0.85	81.0	INCLUDES BOTH SMALL NEIGHBORHOOD PHARMACY AND THE LARGE CHAIN DISCOUNT TYPE STORE. COSTS INCLUDE BUILT IN REFRIGERATORS.
				2	AVERAGE	110.00	-	-	110.00	1.03	0.85	96.3	
				3	GOOD	131.00	-	-	131.00	1.03	0.85	114.7	
				4	EXCELLENT	157.00	-	-	157.00	1.03	0.85	137.5	
		MSF	D	1	LOW COST	87.00	-	-	87.00	1.03	0.86	77.1	
				2	AVERAGE	104.00	-	-	104.00	1.03	0.86	92.1	
				3	GOOD	124.00	-	-	124.00	1.03	0.86	109.8	
				4	EXCELLENT	149.00	-	-	149.00	1.03	0.86	132.0	
		MSS	S	1	LOW COST	84.00	-	-	84.00	1.00	0.84	70.6	
				2	AVERAGE	-	-	-	-	1.00	0.84	-	
				3	GOOD	-	-	-	-	1.00	0.84	-	
				4	EXCELLENT	-	-	-	-	1.00	0.84	-	
PORTABLE OFFICE OR CLASSROOM	18/15	PPO	D	1	LOW COST	81.00	-	-	81.00	1.04	0.86	72.4	
				2	AVERAGE	97.50	-	-	97.50	1.04	0.86	87.2	
				3	GOOD	117.00	-	-	117.00	1.04	0.86	104.6	
				4	EXCELLENT	147.00	-	-	147.00	1.04	0.86	131.5	
RESTAURANT - MENU	13/14	EMM	C	1	LOW COST	97.50	-	-	97.50	1.03	0.85	85.4	SIT DOWN RESTAURANT. COST INCLUDE ALL PLUMBING, BUILT-IN REFRIGERATORS AND ELECTRICAL CONNECTION TO PROVIDE SERVICES FOR THE PREPARATION AND SALE OF FOOD.
				2	AVERAGE	134.00	-	-	134.00	1.03	0.85	117.3	
				3	GOOD	172.00	-	-	172.00	1.03	0.85	150.6	
				4	EXCELLENT	221.00	-	-	221.00	1.03	0.85	193.5	
		EMF	D	1	LOW COST	88.50	-	-	88.50	1.03	0.86	78.4	
				2	AVERAGE	124.00	-	-	124.00	1.03	0.86	109.8	
				3	GOOD	161.00	-	-	161.00	1.03	0.86	142.6	
				4	EXCELLENT	209.00	-	-	209.00	1.03	0.86	185.1	
		EMS	S	1	LOW COST	82.00	-	-	82.00	1.00	0.84	68.9	
				2	AVERAGE	119.00	-	-	119.00	1.00	0.84	100.0	
				3	GOOD	158.00	-	-	158.00	1.00	0.84	132.7	
				4	EXCELLENT	-	-	-	-	1.00	0.84	-	
RESTROOM BUILDINGS	18/21	RRC	C	1	LOW COST	115.00	-	-	115.00	1.03	0.85	100.7	GENERALLY OF SINGLE-PURPOSE DESIGN
				2	AVERAGE	157.00	-	-	157.00	1.03	0.85	137.5	
				3	GOOD	215.00	-	-	215.00	1.03	0.85	188.2	
				4	EXCELLENT	294.00	-	-	294.00	1.03	0.85	257.4	
		RRD	D	1	LOW COST	108.00	-	-	108.00	1.04	0.86	96.6	
				2	AVERAGE	147.00	-	-	147.00	1.04	0.86	131.5	
				3	GOOD	199.00	-	-	199.00	1.04	0.86	178.0	
				4	EXCELLENT	270.00	-	-	270.00	1.04	0.86	241.5	
		RRS	S	1	LOW COST	77.00	-	-	77.00	1.02	0.84	66.0	
				2	AVERAGE	101.00	-	-	101.00	1.02	0.84	86.5	
				3	GOOD	-	-	-	-	1.02	0.84	-	
				4	EXCELLENT	-	-	-	-	1.02	0.84	-	

