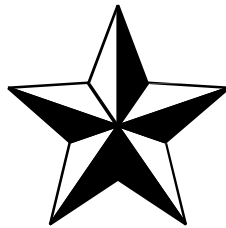


Bastrop Central Appraisal District



Commercial Appraisal Manual

January 2025

COMMERCIAL SCHEDULES

Commercial cost schedules are developed utilizing cost data compiled and published by Marshall & Swift/Boeckh, LLC as the *Marshall Valuation Service*. The *Marshall Valuation Service* is an aid in determining values of nearly every kind of improved property where replacement cost is desired. Modifiers are used to bring the cost data to current costs as well as to locality costs. The current cost multiplier is referred to as CCM and the cost local multiplier is referred to as CLM.

Included in the schedules is the Class Code associated with the improvement code/class. The following definitions are excerpted from the *Marshall Valuation Service*. There are five basic cost groups by type of framing, walls, floors and roof structures.

Class A buildings have fireproofed structural steel frames with reinforced concrete or masonry floors and roofs.

Class B buildings have reinforced concrete frames and concrete or masonry floors and roofs.

Class C buildings have masonry or concrete exterior walls, and wood or steel roof and floor structures, except for concrete slab on grade.

Class D buildings generally have wood frame, floor, and roof structure. They may have a concrete floor on grade and other substitute materials but are considered combustible construction. This class includes the pre-engineered pole- or post-frame, hoop and arch-rib-frame buildings.

Class S buildings have frames, roofs, and walls of incombustible metal. This class includes the pre-engineered metal buildings, including slant-wall and Quonset structures.

Each improvement code/class can be followed by a subclass designation. The following definitions are excerpted from the *Marshall Valuation Service*. The typical quality scales against which most building is rated are:

1-Low Cost-quality buildings generally constructed to minimum code requirements often with little regard for architectural appearance or amenities.

2-Average-quality buildings constitute the largest group of building constructed. Generally designed for maximum economic potential without some of the prestige amenities of higher-quality construction.

3-Good-quality buildings are designed for good appearance, comfort and convenience, as well as an element of prestige. Better lighting and mechanical work are primary items in their costs.

4-Excellent-quality buildings will have more ornamentation, special design and top-quality materials.

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
BQC	BANQUET RECEPTION HALL	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	13	2
BQD	BANQUET RECEPTION HALL	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	13	2
BQS	BANQUET RECEPTION HALL	S	1-LOW COST	2-AVERAGE	3-GOOD		13	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
CFSC	CANOPY - FUEL SERVICE	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	64	1
CFSD	CANOPY - FUEL SERVICE	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	64	1
CFSS	CANOPY - FUEL SERVICE	S	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	64	1
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
PCFP	COMMERCIAL CARPORTS		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	63	1
PCPA	COMMERCIAL CARPORTS		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	63	1
PCPS	COMMERCIAL CARPORTS		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	63	1
ELEV	COMMERCIAL ELEVATORS		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
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
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
C-POOL	MISC-POOL - COMMERCIAL		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	66	2
CNA	COMMERCIAL RESIDENTIAL CANOPIES		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	66	1
CNF	COMMERCIAL RESIDENTIAL CANOPIES		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	66	1
CNS	COMMERCIAL RESIDENTIAL CANOPIES		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	66	1
STF	COMMERCIAL UTILITY BUILDING	D	1-LOW COST	2-AVERAGE	3-GOOD		17	1
STM	COMMERCIAL UTILITY BUILDING	C		2-AVERAGE	3-GOOD		17	1
STS	COMMERCIAL UTILITY BUILDING	S	1-LOW COST	2-AVERAGE	3-GOOD		17	1
SBF	COMMERCIAL UTILITY - SHOP BUILDING	D		2-AVERAGE	3-GOOD		17	1
SBM	COMMERCIAL UTILITY - SHOP BUILDING	C		2-AVERAGE	3-GOOD		17	1
SBS	COMMERCIAL UTILITY - SHOP BUILDING	S		2-AVERAGE	3-GOOD		17	1
CRCC	COMMUNITY RETAIL CENTERS	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	13	2
CRCD	COMMUNITY RETAIL CENTERS	D		2-AVERAGE	3-GOOD	4-EXCELLENT	13	2
CRCS	COMMUNITY RETAIL CENTERS	S		2-AVERAGE			13	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

CODES BY DESC

PACS CODE	DESCRIPTION	CLASS	SUBCLASS	SUBCLASS2	SUBCLASS3	SUBCLASS4	M/S SEC	DEP TABLE
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
ECM	COUNTRY CLUB	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	11	
ECF	COUNTRY CLUB	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	11	
ECS	COUNTRY CLUB	S	1-LOW COST	2-AVERAGE			11	
EIM	DAYCARE CENTER	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	18	
EIF	DAYCARE CENTER	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	18	
EIS	DAYCARE CENTER	S	1-LOW COST	2-AVERAGE			18	
DECK	DECK			2-AVERAGE	3-GOOD		66	1
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
EFC	DRIVE IN FAST FOOD	C	1-LOW COST	2-AVERAGE			13	2
EFD	DRIVE IN FAST FOOD	D	1-LOW COST	2-AVERAGE			13	2
EFS	DRIVE IN FAST FOOD	S	1-LOW COST	2-AVERAGE			13	2
MSF	DRUG STORE PHARMACY	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	13	2
MSM	DRUG STORE PHARMACY	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	13	2
MSS	DRUG STORE PHARMACY	S	1-LOW COST				13	2
PB	FARM EQUIPMENT SHOP/STORAGE	S		5 5C			17	1
PB	FARM LEAN TO	D		3 3C			17	1
PB	FARM UTILITY STORAGE	C		4 4C			17	1
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
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
FIREF	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
GRNSE	GREENHOUSE	S	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	17	1
GRNHS	GREENHOUSE	S	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	17	1
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
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
IHS	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
LAWC	JAILS - CORRECTIONAL FACILITIES	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	15	2
LAWD	JAILS - CORRECTIONAL FACILITIES	D		2-AVERAGE	3-GOOD	4-EXCELLENT	15	2
LAWS	JAILS - CORRECTIONAL FACILITIES	S		2-AVERAGE			15	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
WIL	LIGHT INDUSTRIAL	C	1-LOW COST	2-AVERAGE	3-GOOD		14	1
WIL	LIGHT INDUSTRIAL	D	1-LOW COST	2-AVERAGE	3-GOOD		14	1
WIL	LIGHT INDUSTRIAL	S	1-LOW COST	2-AVERAGE	3-GOOD		14	1
STM1	LUMBER STORAGE BUILDING	C	1-LOW COST	2-AVERAGE	3-GOOD		17	OTHER
STF	LUMBER STORAGE BUILDING	D	1-LOW COST	2-AVERAGE	3-GOOD		17	OTHER
STS	LUMBER STORAGE BUILDING	S	1-LOW COST	2-AVERAGE	3-GOOD		17	OTHER
MGF	MARKET OR GROCERY	D		2-AVERAGE	3-GOOD	4-EXCELLENT	13	2
MGM	MARKET OR GROCERY	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	13	2
MGS	MARKET OR GROCERY	S	1-LOW COST	2-AVERAGE	3-GOOD		13	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
WMF	MINI - WAREHOUSE	D	1-LOW COST	2-AVERAGE	3-GOOD		14	1

CODES BY DESC

PACS CODE	DESCRIPTION	CLASS	SUBCLASS	SUBCLASS2	SUBCLASS3	SUBCLASS4	M/S SEC	DEP TABLE
WMM	MINI - WAREHOUSE	C	1-LOW COST	2-AVERAGE	3-GOOD		14	1
WMS	MINI - WAREHOUSE	S	1-LOW COST	2-AVERAGE	3-GOOD		14	1
MHHU	MOBILE HOME 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
PPO	PORTABLE OFFICE OR CLASSROOM	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	18	2
LIBC	PUBLIC LIBRARIES	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	15	2
LIBD	PUBLIC LIBRARIES	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	15	2
LIBS	PUBLIC LIBRARIES	S	1-LOW COST	2-AVERAGE	3-GOOD		15	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
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
RV HOOKUP	MISC-RV HOOKUPS		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	63	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
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
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
KIOSC	SELF SERVICE BOOTHS	C	1-LOW COST	2-AVERAGE	3-GOOD		64	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
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