2021 COST SCHEDULES

STRUCTURE	M/S SEC/PAGE	PACS CLASS	M/S CLASS	PACS SUBCLASS	M/S TYPE	BASE SQFT	HEAT/COOL/ VENT	MISC	TOTAL BASE SQFT	CCM	CLM	SQ FT COST	NOTES	
RETAIL CENTERS - COMMUNITY	13/34	CRCC	C	1	LOW COST	83.50	-	-	83.50	1.03	0.85	73.1	TYPICALLY STRIP STORES WITH DISCOUNT OR MARKET ANCHORS WITH MIXED OCCUPANCY.	
				2	AVERAGE	102.00	-	-	102.00	1.03	0.85	89.3		
				3	GOOD	127.00	-	-	127.00	1.03	0.85	111.2		
				4	EXCELLENT	156.00	-	-	156.00	1.03	0.85	136.6		
		CRCD	D	1	LOW COST	-	-	-	-	-	1.03	0.86		-
				2	AVERAGE	95.00	-	-	95.00	1.03	0.86	84.2		
				3	GOOD	120.00	-	-	120.00	1.03	0.86	106.3		
				4	EXCELLENT	147.00	-	-	147.00	1.03	0.86	130.2		
		CRCS	S	1	LOW COST	-	-	-	-	-	1.00	0.84		-
				2	AVERAGE	91.00	-	-	91.00	1.00	0.84	76.4		
				3	GOOD	-	-	-	-	1.00	0.84	-		
				4	EXCELLENT	-	-	-	-	1.00	0.84	-		
RETAIL-GENERAL	13/26	MRM	C	1	LOW COST	63.50	-	-	63.50	1.03	0.85	55.6	DESIGNED TO DISPLAY MERCHANDISE AND HANDLE SHOPPERS.	
				2	AVERAGE	88.00	-	-	88.00	1.03	0.85	77.0		
				3	GOOD	116.00	-	-	116.00	1.03	0.85	101.6		
				4	EXCELLENT	157.00	-	-	157.00	1.03	0.85	137.5		
		MRF	D	1	LOW COST	59.00	-	-	59.00	1.03	0.86	52.3		
				2	AVERAGE	82.50	-	-	82.50	1.03	0.86	73.1		
				3	GOOD	109.00	-	-	109.00	1.03	0.86	96.6		
				4	EXCELLENT	149.00	-	-	149.00	1.03	0.86	132.0		
		MRS	S	1	LOW COST	55.50	-	-	55.50	1.00	0.84	46.6		
				2	AVERAGE	79.50	-	-	79.50	1.00	0.84	66.8		
				3	GOOD	107.00	-	-	107.00	1.00	0.84	89.9		
				4	EXCELLENT	-	-	-	-	1.00	0.84	-		
RETIREMENT CENTER	11/30	RCM	C	1	LOW COST	119.00	-	-	119.00	1.01	0.85	102.2	MUNICIPAL -TYPE CLUBHOUSES DESIGNED FOR SENIOR CITIZENS WITH MEETING, RECREATION AND FULL KITCHEN FACILITIES.	
				2	AVERAGE	159.00	-	-	159.00	1.01	0.85	136.5		
				3	GOOD	208.00	-	-	208.00	1.01	0.85	178.6		
				4	EXCELLENT	274.00	-	-	274.00	1.01	0.85	235.2		
		RCF	D	1	LOW COST	113.00	-	-	113.00	1.01	0.86	98.2		
				2	AVERAGE	152.00	-	-	152.00	1.01	0.86	132.0		
				3	GOOD	201.00	-	-	201.00	1.01	0.86	174.6		
				4	EXCELLENT	267.00	-	-	267.00	1.01	0.86	231.9		
		RCS	S	1	LOW COST	101.00	-	-	101.00	0.98	0.84	83.1		
				2	AVERAGE	-	-	-	-	0.98	0.84	-		
				3	GOOD	-	-	-	-	0.98	0.84	-		
				4	EXCELLENT	-	-	-	-	0.98	0.84	-		
ESM	C	1	LOW COST	118.00	-	-	118.00	1.03	0.85	103.3	SERVE KINDERGARTEN/FIRST GRADE			
		2	AVERAGE	149.00	-	-	149.00	1.03	0.85	130.4				
		3	GOOD	192.00	-	-	192.00	1.03	0.85	168.1				
		4	EXCELLENT	247.00	-	-	247.00	1.03	0.85	216.2				

2021 COST SCHEDULES

STRUCTURE	M/S SEC/PAGE	PACS CLASS	M/S CLASS	PACS SUBCLASS	M/S TYPE	BASE SQFT	HEAT/COOL/ VENT	MISC	TOTAL BASE SQFT	CCM	CLM	SQ FT COST	NOTES
SCHOOLS	18/9-11	ESF	D	1	LOW COST	113.00	-	-	113.00	1.04	0.86	101.1	THROUGH FIFTH OF SIXTH GRADE. GENERALLY SMALLER IN SCOPE THAN THE SECONDARY SCHOOLS, WITH FEWER AUXILIARY FACILITIES. PRIMARILY GENERAL CLASSROOMS
				2	AVERAGE	143.00	-	-	143.00	1.04	0.86	127.9	
				3	GOOD	185.00	-	-	185.00	1.04	0.86	165.5	
				4	EXCELLENT	240.00	-	-	240.00	1.04	0.86	214.7	
		ESS	S	1	LOW COST	107.00	-	-	107.00	1.02	0.84	91.7	
				2	AVERAGE	136.00	-	-	136.00	1.02	0.84	116.5	
				3	GOOD	179.00	-	-	179.00	1.02	0.84	153.4	
				4	EXCELLENT	-	-	-	-	1.02	0.84	-	
SELF-SERVICE BOOTHES	64/2	KIOSC	C	1	LOW COST	141.00	-	-	141.00	1.03	0.84	122.0	KIOSK FUEL SELF SERVICE BOOTHS
				2	AVERAGE	217.00	-	-	217.00	1.03	0.84	187.7	
				3	GOOD	393.00	-	-	393.00	1.03	0.84	340.0	
				4	EXCELLENT	-	-	-	-	1.03	0.84	-	
SKATING CENTERS	16/21	EKM	C	1	LOW COST	64.50	-	-	64.50	1.02	0.85	55.9	TYPICALLY LOWER-QUALITY AUDITORIUMS MODIFIED FOR THAT PARTICULAR USE. ROLLER RINKS WILL INCLUDE THE BASIC SKATING SURFACE IN THE BASE COST.
				2	AVERAGE	93.50	-	-	93.50	1.02	0.85	81.1	
				3	GOOD	127.00	-	-	127.00	1.02	0.85	110.1	
				4	EXCELLENT	-	-	-	-	1.02	0.85	-	
		EKF	D	1	LOW COST	60.00	-	-	60.00	1.06	0.86	54.7	
				2	AVERAGE	88.00	-	-	88.00	1.06	0.86	80.2	
				3	GOOD	121.00	-	-	121.00	1.06	0.86	110.3	
				4	EXCELLENT	-	-	-	-	1.06	0.86	-	
		EKS	S	1	LOW COST	57.00	-	-	57.00	1.01	0.84	48.4	
				2	AVERAGE	84.50	-	-	84.50	1.01	0.84	71.7	
				3	GOOD	117.00	-	-	117.00	1.01	0.84	99.3	
				4	EXCELLENT	-	-	-	-	1.01	0.84	-	
STABLES	17/36	STBC	C	1	LOW COST	25.75	-	-	25.75	1.02	0.85	22.3	STALL BARN ARE DESIGNED FOR THE CARE AND HOUSING OF HORSES. BETTER QUALITIES BEING THE CUSTOM LUXURY BREEDING FACILITIES.
				2	AVERAGE	36.25	-	-	36.25	1.02	0.85	31.4	
				3	GOOD	51.00	-	-	51.00	1.02	0.85	44.2	
				4	EXCELLENT	-	-	-	-	1.02	0.85	-	
		STBD	D	1	LOW COST	18.75	-	-	18.75	1.02	0.86	16.4	
				2	AVERAGE	29.00	-	-	29.00	1.02	0.86	25.4	
				3	GOOD	45.00	-	-	45.00	1.02	0.86	39.5	
				4	EXCELLENT	-	-	-	-	1.02	0.86	-	
		STBS	S	1	LOW COST	18.55	-	-	18.55	1.03	0.84	16.0	
				2	AVERAGE	28.50	-	-	28.50	1.03	0.84	24.7	
				3	GOOD	43.75	-	-	43.75	1.03	0.84	37.9	
				4	EXCELLENT	-	-	-	-	1.03	0.84	-	
THEATERS	16/13	ETM	C	1	LOW COST	73.00	-	-	73.00	1.02	0.85	63.3	DESIGNED PRIMARY FOR SCREEN PRESENTATIONS. COST DOES NOT INCLUDE SEATING
				2	AVERAGE	109.00	-	-	109.00	1.02	0.85	94.5	
				3	GOOD	155.00	-	-	155.00	1.02	0.85	134.4	
				4	EXCELLENT	230.00	-	-	230.00	1.02	0.85	199.4	
		ETF	D	1	LOW COST	68.50	-	-	68.50	1.06	0.86	62.4	
				2	AVERAGE	104.00	-	-	104.00	1.06	0.86	94.8	
				3	GOOD	147.00	-	-	147.00	1.06	0.86	134.0	
				4	EXCELLENT	-	-	-	-	1.06	0.86	-	
		ETS	S	1	LOW COST	65.50	-	-	65.50	1.01	0.84	55.6	
				2	AVERAGE	100.00	-	-	100.00	1.01	0.84	84.8	
				3	GOOD	144.00	-	-	144.00	1.01	0.84	122.2	
				4	EXCELLENT	-	-	-	-	1.01	0.84	-	

2021 COST SCHEDULES

STRUCTURE	M/S SEC/PAGE	PACS CLASS	M/S CLASS	PACS SUBCLASS	M/S TYPE	BASE SQFT	HEAT/COOL/ VENT	MISC	TOTAL BASE SQFT	CCM	CLM	SQ FT COST	NOTES	
URGENT CARE FACILITIES	15/23	IDM	C	1	LOW COST	-	-	-	-	1.03	0.85	-	DESIGNED FOR EMERGENCY, URGENT CARE, FIRST AID AND MEDICAL TREATMENT, USUALLY HAVING NO FACILITIES FOR SURGERY.	
				2	AVERAGE	112.00	-	-	112.00	1.03	0.85	98.1		
				3	GOOD	143.00	-	-	143.00	1.03	0.85	125.2		
				4	EXCELLENT	187.00	-	-	187.00	1.03	0.85	163.7		
		IDF	D	1	LOW COST	-	-	-	-	-	1.06	0.86		-
				2	AVERAGE	105.00	-	-	105.00	1.06	0.86	95.7		
				3	GOOD	136.00	-	-	136.00	1.06	0.86	124.0		
				4	EXCELLENT	178.00	-	-	178.00	1.06	0.86	162.3		
		IDS	S	1	LOW COST	-	-	-	-	-	1.02	0.84		-
				2	AVERAGE	99.00	-	-	99.00	1.02	0.84	84.8		
				3	GOOD	-	-	-	-	1.02	0.84	-		
				4	EXCELLENT	-	-	-	-	1.02	0.84	-		
UTILITY BUILDINGS	17/12	STM	C	1	LOW COST	-	-	-	-	1.02	0.85	-	MULTI-PURPOSE STRUCTURES GENERALLY EQUIPPED WITH MINIMUM ELECTRICAL AND/OR WATER SERVICE FOR GENERAL STORAGE USE.	
				2	AVERAGE	27.50	-	-	27.50	1.02	0.85	23.8		
				3	GOOD	38.25	-	-	38.25	1.02	0.85	33.2		
				4	EXCELLENT	-	-	-	-	1.02	0.85	-		
		STF	D	1	LOW COST	14.90	-	-	14.90	1.02	0.86	13.1		
				2	AVERAGE	21.05	-	-	21.05	1.02	0.86	18.5		
				3	GOOD	31.50	-	-	31.50	1.02	0.86	27.6		
				4	EXCELLENT	-	-	-	-	1.02	0.86	-		
		STS	S	1	LOW COST	14.60	-	-	14.60	1.03	0.84	12.6		
				2	AVERAGE	20.20	-	-	20.20	1.03	0.84	17.5		
				3	GOOD	29.75	-	-	29.75	1.03	0.84	25.7		
				4	EXCELLENT	-	-	-	-	1.03	0.84	-		
UTILITY - SHOP BUILDINGS	17/13	SBM	C	1	LOW COST	-	-	-	-	1.02	0.85	-	SHEDS OR SHOPS DESIGNED FOR THE MAINTENANCE AND STORAGE OF EQUIPMENT.	
				2	AVERAGE	32.25	-	-	32.25	1.02	0.85	28.0		
				3	GOOD	42.75	-	-	42.75	1.02	0.85	37.1		
				4	EXCELLENT	-	-	-	-	1.02	0.85	-		
		SBF	D	1	LOW COST	-	-	-	-	-	1.02	0.86		-
				2	AVERAGE	25.25	-	-	25.25	1.02	0.86	22.1		
				3	GOOD	35.75	-	-	35.75	1.02	0.86	31.4		
				4	EXCELLENT	-	-	-	-	1.02	0.86	-		
		SBS	S	1	LOW COST	-	-	-	-	-	1.03	0.84		-
				2	AVERAGE	24.30	-	-	24.30	1.03	0.84	21.0		
				3	GOOD	33.50	-	-	33.50	1.03	0.84	29.0		
				4	EXCELLENT	-	-	-	-	1.03	0.84	-		
VETERINARY HOSPITALS	15/28	IVM	C	1	LOW COST	111.00	-	-	111.00	1.03	0.85	97.2	DESIGNED FOR THE MEDICAL AND SURGICAL CARE AND TREATMENT OF SMALL ANIMALS. COSTS DO NOT INCLUDE CAGES AND RUNS OR OPEN SHELTERS.	
				2	AVERAGE	146.00	-	-	146.00	1.03	0.85	127.8		
				3	GOOD	188.00	-	-	188.00	1.03	0.85	164.6		
				4	EXCELLENT	245.00	-	-	245.00	1.03	0.85	214.5		
		IVF	D	1	LOW COST	105.00	-	-	105.00	1.06	0.86	95.7		
				2	AVERAGE	140.00	-	-	140.00	1.06	0.86	127.6		
				3	GOOD	181.00	-	-	181.00	1.06	0.86	165.0		
				4	EXCELLENT	237.00	-	-	237.00	1.06	0.86	216.0		
		IVS	S	1	LOW COST	95.50	-	-	95.50	1.02	0.84	81.8		
				2	AVERAGE	129.00	-	-	129.00	1.02	0.84	110.5		
				3	GOOD	-	-	-	-	1.02	0.84	-		
				4	EXCELLENT	-	-	-	-	1.02	0.84	-		