CODES BY PACS CD

PACS CODE	DESCRIPTION	CLASS	SUBCLASS	SUBCLASS2	SUBCLASS3	SUBCLASS4	M/S SEC	DEP TABLE
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
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
BQC	BANQUET RECEPTION HALL	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	13	2
BQD	BANQUET RECEPTION HALL	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	13	2
BQS	BANQUET RECEPTION HALL	S	1-LOW COST	2-AVERAGE	3-GOOD		13	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	CANOPY - FUEL SERVICE	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	64	1
CFSD	CANOPY - FUEL SERVICE	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	64	1
CFSS	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	COMMERCIAL RESIDENTIAL CANOPIES		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	66	1
CNF	COMMERCIAL RESIDENTIAL CANOPIES		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	66	1
CNS	COMMERCIAL RESIDENTIAL CANOPIES		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	COMMUNITY RETAIL CENTERS	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	13	2
CRCD	COMMUNITY RETAIL CENTERS	D		2-AVERAGE	3-GOOD	4-EXCELLENT	13	2
CRCS	COMMUNITY RETAIL CENTERS	S		2-AVERAGE			13	2
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
DECK	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
ECF	COUNTRY CLUB	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	11	2
ECM	COUNTRY CLUB	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	11	2
ECS	COUNTRY CLUB	S	1-LOW COST	2-AVERAGE			11	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	DRIVE IN FAST FOOD	C	1-LOW COST	2-AVERAGE			13	2
EFD	DRIVE IN FAST FOOD	D	1-LOW COST	2-AVERAGE			13	2
EFS	DRIVE IN FAST FOOD	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
EIF	DAYCARE CENTER	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	18	2
EIM	DAYCARE CENTER	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	18	2
EIS	DAYCARE CENTER	S	1-LOW COST	2-AVERAGE			18	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	COMMERCIAL ELEVATORS		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

CODES BY PACS CD

PACS CODE	DESCRIPTION	CLASS	SUBCLASS	SUBCLASS2	SUBCLASS3	SUBCLASS4	M/S SEC	DEP TABLE
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
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
GRNSE	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
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
IHS	HOSPITAL - GENERAL	D	1-LOW COST	2-AVERAGE	3-GOOD		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	JAILS - CORRECTIONAL FACILITIES	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	15	2
LAWD	JAILS - CORRECTIONAL FACILITIES	D		2-AVERAGE	3-GOOD	4-EXCELLENT	15	2
LAWS	JAILS - CORRECTIONAL FACILITIES	S		2-AVERAGE			15	2
LIBC	PUBLIC LIBRARIES	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	15	2
LIBD	PUBLIC LIBRARIES	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	15	2
LIBS	PUBLIC LIBRARIES	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	MARKET OR GROCERY	D		2-AVERAGE	3-GOOD	4-EXCELLENT	13	2
MGM	MARKET OR GROCERY	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	13	2
MGS	MARKET OR GROCERY	S	1-LOW COST	2-AVERAGE	3-GOOD		13	2
MHHU	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	DRUG STORE PHARMACY	D	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	13	2
MSM	DRUG STORE PHARMACY	C	1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	13	2
MSS	DRUG STORE 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	FARM EQUIPMENT SHOP/STORAGE	S		5 5C			17	1
PB	FARM LEAN TO	D		3 3C			17	1

CODES BY PACS CD

PACS CODE	DESCRIPTION	CLASS	SUBCLASS	SUBCLASS2	SUBCLASS3	SUBCLASS4	M/S SEC	DEP TABLE
PB	FARM UTILITY STORAGE	C		4 4C			17	1
PCFP	COMMERCIAL CARPORTS		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	63	1
PCPA	COMMERCIAL CARPORTS		1-LOW COST	2-AVERAGE	3-GOOD	4-EXCELLENT	63	1
PCPS	COMMERCIAL CARPORTS		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
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 OFFICE OR CLASSROOM	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
SBF	COMMERCIAL UTILITY - SHOP BUILDING	D		2-AVERAGE	3-GOOD		17	1
SBM	COMMERCIAL UTILITY - SHOP BUILDING	C		2-AVERAGE	3-GOOD		17	1
SBS	COMMERCIAL UTILITY - SHOP BUILDING	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	COMMERCIAL UTILITY BUILDING	D	1-LOW COST	2-AVERAGE	3-GOOD		17	1
STF	LUMBER STORAGE BUILDING	D	1-LOW COST	2-AVERAGE	3-GOOD		17	OTHER
STM	COMMERCIAL UTILITY BUILDING	C		2-AVERAGE	3-GOOD		17	1
STM	LUMBER STORAGE BUILDING	C	1-LOW COST	2-AVERAGE	3-GOOD		17	OTHER
STS	COMMERCIAL UTILITY BUILDING	S	1-LOW COST	2-AVERAGE	3-GOOD		17	1
STS	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
WIL	LIGHT INDUSTRIAL	C	1-LOW COST	2-AVERAGE	3-GOOD		14	1
WIL	LIGHT INDUSTRIAL	D	1-LOW COST	2-AVERAGE	3-GOOD		14	1
WIL	LIGHT INDUSTRIAL	S	1-LOW COST	2-AVERAGE	3-GOOD		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	MINI - WAREHOUSE	D	1-LOW COST	2-AVERAGE	3-GOOD		14	1
WMM	MINI - WAREHOUSE	C	1-LOW COST	2-AVERAGE	3-GOOD		14	1
WMS	MINI - WAREHOUSE	S	1-LOW COST	2-AVERAGE	3-GOOD		14	1

ALPHA PACS CLASS

	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
ASSISTED LIVING	11/13	ALC	C	1	LOW COST	131.00	-	-	131.00	0.99	0.86	111.5	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	173.00	-	-	173.00	0.99	0.86	147.3	
				3	GOOD	229.00	-	-	229.00	0.99	0.86	195.0	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
		ALD	D	1	LOW COST	125.00	-	-	125.00	0.97	0.86	104.3	
				2	AVERAGE	167.00	-	-	167.00	0.97	0.86	139.3	
				3	GOOD	222.00	-	-	222.00	0.97	0.86	185.2	
				4	EXCELLENT	-	-	-	-	0.97	0.86	-	
		ALS	S	1	LOW COST	-	-	-	-	0.95	0.86	-	
				2	AVERAGE	160.00	-	-	160.00	0.95	0.86	130.7	
				3	GOOD	216.00	-	-	216.00	0.95	0.86	176.5	
				4	EXCELLENT	-	-	-	-	0.95	0.86	-	
ARENAS	17/35	ARNC	C	1	LOW COST	25.50	-	-	25.50	0.99	0.86	21.7	LARGE, SIMPLE, CLEAR SPAN RIDING OR EXERCISE ARENA. BETTER QUALITIES HAVE STABLING FACILITIES.
				2	AVERAGE	38.00	-	-	38.00	0.99	0.86	32.4	
				3	GOOD	57.00	-	-	57.00	0.99	0.86	48.5	
				4	EXCELLENT	85.00	-	-	85.00	0.99	0.86	72.4	
		ARND	D	1	LOW COST	15.20	-	-	15.20	0.97	0.86	12.7	
				2	AVERAGE	26.25	-	-	26.25	0.97	0.86	21.9	
				3	GOOD	45.50	-	-	45.50	0.97	0.86	38.0	
				4	EXCELLENT	78.50	-	-	78.50	0.97	0.86	65.5	
		ARNS	S	1	LOW COST	15.95	-	-	15.95	1.00	0.86	13.7	
				2	AVERAGE	27.00	-	-	27.00	1.00	0.86	23.2	
				3	GOOD	46.25	-	-	46.25	1.00	0.86	39.8	
				4	EXCELLENT	78.50	-	-	78.50	1.00	0.86	67.5	
BARNs	17/30	BARN1M	C	1	LOW COST	30.75	-	-	30.75	0.99	0.86	26.2	GENERAL PURPOSE BUILDINGS USED FOR LIVESTOCK WITH STALLS, HAY NAD GRAIN STORAGE AND OTHER USES.
				2	AVERAGE	40.25	-	-	40.25	0.99	0.86	34.3	
				3	GOOD	53.00	-	-	53.00	0.99	0.86	45.1	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
		BARN1F	D	1	LOW COST	24.70	-	-	24.70	0.97	0.86	20.6	
				2	AVERAGE	34.00	-	-	34.00	0.97	0.86	28.4	
				3	GOOD	47.25	-	-	47.25	0.97	0.86	39.4	
				4	EXCELLENT	-	-	-	-	0.97	0.86	-	
		BARN1S	S	1	LOW COST	23.55	-	-	23.55	1.00	0.86	20.3	
				2	AVERAGE	32.50	-	-	32.50	1.00	0.86	28.0	
				3	GOOD	44.75	-	-	44.75	1.00	0.86	38.5	
				4	EXCELLENT	-	-	-	-	1.00	0.86	-	
BRANCH BANK	15/21	BBC	C	1	LOW COST	177.00	-	-	177.00	1.00	0.86	152.2	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	236.00	-	-	236.00	1.00	0.86	203.0	
				3	GOOD	326.00	-	-	326.00	1.00	0.86	280.4	
				4	EXCELLENT	448.00	-	-	448.00	1.00	0.86	385.3	
		BBD	D	1	LOW COST	168.00	-	-	168.00	1.02	0.86	147.4	
				2	AVERAGE	223.00	-	-	223.00	1.02	0.86	195.6	
				3	GOOD	308.00	-	-	308.00	1.02	0.86	270.2	
				4	EXCELLENT	423.00	-	-	423.00	1.02	0.86	371.1	
		BBS	S	1	LOW COST	167.00	-	-	167.00	0.99	0.86	142.2	
				2	AVERAGE	218.00	-	-	218.00	0.99	0.86	185.6	
				3	GOOD	288.00	-	-	288.00	0.99	0.86	245.2	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	

ALPHA PACS CLASS

	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	106.00	-	-	106.00	1.00	0.86	91.2	BANQUET/RECEPTION HALLS ARE CLUBHOUSE TYPE FACILITIES THAT OFFER FOOD SERVICES.
				2	AVERAGE	151.00	-	-	151.00	1.00	0.86	129.9	
				3	GOOD	209.00	-	-	209.00	1.00	0.86	179.7	
				4	EXCELLENT	290.00	-	-	290.00	1.00	0.86	249.4	
		BQD	D	1	LOW COST	97.50	-	-	97.50	0.99	0.86	83.0	
				2	AVERAGE	141.00	-	-	141.00	0.99	0.86	120.0	
				3	GOOD	197.00	-	-	197.00	0.99	0.86	167.7	
				4	EXCELLENT	277.00	-	-	277.00	0.99	0.86	235.8	
		BQS	S	1	LOW COST	94.50	-	-	94.50	0.95	0.86	77.2	
				2	AVERAGE	138.00	-	-	138.00	0.95	0.86	112.7	
				3	GOOD	193.00	-	-	193.00	0.95	0.86	157.7	
				4	EXCELLENT	-	-	-	-	0.95	0.86	-	
CAR WASH - DRIVE THRU	64/5	CAM	C	1	LOW COST	114.00	-	-	114.00	0.99	0.86	97.1	SMALL SINGLE CARE DRIVE THRU ROLL OVER ROBOT. ALL EQUIPMENT IS INCLUDED IN THE COST.
				2	AVERAGE	134.00	-	-	134.00	0.99	0.86	114.1	
				3	GOOD	162.00	-	-	162.00	0.99	0.86	137.9	
				4	EXCELLENT	190.00	-	-	190.00	0.99	0.86	161.8	
		CAF	D	1	LOW COST	107.00	-	-	107.00	0.99	0.86	91.1	
				2	AVERAGE	127.00	-	-	127.00	0.99	0.86	108.1	
				3	GOOD	153.00	-	-	153.00	0.99	0.86	130.3	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
		CAS	S	1	LOW COST	109.00	-	-	109.00	0.99	0.86	92.8	
				2	AVERAGE	130.00	-	-	130.00	0.99	0.86	110.7	
				3	GOOD	160.00	-	-	160.00	0.99	0.86	136.2	
				4	EXCELLENT	191.00	-	-	191.00	0.99	0.86	162.6	
CONVENTION CENTER	16/16	CCB	B	1	LOW COST	176.00	-	-	176.00	0.99	0.87	151.6	LARGE OPEN ARENA/AUDITORIUM-TYPE FACILITIES FOR SHORT-TERM MEETINGS AND/OR TRADE SHOW-DISPLAY OF PRODUCTS
				2	AVERAGE	241.00	-	-	241.00	0.99	0.87	207.6	
				3	GOOD	333.00	-	-	333.00	0.99	0.87	286.8	
				4	EXCELLENT	-	-	-	-	0.99	0.87	-	
		CCC	C	1	LOW COST	135.00	-	-	135.00	0.98	0.86	113.8	
				2	AVERAGE	179.00	-	-	179.00	0.98	0.86	150.9	
				3	GOOD	236.00	-	-	236.00	0.98	0.86	198.9	
				4	EXCELLENT	298.00	-	-	298.00	0.98	0.86	251.2	
		CCD	D	1	LOW COST	129.00	-	-	129.00	1.02	0.86	113.2	
				2	AVERAGE	172.00	-	-	172.00	1.02	0.86	150.9	
				3	GOOD	226.00	-	-	226.00	1.02	0.86	198.2	
				4	EXCELLENT	285.00	-	-	285.00	1.02	0.86	250.0	
COMMERCIAL POOL	66/7	C-POOL		1		97.50	-	-	97.50	0.98	0.86	82.2	LARGE REC POOLS, FOUND IN PARKS, SCHOOLS, HOTELS, ETC. COSTS ARE FOR POURED CONCRETE POOLS INCLUDES CHLORINATORS, FILTERS, HEATERS, BOARDS, LADDERS AND COPING.
				2		105.67	-	-	105.67	0.98	0.86	89.1	
				3		113.83	-	-	113.83	0.98	0.86	95.9	
				4		122.00	-	-	122.00	0.98	0.86	102.8	
COMMERCIAL HOT TUB	66/6	CHOT-TUB		1		133.00	-	-	133.00	0.98	0.86	112.1	DETACHED EXTERIOR GUNITE SPAS AND TUBS INCLUDING EQUIPMENT
				2		212.67	-	-	212.67	0.98	0.86	179.2	
				3		292.33	-	-	292.33	0.98	0.86	246.4	
				4		372.00	-	-	372.00	0.98	0.86	313.5	

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	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
CANOPY - FUEL SERVICE	64/2	CFSC	C	1	LOW COST	35.75	-	-	35.75	0.99	0.86	30.4	CANOPIES COVERED AREA INCLUDING LIGHT FIXTURES AND SUPPORTS. CLASS C = CONCRETE TEES; CLASS D = STEEL; CLASS S = WOOD FRAME AND SHEATHING
				2	AVERAGE	41.00	-	-	41.00	0.99	0.86	34.9	
				3	GOOD	49.00	-	-	49.00	0.99	0.86	41.7	
				4	EXCELLENT	57.00	-	-	57.00	0.99	0.86	48.5	
		CFSD	D	1	LOW COST	30.50	-	-	30.50	0.99	0.86	26.0	
				2	AVERAGE	39.50	-	-	39.50	0.99	0.86	33.6	
				3	GOOD	50.50	-	-	50.50	0.99	0.86	43.0	
				4	EXCELLENT	63.50	-	-	63.50	0.99	0.86	54.1	
		CFSS	S	1	LOW COST	27.00	-	-	27.00	0.99	0.86	23.0	
				2	AVERAGE	34.00	-	-	34.00	0.99	0.86	28.9	
				3	GOOD	41.25	-	-	41.25	0.99	0.86	35.1	
				4	EXCELLENT	52.50	-	-	52.50	0.99	0.86	44.7	
COMMERCIAL RESIDENTIAL CANOPIES	66/2	CNF		1		13.30	-	-	13.30	0.98	0.86	11.2	WOOD CANOPY INCLUDING ROOF AND SUPPORTS
				2		19.53	-	-	19.53	0.98	0.86	16.5	
				3		25.77	-	-	25.77	0.98	0.86	21.7	
				4		32.00	-	-	32.00	0.98	0.86	27.0	
	66/2	CNS		1		11.25	-	-	11.25	0.98	0.86	9.5	ALUMINUM OR STEEL INCLUDING ROOF AND SUPPORTS
				2		14.43	-	-	14.43	0.98	0.86	12.2	
				3		17.62	-	-	17.62	0.98	0.86	14.9	
				4		20.80	-	-	20.80	0.98	0.86	17.5	
	66/2	CNA		1		16.65	-	-	16.65	0.98	0.86	14.0	AWNING, FABRIC INCLUDES ROOF AND SUPPORTS
				2		23.60	-	-	23.60	0.98	0.86	19.9	
				3		30.55	-	-	30.55	0.98	0.86	25.7	
				4		37.58	-	-	37.58	0.98	0.86	31.7	
COMMUNITY RETAIL CENTERS	13/34	CRCC	C	1	LOW COST	111.00	-	-	111.00	1.00	0.86	95.5	TYPICALLY STRIP STORES WITH DISCOUNT OR MARKET ANCHORS WITH MIXED OCCUPANCY.
				2	AVERAGE	135.00	-	-	135.00	1.00	0.86	116.1	
				3	GOOD	169.00	-	-	169.00	1.00	0.86	145.3	
				4	EXCELLENT	207.00	-	-	207.00	1.00	0.86	178.0	
		CRCD	D	1	LOW COST	-	-	-	-	0.99	0.86	-	
				2	AVERAGE	126.00	-	-	126.00	0.99	0.86	107.3	
				3	GOOD	159.00	-	-	159.00	0.99	0.86	135.4	
				4	EXCELLENT	195.00	-	-	195.00	0.99	0.86	166.0	
		CRCS	S	1	LOW COST	-	-	-	-	0.95	-	-	
				2	AVERAGE	124.00	-	-	124.00	0.95	0.86	101.3	
				3	GOOD	-	-	-	-	0.95	0.86	-	
				4	EXCELLENT	-	-	-	-	0.95	0.86	-	
CAR WASH - SELF SERVICE	64/5	CWM	C	1	LOW COST	82.50	-	-	82.50	0.99	0.86	70.2	COIN OPERATED FOR SELF SERVICE. INCLUDES ALL EQUIPMENT COST.
				2	AVERAGE	103.00	-	-	103.00	0.99	0.86	87.7	
				3	GOOD	134.00	-	-	134.00	0.99	0.86	114.1	
				4	EXCELLENT	167.00	-	-	167.00	0.99	0.86	142.2	
		CWD	D	1	LOW COST	76.00	-	-	76.00	0.99	0.86	64.7	
				2	AVERAGE	96.50	-	-	96.50	0.99	0.86	82.2	
				3	GOOD	126.00	-	-	126.00	0.99	0.86	107.3	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
		CWS	S	1	LOW COST	75.50	-	-	75.50	0.99	0.86	64.3	
				2	AVERAGE	98.00	-	-	98.00	0.99	0.86	83.4	
				3	GOOD	130.00	-	-	130.00	0.99	0.86	110.7	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	