2021 COST SCHEDULES

STRUCTURE	M/S SEC/PAGE	PACS CLASS	M/S CLASS	PACS SUBCLASS	M/S TYPE	BASE SQFT	HEAT/COOL/ VENT	MISC	TOTAL BASE SQFT	CCM	CLM	SQ FT COST	NOTES		
WAREHOUSE - DISTRIBUTION	14/23	WDM	C	1	LOW COST	38.25	-	-	38.25	1.02	0.85	33.2	MAY HAVE SUBDIVISION DESIGNED TO ACCOMMODATE BREAKDOWN AND TRANSSHIPMENT OF SMALL LOTS. INCREASED PLUMBING, LIGHTING AND COMPARTMENTATION TO ACCOMMODATE A LARGER PERSONNEL LOAD.		
				2	AVERAGE	53.50	-	-	53.50	1.02	0.85	46.4			
				3	GOOD	77.50	-	-	77.50	1.02	0.85	67.2			
				4	EXCELLENT	113.00	-	-	113.00	1.02	0.85	98.0			
		WDF	D	1	LOW COST	-	-	-	-	-	-	1.04		0.86	-
				2	AVERAGE	47.75	-	-	47.75	1.04	0.86	42.7			
				3	GOOD	69.50	-	-	69.50	1.04	0.86	62.2			
				4	EXCELLENT	-	-	-	-	1.04	0.86	-			
		WDS	S	1	LOW COST	33.50	-	-	33.50	1.02	0.84	28.7			
				2	AVERAGE	47.00	-	-	47.00	1.02	0.84	40.3			
				3	GOOD	69.00	-	-	69.00	1.02	0.84	59.1			
				4	EXCELLENT	102.00	-	-	102.00	1.02	0.84	87.4			
WAREHOUSE - GENERAL	14/26	WHM	C	1	LOW COST	32.50	-	-	32.50	1.02	0.85	28.2	DESIGNED PRIMARILY FOR STORAGE		
				2	AVERAGE	46.00	-	-	46.00	1.02	0.85	39.9			
				3	GOOD	65.50	-	-	65.50	1.02	0.85	56.8			
				4	EXCELLENT	101.00	-	-	101.00	1.02	0.85	87.6			
		WHF	D	1	LOW COST	29.00	-	-	29.00	1.04	0.86	25.9			
				2	AVERAGE	41.25	-	-	41.25	1.04	0.86	36.9			
				3	GOOD	59.00	-	-	59.00	1.04	0.86	52.8			
				4	EXCELLENT	-	-	-	-	1.04	0.86	-			
		WHS	S	1	LOW COST	28.50	-	-	28.50	1.02	0.84	24.4			
				2	AVERAGE	40.50	-	-	40.50	1.02	0.84	34.7			
				3	GOOD	58.50	-	-	58.50	1.02	0.84	50.1			
				4	EXCELLENT	92.00	-	-	92.00	1.02	0.84	78.8			
WAREHOUSE - MEGA	14/25	MWM	C	1	LOW COST	26.25	-	-	26.25	1.02	0.85	22.8	LARGE STORAGE-DISTRIBUTION FACILITIES, TYPICALLY OVER 200,000 SQFT. INTERIOR BUILD OUT IS LESS THAN 5%.		
				2	AVERAGE	39.50	-	-	39.50	1.02	0.85	34.2			
				3	GOOD	60.00	-	-	60.00	1.02	0.85	52.0			
				4	EXCELLENT	60.00	-	-	60.00	1.02	0.85	52.0			
		MWS	S	1	LOW COST	26.75	-	-	26.75	1.02	0.84	22.9			
				2	AVERAGE	38.75	-	-	38.75	1.02	0.84	33.2			
				3	GOOD	56.50	-	-	56.50	1.02	0.84	48.4			
				4	EXCELLENT	56.50	-	-	56.50	1.02	0.84	48.4			
WAREHOUSE - MINI	14/28	WMM	C	1	LOW COST	29.00	-	-	29.00	1.02	0.85	25.1	WAREHOUSES SUBDIVIDED INTO A MIXTURE OF CUBICLES OF GENERALLY SMALL SIZE, DESIGNED PRIMARILY TO BE RENTED FOR SMALL SELF STORAGE.		
				2	AVERAGE	38.75	-	-	38.75	1.02	0.85	33.6			
				3	GOOD	52.00	-	-	52.00	1.02	0.85	45.1			
				4	EXCELLENT	-	-	-	-	1.02	0.85	-			
		WMF	D	1	LOW COST	26.75	-	-	26.75	1.04	0.86	23.9			
				2	AVERAGE	36.00	-	-	36.00	1.04	0.86	32.2			
				3	GOOD	48.00	-	-	48.00	1.04	0.86	42.9			
				4	EXCELLENT	-	-	-	-	1.04	0.86	-			
		WMS	S	1	LOW COST	26.00	-	-	26.00	1.02	0.84	22.3			
				2	AVERAGE	34.75	-	-	34.75	1.02	0.84	29.8			
				3	GOOD	46.50	-	-	46.50	1.02	0.84	39.8			
				4	EXCELLENT	-	-	-	-	1.02	0.84	-			

2021 UFS TANK CALCS FOR SCHEDULE

MS FRP SW							
CAPACITY	COST	CCM	BCAD CST	PIPE/LEAKEAGE		LCM @ .84	\$/CAPACITY
300	-	1.01	-				
550	9,500	1.01	9,595	7,150	16,745	14,194	25.81
1000	11,700	1.01	11,817	7,150	18,967	16,078	16.08
2000	15,000	1.01	15,150	7,150	22,300	18,903	9.45
3000	16,800	1.01	16,968	7,150	24,118	20,444	6.81
4000	18,800	1.01	18,988	7,150	26,138	22,156	5.54
5000	21,300	1.01	21,513	7,150	28,663	24,297	4.86
6000	24,800	1.01	25,048	7,150	32,198	27,293	4.55
8000	27,500	1.01	27,775	7,150	34,925	29,605	3.70
10000	32,600	1.01	32,926	7,150	40,076	33,971	3.40
12000	36,600	1.01	36,966	7,150	44,116	37,396	3.12
15000	44,700	1.01	45,147	7,150	52,297	44,331	2.96
20000	58,500	1.01	59,085	7,150	66,235	56,146	2.81
25000	72,000	1.01	72,720	7,150	79,870	67,704	2.71
30000	86,500	1.01	87,365	7,150	94,515	80,118	2.67
50000	143,000	1.01	144,430	7,150	151,580	128,490	2.57

2021 UFS TANK CALCS FOR SCHEDULE

MS FRP DW							
CAPACITY	COST	CCM	BCAD CST	PIPE/LEAKEAGE		LCM @ .84	\$/CAPACITY
300	-	1.01	-				
550	16,700	1.01	16,867	7,150	24,017	20,359	37.02
1000	21,500	1.01	21,715	7,150	28,865	24,468	24.47
2000	26,800	1.01	27,068	7,150	34,218	29,006	14.50
3000	29,800	1.01	30,098	7,150	37,248	31,574	10.52
4000	34,600	1.01	34,946	7,150	42,096	35,684	8.92
5000	37,300	1.01	37,673	7,150	44,823	37,995	7.60
6000	43,400	1.01	43,834	7,150	50,984	43,218	7.20
8000	45,900	1.01	46,359	7,150	53,509	45,358	5.67
10000	51,750	1.01	52,268	7,150	59,418	50,367	5.04
12000	58,500	1.01	59,085	7,150	66,235	56,146	4.68
15000	70,750	1.01	71,458	7,150	78,608	66,633	4.44
20000	89,000	1.01	89,890	7,150	97,040	82,258	4.11
25000	108,000	1.01	109,080	7,150	116,230	98,525	3.94
30000	127,000	1.01	128,270	7,150	135,420	114,792	3.83
50000	199,000	1.01	200,990	7,150	208,140	176,435	3.53

2021 UFS TANK CALCS FOR SCHEDULE

MS STEEL SW							
CAPACITY	COST	CCM	BCAD CST	PIPE/LEAKEAGE		LCM @ .84	\$/CAPACITY
300	6,400	1.01	6,464	7,150	13,614	11,540	38.47
550	7,350	1.01	7,424	7,150	14,574	12,354	22.46
1000	9,700	1.01	9,797	7,150	16,947	14,366	14.37
2000	12,600	1.01	12,726	7,150	19,876	16,848	8.42
3000	14,200	1.01	14,342	7,150	21,492	18,218	6.07
4000	16,500	1.01	16,665	7,150	23,815	20,187	5.05
5000	18,900	1.01	19,089	7,150	26,239	22,242	4.45
6000	22,300	1.01	22,523	7,150	29,673	25,153	4.19
8000	25,100	1.01	25,351	7,150	32,501	27,550	3.44
10000	30,300	1.01	30,603	7,150	37,753	32,002	3.20
12000	34,200	1.01	34,542	7,150	41,692	35,341	2.95
15000	41,900	1.01	42,319	7,150	49,469	41,934	2.80
20000	54,500	1.01	55,045	7,150	62,195	52,721	2.64
25000	67,750	1.01	68,428	7,150	75,578	64,065	2.56
30000	80,000	1.01	80,800	7,150	87,950	74,553	2.49
50000	127,000	1.01	128,270	7,150	135,420	114,792	2.30