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	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
DECK	66/2	DECK		1		-	-	-	-	0.98	0.86	-	2 = SOFTWOOD, FIR, PINE, ETC. 3 = CEDAR, REDWOOD OR METAL PRICE INCLUDES RAILINGS AND STEPS
				2		36.42	-	-	36.42	0.98	0.86	30.7	
				3		53.92	-	-	53.92	0.98	0.86	45.4	
				4		-	-	-	-	0.98	0.86	-	
BOWLING CENTERS	16/22	EBM	C	1	LOW COST	84.00		-	84.00	0.98	0.86	70.8	COST DOES NOT INCLUDE EQUIPMENT COSTS OF BALL RETURNS, KITCHEN/BAR EQUIPMENT OR ALLEYS.
				2	AVERAGE	111.00		-	111.00	0.98	0.86	93.6	
				3	GOOD	144.00		-	144.00	0.98	0.86	121.4	
				4	EXCELLENT	176.00		-	176.00	0.98	0.86	148.3	
		EBF	D	1	LOW COST	77.00		-	77.00	1.02	0.86	67.5	
				2	AVERAGE	103.00		-	103.00	1.02	0.86	90.4	
				3	GOOD	136.00		-	136.00	1.02	0.86	119.3	
				4	EXCELLENT	167.00		-	167.00	1.02	0.86	146.5	
		EBS	S	1	LOW COST	74.00		-	74.00	0.97	0.86	61.7	
				2	AVERAGE	99.50		-	99.50	0.97	0.86	83.0	
				3	GOOD	131.00		-	131.00	0.97	0.86	109.3	
				4	EXCELLENT	-	-	-	-	0.97	0.86	-	
COUNTRY CLUB	11/31	ECM	C	1	LOW COST	148.00	-	-	148.00	0.99	0.86	126.0	SPECIALIZED CLUBHOUSES DESIGNED MAINLY FOR ENTERTAINMENT. GENERALLY, BETTER CLUBS WILL HAVE BALLROOM, BAR, BANQUET AND PRO SHOP FACILITIES AS WELL AS LOCKER AND SHOWER ROOMS.
				2	AVERAGE	197.00	-	-	197.00	0.99	0.86	167.7	
				3	GOOD	259.00	-	-	259.00	0.99	0.86	220.5	
				4	EXCELLENT	341.00	-	-	341.00	0.99	0.86	290.3	
		ECF	D	1	LOW COST	139.00	-	-	139.00	0.97	0.86	116.0	
				2	AVERAGE	189.00	-	-	189.00	0.97	0.86	157.7	
				3	GOOD	250.00	-	-	250.00	0.97	0.86	208.6	
				4	EXCELLENT	334.00	-	-	334.00	0.97	0.86	278.6	
		ECS	S	1	LOW COST	130.00	-	-	130.00	0.95	0.86	106.2	
				2	AVERAGE	178.00	-	-	178.00	0.95	0.86	145.4	
				3	GOOD	-	-	-	-	0.95	0.86	-	
				4	EXCELLENT	-	-	-	-	0.95	0.86	-	

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	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
FAST FOOD	13/17	EDM	C	1	AVERAGE	191.00	-	-	191.00	1.00	0.86	164.3	TYPICALLY LIMITED SEATING AREA IN RELATION TO PREP AREA. DRIVE UPS OR THROUGHS. TYPICALLY MCDONALDS, BURGER KING, CHICK-FIL-A, TACO BELL.
				2	GOOD	246.00	-	-	246.00	1.00	0.86	211.6	
				3	VERY GOOD	319.00	-	-	319.00	1.00	0.86	274.3	
				4	EXCELLENT	416.00	-	-	416.00	1.00	0.86	357.8	
		EDF	D	1	AVERAGE	176.00	-	-	176.00	0.99	0.86	149.8	
				2	GOOD	230.00	-	-	230.00	0.99	0.86	195.8	
				3	VERY GOOD	302.00	-	-	302.00	0.99	0.86	257.1	
				4	EXCELLENT	399.00	-	-	399.00	0.99	0.86	339.7	
		EDS	S	1	LOW COST	121.00	-	-	121.00	0.95	0.86	98.9	
				2	AVERAGE	174.00	-	-	174.00	0.95	0.86	142.2	
				3	GOOD	233.00	-	-	233.00	0.95	0.86	190.4	
				4	EXCELLENT	321.00	-	-	321.00	0.95	0.86	262.3	
DRIVE INN - FAST FOOD	13/17	EFC	C	1	LOW COST	138.00	-	-	138.00	1.00	0.86	118.7	TYPICALLY DRIVE-INN TYPE FAST FOOD - LOW COST TO AVERAGE. CANOPIES VALUED SEPARATE. TYPICALLY SONICS
				2	AVERAGE	191.00	-	-	191.00	1.00	0.86	164.3	
				3	GOOD	-	-	-	-	1.00	0.86	-	
				4	EXCELLENT	-	-	-	-	1.00	0.86	-	
		EFD	D	1	LOW COST	125.00	-	-	125.00	0.99	0.86	106.4	
				2	AVERAGE	174.00	-	-	174.00	0.99	0.86	148.1	
				3	GOOD	-	-	-	-	0.99	0.86	-	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
		EFS	S	1	LOW COST	121.00	-	-	121.00	0.95	0.86	98.9	
				2	AVERAGE	174.00	-	-	174.00	0.95	0.86	142.2	
				3	GOOD	-	-	-	-	0.95	0.86	-	
				4	EXCELLENT	-	-	-	-	0.95	0.86	-	
GYMNASIUMS	18/25	EGC	C	1	LOW COST	81.00	-	-	81.00	0.98	0.86	68.3	INCLUDE ATHLETIC, RECREATION, HEALTH AND PHYSICAL FITNESS OCCUPANCIES WHERE THE DESIGN IS OF A GYMNASIUM TYPE WITH A BASKETBALL COURT.
				2	AVERAGE	122.00	-	-	122.00	0.98	0.86	102.8	
				3	GOOD	170.00	-	-	170.00	0.98	0.86	143.3	
				4	EXCELLENT	231.00	-	-	231.00	0.98	0.86	194.7	
		EGD	D	1	LOW COST	76.00	-	-	76.00	0.97	0.86	63.4	
				2	AVERAGE	116.00	-	-	116.00	0.97	0.86	96.8	
				3	GOOD	163.00	-	-	163.00	0.97	0.86	136.0	
				4	EXCELLENT	224.00	-	-	224.00	0.97	0.86	186.9	
		EGS	S	1	LOW COST	59.00	-	-	59.00	0.97	0.86	49.2	
				2	AVERAGE	71.00	-	-	71.00	0.97	0.86	59.2	
				3	GOOD	110.00	-	-	110.00	0.97	0.86	91.8	
				4	EXCELLENT	156.00	-	-	156.00	0.97	0.86	130.1	
HEALTH CLUB	11/31	EHM	C	1	LOW COST	127.00	-	-	127.00	0.99	0.86	108.1	DESIGNED AS SMALL PHYSICAL FITNESS FACILITIES. LARGE GYMNASIUM-TYPE FITNESS CENTERS WITH SPORTS COURTS SHOULD BE PRICED FROM SECTION 16 or 18.
				2	AVERAGE	172.00	-	-	172.00	0.99	0.86	146.4	
				3	GOOD	236.00	-	-	236.00	0.99	0.86	200.9	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
		EHF	D	1	LOW COST	119.00	-	-	119.00	0.97	0.86	99.3	
				2	AVERAGE	164.00	-	-	164.00	0.97	0.86	136.8	
				3	GOOD	227.00	-	-	227.00	0.97	0.86	189.4	
				4	EXCELLENT	-	-	-	-	0.97	0.86	-	
		EHS	S	1	LOW COST	113.00	-	-	113.00	0.95	0.86	92.3	
				2	AVERAGE	157.00	-	-	157.00	0.95	0.86	128.3	
				3	GOOD	-	-	-	-	0.95	0.86	-	
				4	EXCELLENT	-	-	-	-	0.95	0.86	-	