2021 UFS TANK CALCS FOR SCHEDULE

MS STEEL DW							
CAPACITY	COST	CCM	BCAD CST	PIPE/LEAKEAGE		LCM @ .84	\$/CAPACITY
300	9,500	1.01	9,595	7,150	16,745	14,194	47.31
550	11,000	1.01	11,110	7,150	18,260	15,479	28.14
1000	16,400	1.01	16,564	7,150	23,714	20,102	20.10
2000	19,700	1.01	19,897	7,150	27,047	22,927	11.46
3000	23,200	1.01	23,432	7,150	30,582	25,924	8.64
4000	25,800	1.01	26,058	7,150	33,208	28,150	7.04
5000	32,100	1.01	32,421	7,150	39,571	33,543	6.71
6000	36,500	1.01	36,865	7,150	44,015	37,310	6.22
8000	40,900	1.01	41,309	7,150	48,459	41,077	5.13
10000	50,000	1.01	50,500	7,150	57,650	48,868	4.89
12000	54,500	1.01	55,045	7,150	62,195	52,721	4.39
15000	72,500	1.01	73,225	7,150	80,375	68,132	4.54
20000	83,750	1.01	84,588	7,150	91,738	77,763	3.89
25000	104,000	1.01	105,040	7,150	112,190	95,100	3.80
30000	126,000	1.01	127,260	7,150	134,410	113,936	3.80
50000	196,000	1.01	197,960	7,150	205,110	173,866	3.48

2021 UFS TANK CALCS FOR SCHEDULE

MS FIBERCOTED STEEL SW							
CAPACITY	COST	CCM	BCAD CST	PIPE/LEAKEAGE		LCM @ .84	\$/CAPACITY
300	7,100	1.01	7,171	7,150	14,321	12,140	40.47
550	9,500	1.01	9,595	7,150	16,745	14,194	25.81
1000	11,600	1.01	11,716	7,150	18,866	15,992	15.99
2000	14,600	1.01	14,746	7,150	21,896	18,561	9.28
3000	16,700	1.01	16,867	7,150	24,017	20,359	6.79
4000	18,900	1.01	19,089	7,150	26,239	22,242	5.56
5000	21,300	1.01	21,513	7,150	28,663	24,297	4.86
6000	24,500	1.01	24,745	7,150	31,895	27,037	4.51
8000	27,500	1.01	27,775	7,150	34,925	29,605	3.70
10000	33,000	1.01	33,330	7,150	40,480	34,314	3.43
12000	37,900	1.01	38,279	7,150	45,429	38,509	3.21
15000	46,500	1.01	46,965	7,150	54,115	45,872	3.06
20000	60,500	1.01	61,105	7,150	68,255	57,858	2.89
25000	74,250	1.01	74,993	7,150	82,143	69,630	2.79
30000	88,750	1.01	89,638	7,150	96,788	82,044	2.73
50000		1.01	-	-	-	-	-

2021 UFS TANK CALCS FOR SCHEDULE

MS FIBERCOATED STEEL DW							
CAPACITY	COST	CCM	BCAD CST	PIPE/LEAKEAGE		LCM @ .84	\$/CAPACITY
300	-	1.01	-				
550	13,200	1.01	13,332	7,150	20,482	17,362	31.57
1000	17,300	1.01	17,473	7,150	24,623	20,872	20.87
2000	21,300	1.01	21,513	7,150	28,663	24,297	12.15
3000	26,300	1.01	26,563	7,150	33,713	28,578	9.53
4000	27,900	1.01	28,179	7,150	35,329	29,947	7.49
5000	33,900	1.01	34,239	7,150	41,389	35,084	7.02
6000	38,500	1.01	38,885	7,150	46,035	39,023	6.50
8000	43,300	1.01	43,733	7,150	50,883	43,132	5.39
10000	53,250	1.01	53,783	7,150	60,933	51,651	5.17
12000	60,500	1.01	61,105	7,150	68,255	57,858	4.82
15000	73,750	1.01	74,488	7,150	81,638	69,202	4.61
20000	90,000	1.01	90,900	7,150	98,050	83,114	4.16
25000	109,000	1.01	110,090	7,150	117,240	99,381	3.98
30000	128,000	1.01	129,280	7,150	136,430	115,648	3.85
50000	197,000	1.01	198,970	7,150	206,120	174,722	3.49

DEPRECIATION

Depreciation is defined as a loss in value due to any cause per Property Appraisal and Assessment Administration, published by IAAO. It is an opinion of a structure's loss in value to the cost new estimate.

Depreciation is divided into three general categories: (1) Physical depreciation, a loss of value due to physical deuteriation, (2) Functional, a loss in value due to lack of utility or desirability of part or all of the property, inherent to the improvement, and (3) External, a locational or economic obsolescence, loss in value due to to causes outside the property and independent of it.

Physical deterioration is the wearing out of the improvement through the combination of wear and tear of use, the effects of the aging process and physical decay, action of the elements, structural defects etc. Physical deterioration is typically divided into two types: curable and incurable.

Curable physical deterioration is generally associated with individual short-lived items such as paint, floor and roof covers, hot-water heaters, etc., requiring periodic replacement or renewal, or modification continuously over the normal life span of the improvement.