ALPHA PACS CLASS

	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
DAY CARE CENTER	18/13	EIM	C	1	LOW COST	103.00		-	103.00	0.98	0.86	86.8	DAY CARE FACILITIES
				2	AVERAGE	139.00		-	139.00	0.98	0.86	117.1	
				3	GOOD	181.00		-	181.00	0.98	0.86	152.5	
				4	EXCELLENT	236.00		-	236.00	0.98	0.86	198.9	
		EIF	D	1	LOW COST	97.50		-	97.50	0.97	0.86	81.3	
				2	AVERAGE	133.00		-	133.00	0.97	0.86	110.9	
				3	GOOD	175.00		-	175.00	0.97	0.86	146.0	
				4	EXCELLENT	231.00		-	231.00	0.97	0.86	192.7	
		EIS	S	1	LOW COST	91.50		-	91.50	0.97	0.86	76.3	
				2	AVERAGE	125.00		-	125.00	0.97	0.86	104.3	
				3	GOOD	-	-	-	-	0.97	0.86	-	
				4	EXCELLENT	-	-	-	-	0.97	0.86	-	
SKATING CENTERS	16/21	EKM	C	1	LOW COST	86.00		-	86.00	0.98	0.86	72.5	TYPICALLY LOWER-QUALITY AUDITORIUMS MODIFIED FOR THAT PARTICULAR USE. ROLLER RINKS WILL INCLUDE THE BASIC SKATING SURFACE IN THE BASE COST.
				2	AVERAGE	125.00		-	125.00	0.98	0.86	105.4	
				3	GOOD	169.00		-	169.00	0.98	0.86	142.4	
				4	EXCELLENT	-	-	-	-	0.98	0.86	-	
		EKF	D	1	LOW COST	80.50		-	80.50	1.02	0.86	70.6	
				2	AVERAGE	118.00		-	118.00	1.02	0.86	103.5	
				3	GOOD	162.00		-	162.00	1.02	0.86	142.1	
				4	EXCELLENT	-	-	-	-	1.02	0.86	-	
		EKS	S	1	LOW COST	77.50		-	77.50	0.97	0.86	64.7	
				2	AVERAGE	115.00		-	115.00	0.97	0.86	95.9	
				3	GOOD	160.00		-	160.00	0.97	0.86	133.5	
				4	EXCELLENT	-	-	-	-	0.97	0.86	-	
COMMERCIAL ELEVATORS	13/39	ELEV		1	LOW COST	66,500.00	-	-	66,500.00	1.05	0.86	60,049.5	PASSENGER BASE COST, TWO TO THREE STORIES.
				2	AVERAGE	78,750.00	-	-	78,750.00	1.05	0.86	71,111.3	
				3	GOOD	92,500.00	-	-	92,500.00	1.05	0.86	83,527.5	
				4	EXCELLENT	109,000.00	-	-	109,000.00	1.05	0.86	98,427.0	
RESTAURANT - MENU	13/14	EMM	C	1	LOW COST	129.00	-	-	129.00	1.00	0.86	110.9	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	178.00	-	-	178.00	1.00	0.86	153.1	
				3	GOOD	229.00	-	-	229.00	1.00	0.86	196.9	
				4	EXCELLENT	379.00	-	-	379.00	1.00	0.86	325.9	
		EMF	D	1	LOW COST	117.00	-	-	117.00	0.99	0.86	99.6	
				2	AVERAGE	165.00	-	-	165.00	0.99	0.86	140.5	
				3	GOOD	214.00	-	-	214.00	0.99	0.86	182.2	
				4	EXCELLENT	364.00	-	-	364.00	0.99	0.86	309.9	
		EMS	S	1	LOW COST	112.00	-	-	112.00	0.95	0.86	91.5	
				2	AVERAGE	162.00	-	-	162.00	0.95	0.86	132.4	
				3	GOOD	216.00	-	-	216.00	0.95	0.86	176.5	
				4	EXCELLENT	-	-	-	-	0.95	0.86	-	

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	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
CHURCH	16/9	ERM	C	1	LOW COST	133.00		-	133.00	0.98	0.86	112.1	
				2	AVERAGE	188.00		-	188.00	0.98	0.86	158.4	
				3	GOOD	264.00		-	264.00	0.98	0.86	222.5	
				4	EXCELLENT	359.00		-	359.00	0.98	0.86	302.6	
		ERF	D	1	LOW COST	128.00		-	128.00	1.02	0.86	112.3	
				2	AVERAGE	181.00		-	181.00	1.02	0.86	158.8	
				3	GOOD	254.00		-	254.00	1.02	0.86	222.8	
				4	EXCELLENT	345.00		-	345.00	1.02	0.86	302.6	
		ERS	S	1	LOW COST	123.00		-	123.00	0.97	0.86	102.6	
				2	AVERAGE	172.00		-	172.00	0.97	0.86	143.5	
				3	GOOD	238.00		-	238.00	0.97	0.86	198.5	
				4	EXCELLENT	-	-	-	-	0.97	0.86	-	
SCHOOLS	18/9-9	ESM	C	1	LOW COST	126.00		-	126.00	0.98	0.86	106.2	SERVE KINDERGARTEN/FIRST GRADE THROUGH FIFTH OF SIXTH GRADE. GENERALLY SMALLER IN SCOPE THAN THE SECONDARY SCHOOLS, WITH FEWER AUXILIARY FACILITIES. PRIMARILY GENERAL CLASSROOMS
				2	AVERAGE	157.00		-	157.00	0.98	0.86	132.3	
				3	GOOD	194.00		-	194.00	0.98	0.86	163.5	
				4	EXCELLENT	246.00		-	246.00	0.98	0.86	207.3	
		ESF	D	1	LOW COST	120.00		-	120.00	0.97	0.86	100.1	
				2	AVERAGE	151.00		-	151.00	0.97	0.86	126.0	
				3	GOOD	189.00		-	189.00	0.97	0.86	157.7	
				4	EXCELLENT	241.00		-	241.00	0.97	0.86	201.0	
		ESS	S	1	LOW COST	113.00		-	113.00	0.97	0.86	94.3	
				2	AVERAGE	143.00		-	143.00	0.97	0.86	119.3	
				3	GOOD	180.00		-	180.00	0.97	0.86	150.2	
				4	EXCELLENT	-	-	-	-	0.97	0.86	-	
THEATERS	16/13	ETM	C	1	LOW COST	97.50		-	97.50	0.98	0.86	82.2	DESIGNED PRIMARY FOR SCREEN PRESENTATIONS. COST DOES NOT INCLUDE SEATING
				2	AVERAGE	146.00		-	146.00	0.98	0.86	123.0	
				3	GOOD	207.00		-	207.00	0.98	0.86	174.5	
				4	EXCELLENT	306.00		-	306.00	0.98	0.86	257.9	
		ETF	D	1	LOW COST	91.50		-	91.50	1.02	0.86	80.3	
				2	AVERAGE	138.00		-	138.00	1.02	0.86	121.1	
				3	GOOD	197.00		-	197.00	1.02	0.86	172.8	
				4	EXCELLENT	-	-	-	-	1.02	0.86	-	
		ETS	S	1	LOW COST	89.50		-	89.50	0.97	0.86	74.7	
				2	AVERAGE	137.00		-	137.00	0.97	0.86	114.3	
				3	GOOD	196.00		-	196.00	0.97	0.86	163.5	
				4	EXCELLENT	-	-	-	-	0.97	0.86	-	
COMMERCIAL LIGHTING	66/5	EXTLP		1		325.00	-	-	325.00	0.98	0.86	273.9	POLE MOUNT LIGHTING
				2		512.00	-	-	512.00	0.98	0.86	431.5	
				3		699.00	-	-	699.00	0.98	0.86	589.1	
				4		886.00	-	-	886.00	0.98	0.86	746.7	
	66/5	EXTWL		1		241.00	-	-	241.00	0.98	0.86	203.1	WALL MOUNT LIGHTING
				2		396.00	-	-	396.00	0.98	0.86	333.7	
				3		550.00	-	-	550.00	0.98	0.86	463.5	
				4		705.00	-	-	705.00	0.98	0.86	594.2	

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	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
FRATERNAL HALL	16/15	EYM	C	1	LOW COST	123.00		-	123.00	0.98	0.86	103.7	LOWER COST MERGE INTO THE CLUBHOUSE OCCUPANCY IN SECTION 11
				2	AVERAGE	171.00		-	171.00	0.98	0.86	144.1	
				3	GOOD	237.00		-	237.00	0.98	0.86	199.7	
				4	EXCELLENT	315.00		-	315.00	0.98	0.86	265.5	
		EYF	D	1	LOW COST	116.00		-	116.00	1.02	0.86	101.8	
				2	AVERAGE	163.00		-	163.00	1.02	0.86	143.0	
				3	GOOD	228.00		-	228.00	1.02	0.86	200.0	
				4	EXCELLENT	-	-	-	-	1.02	0.86	-	
		EYS	S	1	LOW COST	114.00		-	114.00	0.97	0.86	95.1	
				2	AVERAGE	159.00		-	159.00	0.97	0.86	132.6	
				3	GOOD	-	-	-	-	0.97	0.86	-	
				4	EXCELLENT	-	-	-	-	0.97	0.86	-	
COMMERCIAL FENCE	66/4-5	FENCE		1	CHAIN LINK	39.75	-	-	39.75	0.99	0.86	33.8	1 = CHAIN LINK; 2 = METAL; 3 = WOOD; 4 = VINYL. COST PER LINEAR FOOT INCLUDES INSTALLATION.
				2	METAL	30.75	-	-	30.75	0.99	0.86	26.2	
				3	WOOD	44.50	-	-	44.50	0.99	0.86	37.9	
				4	VINYL	64.00	-	-	64.00	0.99	0.86	54.5	
FIRE STATIONS	15/29	FIREC	C	1	LOW COST	119.00		-	119.00	1.00	0.85	101.2	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	176.00		-	176.00	1.00	0.85	149.6	
				3	GOOD	252.00		-	252.00	1.00	0.85	214.2	
				4	EXCELLENT	366.00		-	366.00	1.00	0.85	311.1	
		FIRED	D	1	LOW COST	108.00		-	108.00	1.02	0.86	94.7	
				2	AVERAGE	163.00		-	163.00	1.02	0.86	143.0	
				3	GOOD	238.00		-	238.00	1.02	0.86	208.8	
				4	EXCELLENT	352.00		-	352.00	1.02	0.86	308.8	
		FIRES	S	1	LOW COST	86.00		-	95.50	0.99	0.86	81.3	
				2	AVERAGE	129.00		-	144.00	0.99	0.86	122.6	
				3	GOOD	187.00		-	208.00	0.99	0.86	177.1	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
GOVERNMENTAL BUILDINGS	15/30	GOVC	C	1	LOW COST	147.00		-	147.00	1.00	0.86	126.4	INCLUDE CITY HALLS, COURTHOUSES, ETC.
				2	AVERAGE	206.00		-	206.00	1.00	0.86	177.2	
				3	GOOD	273.00		-	273.00	1.00	0.86	234.8	
				4	EXCELLENT	380.00		-	380.00	1.00	0.86	326.8	
		GOVD	D	1	LOW COST	135.00		-	135.00	1.02	0.86	118.4	
				2	AVERAGE	187.00		-	187.00	1.02	0.86	164.0	
				3	GOOD	263.00		-	263.00	1.02	0.86	230.7	
				4	EXCELLENT	367.00		-	367.00	1.02	0.86	321.9	
		GOVS	S	1	LOW COST	134.00		-	134.00	0.99	0.86	114.1	
				2	AVERAGE	185.00		-	185.00	0.99	0.86	157.5	
				3	GOOD	-	-	-	-	0.99	0.86	-	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	

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	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
GREENHOUSES	17/22		C	1	LOW COST	-	-	-	-	0.99	0.86	-	ENCLOSURES USED TO REGULATE THE CLIMATIC CONDITIONS FOR GERMINATING AND GROWING VARIOUS PLANTS AND VET TABLES.
				2	AVERAGE	-	-	-	-	0.99	0.86	-	
				3	GOOD	-	-	-	-	0.99	0.86	-	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
		GRNSW	S	1	LOW COST	6.76	-	-	6.76	1.00	0.86	5.8	
				2	AVERAGE	14.55	-	-	14.55	1.00	0.86	12.5	
				3	GOOD	31.25	-	-	31.25	1.00	0.86	26.9	
				4	EXCELLENT	46.00	-	-	46.00	1.00	0.86	39.6	
		GRNHS	S	1	LOW COST	3.88	-	-	3.88	1.00	0.86	3.3	
				2	AVERAGE	8.23	-	-	8.23	1.00	0.86	7.1	
				3	GOOD	17.45	-	-	17.45	1.00	0.86	15.0	
				4	EXCELLENT	21.15	-	-	21.15	1.00	0.86	18.2	
HANGERS	14/29			1	LOW COST	-	-	-	-	1.06	0.86	-	DESIGNED FOR AIRCRAFT STORAGE WITH LIMITED FACILITIES FOR LIGHT REPAIR.
				2	AVERAGE	-	-	-	-	1.06	0.86	-	
				3	GOOD	-	-	-	-	1.06	0.86	-	
				4	EXCELLENT	-	-	-	-	1.06	0.86	-	
				1	LOW COST	-	-	-	-	1.06	0.86	-	
				2	AVERAGE	-	-	-	-	1.06	0.86	-	
				3	GOOD	-	-	-	-	1.06	0.86	-	
				4	EXCELLENT	-	-	-	-	1.06	0.86	-	
		HANGER	S	1	LOW COST	26.00	-	-	26.00	0.99	0.86	22.1	
				2	AVERAGE	35.50	-	-	35.50	0.99	0.86	30.2	
				3	GOOD	53.00	-	-	53.00	0.99	0.86	45.1	
				4	EXCELLENT	81.50	-	-	81.50	0.99	0.86	69.4	
URGENT CARE FACILITIES	15/23	IDM	C	1	LOW COST	-	-	-	-	1.00	0.86	-	DESIGNED FOR EMERGENCY, URGENT CARE, FIRST AID AND MEDICAL TREATMENT, USUALLY HAVING NO FACILITIES FOR SURGERY.
				2	AVERAGE	148.00	-	-	148.00	1.00	0.86	127.3	
				3	GOOD	190.00	-	-	190.00	1.00	0.86	163.4	
				4	EXCELLENT	248.00	-	-	248.00	1.00	0.86	213.3	
		IDF	D	1	LOW COST	-	-	-	-	1.02	0.86	-	
				2	AVERAGE	140.00	-	-	140.00	1.02	0.86	122.8	
				3	GOOD	180.00	-	-	180.00	1.02	0.86	157.9	
				4	EXCELLENT	236.00	-	-	236.00	1.02	0.86	207.0	
		IDS	S	1	LOW COST	-	-	-	-	0.99	0.86	-	
				2	AVERAGE	135.00	-	-	135.00	0.99	0.86	114.9	
				3	GOOD	-	-	-	-	0.99	0.86	-	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
HOSPITAL - GENERAL	15/24	IHM	B	1	LOW COST	271.00	20.60	-	291.60	1.00	0.87	253.7	COST INCLUDE FIXED EQUIPMENT THAT IS PERMANENT EQUIPMENT. BASE INCLUDES HVAC
				2	AVERAGE	352.00	26.25	-	378.25	1.00	0.87	329.1	
				3	GOOD	458.00	33.75	-	491.75	1.00	0.87	427.8	
				4	EXCELLENT	600.00	43.00	-	643.00	1.00	0.87	559.4	
		IHF	C	1	LOW COST	207.00	18.25	-	225.25	1.02	0.86	197.6	
				2	AVERAGE	272.00	23.20	-	295.20	1.02	0.86	258.9	
				3	GOOD	369.00	29.50	-	398.50	1.02	0.86	349.6	
				4	EXCELLENT	493.00	37.75	-	530.75	1.02	0.86	465.6	
		IHS	D	1	LOW COST	203.00	18.25	-	221.25	0.99	0.86	188.4	
				2	AVERAGE	269.00	23.20	-	292.20	0.99	0.86	248.8	
				3	GOOD	356.00	29.50	-	385.50	0.99	0.86	328.2	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	