Incurable physical deterioration is generally associated with the residual group of long-lived items such as floor, and roof structures, mechanical supply systems, foundations, etc. Such basic structural items are not normally replaced in a typical maintenance program and are usually incurable except through major reconstruction. The distinction here is whether or not such corrections would be justified, economically and/or practically, in view of the cost, time and value gain involved. Exceptions might be historical or landmark buildings or a component that threatens the structural integrity of the structure itself.

Functional obsolescence is the perceived market reaction to under or over improvements; the utility or desirability of part or all of the improvement. Functional obsolescence comes in two types; curable or incurable. These are further subdivided into inadequacies or deficiencies and super adequacies or excesses. Examples of functional obsolescence are land use, size, shape, topography and code requirements, zoning regulations, conforming use, number of stories, setbacks.

External obsolescence is a change in the value of a property, usually negative but can be an enhancement, caused by forces outside the property itself. External indicators to consider as to the extent of external obsolescence: physical factors; proximity of desirable or unattractive natural or artificial features or barrier, highest and best use, availability and source of utilities and public service.

2021 DEPRECIATION SCHEDULE

TABLE I

BASTROP CAD - COMMERCIAL DEPRECIATION/%GOOD TABLE I

AGE	EXCEL	GOOD	AVG	FAIR	POOR	%GOOD	EXCEL	GOOD	AVG	FAIR	POOR
1	0	1	3	4	5		100%	99%	97%	96%	95%
2	5	5	8	6	9		95%	95%	92%	94%	91%
3	7	8	10	10	14		93%	92%	90%	90%	86%
4	9	10	12	13	16		91%	90%	88%	87%	84%
5	11	12	13	16	22		89%	88%	87%	84%	78%
6	12	13	15	17	24		88%	87%	85%	83%	76%
7	13	14	16	19	25		87%	86%	84%	81%	75%
8	14	15	17	20	26		86%	85%	83%	80%	74%
9	14	15	17	21	27		86%	85%	83%	79%	73%
10	15	16	18	22	28		85%	84%	82%	78%	72%
11	16	17	19	23	29		84%	83%	81%	77%	71%
12	16	17	19	24	30		84%	83%	81%	76%	70%
13	17	18	20	25	30		83%	82%	80%	75%	70%
14	17	18	20	26	31		83%	82%	80%	74%	69%
15	18	19	21	26	32		82%	81%	79%	74%	68%
16	18	19	21	27	32		82%	81%	79%	73%	68%
17	19	20	21	28	33		81%	80%	79%	72%	67%
18	19	20	22	28	33		81%	80%	78%	72%	67%
19	19	20	22	29	34		81%	80%	78%	71%	66%
20	20	21	22	29	34		80%	79%	78%	71%	66%
21	20	21	23	30	35		80%	79%	77%	70%	65%
22	20	21	23	30	35		80%	79%	77%	70%	65%
23	21	22	23	31	35		79%	78%	77%	69%	65%
24	21	22	24	31	36		79%	78%	76%	69%	64%
25	21	22	24	32	36		79%	78%	76%	68%	64%
26	21	23	24	32	36		79%	77%	76%	68%	64%
27	22	23	24	32	37		78%	77%	76%	68%	63%
28	22	23	25	33	37		78%	77%	75%	67%	63%
29	22	23	25	33	37		78%	77%	75%	67%	63%
30	22	24	25	33	38		78%	76%	75%	67%	62%
31	22	24	25	34	38		78%	76%	75%	66%	62%
32	23	24	26	34	38		77%	76%	74%	66%	62%
33	23	24	26	34	38		77%	76%	74%	66%	62%
34	23	24	26	35	39		77%	76%	74%	65%	61%
35	23	25	26	35	39		77%	75%	74%	65%	61%
36	23	25	26	35	39		77%	75%	74%	65%	61%
37	24	25	26	35	39		76%	75%	74%	65%	61%
38	24	25	27	36	40		76%	75%	73%	64%	60%
39	24	25	27	36	40		76%	75%	73%	64%	60%
40	24	25	27	36	40		76%	75%	73%	64%	60%
41	24	26	27	39	40		76%	74%	73%	61%	60%
42	24	26	27	37	41		76%	74%	73%	63%	59%
43	25	26	27	37	41		75%	74%	73%	63%	59%
44	25	26	28	37	41		75%	74%	72%	63%	59%
45	25	26	28	37	41		75%	74%	72%	63%	59%
46	25	26	28	38	41		75%	74%	72%	62%	59%
47	25	27	28	38	42		75%	73%	72%	62%	58%
48	25	27	28	38	42		75%	73%	72%	62%	58%
49	25	27	28	38	42		75%	73%	72%	62%	58%
50	26	27	28	38	42		74%	73%	72%	62%	58%

SOURCE: Marshall Valuation Service - Section 97, Page 8 - 12/2018

LIFE-CYCLE DEPRECIATION TABLE - Typical building occupancies include but not limited to Light and heavy commercial/industrial buildings, hangers and warehousing.