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NURSING HOMES	15/26	INM	C	1	LOW COST	154.00		-	154.00	1.00	0.86	132.4	INCLUDE SKILLED NURSING HOMES, REST HOMES. FACILITIES LACK SURGICAL CARE AND TREATMENT.
				2	AVERAGE	200.00		-	200.00	1.00	0.86	172.0	
				3	GOOD	266.00		-	266.00	1.00	0.86	228.8	
				4	EXCELLENT	351.00		-	351.00	1.00	0.86	301.9	
		INF	D	1	LOW COST	147.00		-	147.00	1.02	0.86	128.9	
				2	AVERAGE	192.00		-	192.00	1.02	0.86	168.4	
				3	GOOD	255.00		-	255.00	1.02	0.86	223.7	
				4	EXCELLENT	324.00		-	324.00	1.02	0.86	284.2	
		INS	S	1	LOW COST	131.00		-	145.00	0.99	0.86	123.5	
				2	AVERAGE	170.00		-	189.00	0.99	0.86	160.9	
				3	GOOD	-	-	-	-	0.99	0.86	-	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
VETERINARY HOSPITALS	15/28	IVM	C	1	LOW COST	146.00		-	146.00	1.00	0.86	125.6	DESIGNED FOR THE MEDICAL AND SURGICAL CARE AND TREATMENT OF SMALL ANIMALS. COSTS DO NOT INCLUDE CAGES AND RUNS OR OPEN SHELTERS.
				2	AVERAGE	194.00		-	194.00	1.00	0.86	166.8	
				3	GOOD	250.00		-	250.00	1.00	0.86	215.0	
				4	EXCELLENT	326.00		-	326.00	1.00	0.86	280.4	
		IVF	D	1	LOW COST	140.00		-	140.00	1.02	0.86	122.8	
				2	AVERAGE	186.00		-	186.00	1.02	0.86	163.2	
				3	GOOD	240.00		-	240.00	1.02	0.86	210.5	
				4	EXCELLENT	315.00		-	315.00	1.02	0.86	276.3	
		IVS	S	1	LOW COST	130.00		-	130.00	0.99	0.86	110.7	
				2	AVERAGE	177.00		-	177.00	0.99	0.86	150.7	
				3	GOOD	-	-	-	-	0.99	0.86	-	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
SMALL SELF-SERVICE BOOTHS	64/2	KIOSC	C	1	LOW COST	190.00	-	-	190.00	0.99	0.86	161.8	KIOSK FUEL SELF SERVICE BOOTHS
				2	AVERAGE	292.00	-	-	292.00	0.99	0.86	248.6	
				3	GOOD	530.00	-	-	530.00	0.99	0.86	451.2	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
			D	1	LOW COST	-	-	-	-	0.99	0.86	-	
				2	AVERAGE	-	-	-	-	0.99	0.86	-	
				3	GOOD	-	-	-	-	0.99	0.86	-	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
			S	1	LOW COST	-	-	-	-	0.99	0.86	-	
				2	AVERAGE	-	-	-	-	0.99	0.86	-	
				3	GOOD	-	-	-	-	0.99	0.86	-	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
KENNELS	15/27	KNLC	C	1	LOW COST	95.00		-	95.00	1.00	0.86	81.7	HAVE LIMITED EXAMINATIONS AND TREATMENT FACILITIES AND ARE PREDOMINANTLY FOR THE BOARDING OF SMALL ANIMALS. COSTS INCLUDE CAGES AND ENCLOSED RUNS.
				2	AVERAGE	133.00		-	133.00	1.00	0.86	114.4	
				3	GOOD	178.00		-	178.00	1.00	0.86	153.1	
				4	EXCELLENT	315.00		-	315.00	1.00	0.86	270.9	
		KNLD	D	1	LOW COST	89.00		-	89.00	1.02	0.86	78.1	
				2	AVERAGE	125.00		-	125.00	1.02	0.86	109.7	
				3	GOOD	167.00		-	167.00	1.02	0.86	146.5	
				4	EXCELLENT	297.00		-	297.00	1.02	0.86	260.5	
		KNLS	S	1	LOW COST	86.00		-	86.00	0.99	0.86	73.2	
				2	AVERAGE	121.00		-	121.00	0.99	0.86	103.0	
				3	GOOD	165.00		-	165.00	0.99	0.86	140.5	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	

ALPHA PACS CLASS

	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
LAUNDROMATS	13/25	LAC	C	1	LOW COST	-	-	-	-	1.00	0.86	-	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	119.00	-	-	119.00	1.00	0.86	102.3	
				3	GOOD	-	-	-	-	1.00	0.86	-	
				4	EXCELLENT	-	-	-	-	1.00	0.86	-	
		LAD	D	1	LOW COST	-	-	-	-	0.99	0.86	-	
				2	AVERAGE	109.00	-	-	109.00	0.99	0.86	92.8	
				3	GOOD	-	-	-	-	0.99	0.86	-	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
		LAS	S	1	LOW COST	-	-	-	-	0.95	0.86	-	
				2	AVERAGE	106.00	-	-	106.00	0.95	0.86	86.6	
				3	GOOD	-	-	-	-	0.95	0.86	-	
				4	EXCELLENT	-	-	-	-	0.95	0.86	-	
JAILS - CORRECTIONAL FACILITIES	15/33	LAWC	C	1	LOW COST	204.00	-	-	204.00	1.00	0.86	175.4	DETENTION FACILITIES INCLUDING JAIL HARDWARE OF CELL BLOCKS AND LOCKING EQUIPMENT.
				2	AVERAGE	273.00	-	-	273.00	1.00	0.86	234.8	
				3	GOOD	368.00	-	-	368.00	1.00	0.86	316.5	
				4	EXCELLENT	499.00	-	-	499.00	1.00	0.86	429.1	
		LAWD	D	1	LOW COST	-	-	-	-	1.02	0.86	-	
				2	AVERAGE	258.00	-	-	258.00	1.02	0.86	226.3	
				3	GOOD	349.00	-	-	349.00	1.02	0.86	306.1	
				4	EXCELLENT	469.00	-	-	469.00	1.02	0.86	411.4	
		LAWS	S	1	LOW COST	-	-	-	-	0.99	0.86	-	
				2	AVERAGE	256.00	-	-	256.00	0.99	0.86	218.0	
				3	GOOD	-	-	-	-	0.99	0.86	-	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
PUBLIC LIBRARIES	15/32	LIBC	C	1	LOW COST	148.00	-	-	148.00	1.00	0.86	127.3	RESOURCE CENTERS INCLUDES BASIC CONSTRUCTION OF THE BUILDING.
				2	AVERAGE	195.00	-	-	195.00	1.00	0.86	167.7	
				3	GOOD	262.00	-	-	262.00	1.00	0.86	225.3	
				4	EXCELLENT	447.00	-	-	447.00	1.00	0.86	384.4	
		LIBD	D	1	LOW COST	140.00	-	-	140.00	1.02	0.86	122.8	
				2	AVERAGE	186.00	-	-	186.00	1.02	0.86	163.2	
				3	GOOD	251.00	-	-	251.00	1.02	0.86	220.2	
				4	EXCELLENT	417.00	-	-	417.00	1.02	0.86	365.8	
		LIBS	S	1	LOW COST	134.00	-	-	134.00	0.99	0.86	114.1	
				2	AVERAGE	178.00	-	-	178.00	0.99	0.86	151.5	
				3	GOOD	241.00	-	-	241.00	0.99	0.86	205.2	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
AUTO DEALERSHIP - SHOWROOM	14/31	MAM	C	1	LOW COST	97.00	-	-	97.00	0.99	0.86	82.6	SHOWROOMS ARE VEHICULAR SALES ROOMS LIST SHOWROOM AND SERVICE CENTER SEPARATE.
				2	AVERAGE	140.00	-	-	140.00	0.99	0.86	119.2	
				3	GOOD	194.00	-	-	194.00	0.99	0.86	165.2	
				4	EXCELLENT	274.00	-	-	274.00	0.99	0.86	233.3	
		MAF	D	1	LOW COST	90.50	-	-	90.50	0.99	0.86	77.1	
				2	AVERAGE	133.00	-	-	133.00	0.99	0.86	113.2	
				3	GOOD	185.00	-	-	185.00	0.99	0.86	157.5	
				4	EXCELLENT	265.00	-	-	265.00	0.99	0.86	225.6	
		MAS	S	1	LOW COST	89.50	-	-	89.50	0.99	0.86	76.2	
				2	AVERAGE	133.00	-	-	133.00	0.99	0.86	113.2	
				3	GOOD	187.00	-	-	187.00	0.99	0.86	159.2	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	