2021 DEPRECIATION SCHEDULE

TABLE II

BASTROP CAD - COMMERCIAL DEPRECIATION/%GOOD TABLE II												
AGE	EXCEL	GOOD	AVG	FAIR	POOR	%GOOD	EXCEL	GOOD	AVG	FAIR	POOR	
1	0	0	1	3	4		100%	100%	99%	97%	96%	
2	3	4	5	6	7		97%	96%	95%	94%	93%	
3	7	9	10	12	13		93%	91%	90%	88%	87%	
4	9	11	13	15	16		91%	89%	87%	85%	84%	
5	11	13	15	17	18		89%	87%	85%	83%	82%	
6	13	14	16	19	20		87%	86%	84%	81%	80%	
7	14	16	18	21	22		86%	84%	82%	79%	78%	
8	15	17	19	22	24		85%	83%	81%	78%	76%	
9	16	17	20	24	26		84%	83%	80%	76%	74%	
10	17	18	21	25	27		83%	82%	79%	75%	73%	
11	17	19	21	26	29		83%	81%	79%	74%	71%	
12	18	20	22	27	30		82%	80%	78%	73%	70%	
13	19	20	23	28	31		81%	80%	77%	72%	69%	
14	19	21	24	28	32		81%	79%	76%	72%	68%	
15	20	21	24	29	33		80%	79%	76%	71%	67%	
16	20	22	25	30	34		80%	78%	75%	70%	66%	
17	21	22	25	31	35		79%	78%	75%	69%	65%	
18	21	23	26	31	36		79%	77%	74%	69%	64%	
19	22	23	26	32	37		78%	77%	74%	68%	63%	
20	22	24	27	32	38		78%	76%	73%	68%	62%	
21	23	24	27	33	38		77%	76%	73%	67%	62%	
22	23	24	27	33	39		77%	76%	73%	67%	61%	
23	23	25	28	34	40		77%	75%	72%	66%	60%	
24	24	25	28	34	40		76%	75%	72%	66%	60%	
25	24	25	28	35	41		76%	75%	72%	65%	59%	
26	24	26	29	35	41		76%	74%	71%	65%	59%	
27	25	26	29	36	42		75%	74%	71%	64%	58%	
28	25	26	30	36	42		75%	74%	70%	64%	58%	
29	25	27	30	36	43		75%	73%	70%	64%	57%	
30	25	27	30	37	43		75%	73%	70%	63%	57%	
31	26	27	31	37	44		74%	73%	69%	63%	56%	
32	26	27	31	37	44		74%	73%	69%	63%	56%	
33	26	28	31	38	45		74%	72%	69%	62%	55%	
34	26	28	31	38	45		74%	72%	69%	62%	55%	
35	27	28	32	38	46		73%	72%	68%	62%	54%	
36	27	28	32	39	46		73%	72%	68%	61%	54%	
37	27	28	32	39	47		73%	72%	68%	61%	53%	
38	27	29	32	39	47		73%	71%	68%	61%	53%	
39	28	29	33	39	47		72%	71%	67%	61%	53%	
40	28	29	33	40	48		72%	71%	67%	60%	52%	
41	28	29	33	40	48		72%	71%	67%	60%	52%	
42	28	29	33	40	48		72%	71%	67%	60%	52%	
43	28	30	33	41	49		72%	70%	67%	59%	51%	
44	28	30	34	41	49		72%	70%	66%	59%	51%	
45	29	30	34	41	49		71%	70%	66%	59%	51%	
46	29	30	34	41	50		71%	70%	66%	59%	50%	
47	29	30	34	41	50		71%	70%	66%	59%	50%	
48	29	30	34	42	50		71%	70%	66%	58%	50%	
49	29	31	34	42	51		71%	69%	66%	58%	49%	
50	29	31	34	42	51		71%	69%	66%	58%	49%	

SOURCE: Marshall Valuation Service - Section 97, Page 9 - 12/2018

LIFE-CYCLE DEPRECIATION TABLE - Typical building occupancies include but not limited to apartments, offices, hotels, restaurants, retail and medical occupancies.

2021 DEPRECIATION SCHEDULE
UNDERGROUND FUEL STORAGE TANKS

BASTROP CAD - COMMERCIAL DEPRECIATION/%GOOD TABLE UFST

AGE	EXCEL	GOOD	AVG	FAIR	POOR	%GOOD	EXCEL	GOOD	AVG	FAIR	POOR
1	4	4	4	4	4		96%	96%	96%	96%	96%
2	8	8	8	8	8		92%	92%	92%	92%	92%
3	12	12	12	12	12		88%	88%	88%	88%	88%
4	16	16	16	16	16		84%	84%	84%	84%	84%
5	20	20	20	20	20		80%	80%	80%	80%	80%
6	24	24	24	24	24		76%	76%	76%	76%	76%
7	28	28	28	28	28		72%	72%	72%	72%	72%
8	32	32	32	32	32		68%	68%	68%	68%	68%
9	36	36	36	36	36		64%	64%	64%	64%	64%
10	40	40	40	40	40		60%	60%	60%	60%	60%
11	44	44	44	44	44		56%	56%	56%	56%	56%
12	48	48	48	48	48		52%	52%	52%	52%	52%
13	52	52	52	52	52		48%	48%	48%	48%	48%
14	56	56	56	56	56		44%	44%	44%	44%	44%
15	60	60	60	60	60		40%	40%	40%	40%	40%
16	64	64	64	64	64		36%	36%	36%	36%	36%
17	68	68	68	68	68		32%	32%	32%	32%	32%
18	72	72	72	72	72		28%	28%	28%	28%	28%
19	76	76	76	76	76		24%	24%	24%	24%	24%
20	80	80	80	80	80		20%	20%	20%	20%	20%
21	80	80	80	80	80		20%	20%	20%	20%	20%
22	80	80	80	80	80		20%	20%	20%	20%	20%
23	80	80	80	80	80		20%	20%	20%	20%	20%
24	80	80	80	80	80		20%	20%	20%	20%	20%
25	80	80	80	80	80		20%	20%	20%	20%	20%
26	80	80	80	80	80		20%	20%	20%	20%	20%
999	80	80	80	80	80		20%	20%	20%	20%	20%

SOURCE: 25 YEAR LIFE - Calculation AGE/LIFE = DEPRECIATION