ALPHA PACS CLASS

	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
BIG BOX RETAIL	13/27	MBM	B	1	LOW COST	122.00	-	-	122.00	0.98	0.87	104.0	LOWES, HOME DEPOT, WAL-MART
				2	AVERAGE	154.00	-	-	154.00	0.98	0.87	131.3	
				3	GOOD	190.00	-	-	190.00	0.98	0.87	162.0	
				4	EXCELLENT	-	-	-	-	0.98	0.87	-	
		MBF	C	1	LOW COST	96.50	-	-	96.50	1.00	0.86	83.0	
				2	AVERAGE	124.00	-	-	124.00	1.00	0.86	106.6	
				3	GOOD	155.00	-	-	155.00	1.00	0.86	133.3	
				4	EXCELLENT	-	-	-	-	1.00	0.86	-	
		MBS	D	1	LOW COST	89.50	-	-	89.50	0.99	0.86	76.2	
				2	AVERAGE	117.00	-	-	117.00	0.99	0.86	99.6	
				3	GOOD	146.00	-	-	146.00	0.99	0.86	124.3	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
CONVENIENCE STORES	13/22	MCM	C	1	LOW COST	101.00	-	-	101.00	1.00	0.86	86.9	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	125.00	-	-	125.00	1.00	0.86	107.5	
				3	GOOD	156.00	-	-	156.00	1.00	0.86	134.2	
				4	EXCELLENT	189.00	-	-	189.00	1.00	0.86	162.5	
		MCF	D	1	LOW COST	94.00	-	-	94.00	0.99	0.86	80.0	
				2	AVERAGE	117.00	-	-	117.00	0.99	0.86	99.6	
				3	GOOD	147.00	-	-	147.00	0.99	0.86	125.2	
				4	EXCELLENT	176.00	-	-	176.00	0.99	0.86	149.8	
		MCS	S	1	LOW COST	92.50	-	-	92.50	0.95	0.86	75.6	
				2	AVERAGE	117.00	-	-	117.00	0.95	0.86	95.6	
				3	GOOD	148.00	-	-	148.00	0.95	0.86	120.9	
				4	EXCELLENT	179.00	-	-	179.00	0.95	0.86	146.2	
MARKET OR GROCERY	13/20	MGM	C	1	LOW COST	102.00	-	-	102.00	1.00	0.86	87.7	RETAIL FOOD STORES. COST INCLUDE BUILT- IN REFRIGERATORS, COLD ROOMS AND ANCILLARY COOLING EQUIPMENT. DOES NOT INCLUDE DISPLAY FREEZERS AND COOLERS.
				2	AVERAGE	121.00	-	-	121.00	1.00	0.86	104.1	
				3	GOOD	149.00	-	-	149.00	1.00	0.86	128.1	
				4	EXCELLENT	177.00	-	-	177.00	1.00	0.86	152.2	
		MGF	D	1	LOW COST	-	-	-	-	0.99	0.86	-	
				2	AVERAGE	113.00	-	-	113.00	0.99	0.86	96.2	
				3	GOOD	139.00	-	-	139.00	0.99	0.86	118.3	
				4	EXCELLENT	166.00	-	-	166.00	0.99	0.86	141.3	
		MGS	S	1	LOW COST	92.00	-	-	92.00	0.95	0.86	75.2	
				2	AVERAGE	111.00	-	-	111.00	0.95	0.86	90.7	
				3	GOOD	139.00	-	-	139.00	0.95	0.86	113.6	
				4	EXCELLENT	-	-	-	-	0.95	0.86	-	
MOBILE HOME HOOKUPS	63/2-3-4		C	1	LOW COST	-	-	-	-	0.94	0.86	-	COST PER SITE. PRICE EXCLUDES RESTROOMS, SHOWERS, LAUNDRY, OFFICE BUILDINGS.
				2	AVERAGE	-	-	-	-	0.94	0.86	-	
				3	GOOD	-	-	-	-	0.94	0.86	-	
				4	EXCELLENT	-	-	-	-	0.94	0.86	-	
		MHHU	D	1	LOW COST	4,880.00	-	-	4,880.00	0.94	0.86	3,945.0	
				2	AVERAGE	8,900.00	-	-	8,900.00	0.94	0.86	7,194.8	
				3	GOOD	12,800.00	-	-	12,800.00	0.94	0.86	10,347.5	
				4	EXCELLENT	18,775.00	-	-	18,775.00	0.94	0.86	15,177.7	
			S	1	LOW COST	-	-	-	-	0.94	0.86	-	
				2	AVERAGE	-	-	-	-	0.94	0.86	-	
				3	GOOD	-	-	-	-	0.94	0.86	-	
				4	EXCELLENT	-	-	-	-	0.94	0.86	-	

ALPHA PACS CLASS

	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
SERVICE STATION / MINI LUBE	14/33	MLC	C	1	LOW COST	111.00	-	-	111.00	0.99	0.86	94.5	QUICK MAINTENANCE WITH BAYS; JIFFY LUBE; DISCOUNT TIRE. HOISTS AND WALK- IN SERVICE PITS NOT INCLUDED IN COST.
				2	AVERAGE	140.00	-	-	140.00	0.99	0.86	119.2	
				3	GOOD	181.00	-	-	181.00	0.99	0.86	154.1	
				4	EXCELLENT	235.00	-	-	235.00	0.99	0.86	200.1	
		MLD	D	1	LOW COST	104.00	-	-	104.00	0.99	0.86	88.5	
				2	AVERAGE	133.00	-	-	133.00	0.99	0.86	113.2	
				3	GOOD	173.00	-	-	173.00	0.99	0.86	147.3	
				4	EXCELLENT	226.00	-	-	226.00	0.99	0.86	192.4	
		MLS	S	1	LOW COST	105.00	-	-	105.00	0.99	0.86	89.4	
				2	AVERAGE	133.00	-	-	133.00	0.99	0.86	113.2	
				3	GOOD	-	-	-	-	0.99	0.86	-	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
MORTUARIES	11/32	MOM	C	1	LOW COST	115.00	-	-	115.00	0.99	0.86	97.9	OR FUNERAL HOMES INCLUDE CHAPELS, AND LABORATORIES COMMENSURATE WITH THE GENERAL QUALITY.
				2	AVERAGE	159.00	-	-	159.00	0.99	0.86	135.4	
				3	GOOD	325.00	-	-	325.00	0.99	0.86	276.7	
				4	EXCELLENT	291.00	-	-	291.00	0.99	0.86	247.8	
		MOF	D	1	LOW COST	108.00	-	-	108.00	0.97	0.86	90.1	
				2	AVERAGE	151.00	-	-	151.00	0.97	0.86	126.0	
				3	GOOD	206.00	-	-	206.00	0.97	0.86	171.8	
				4	EXCELLENT	283.00	-	-	283.00	0.97	0.86	236.1	
		MOS	S	1	LOW COST	101.00	-	-	101.00	0.95	0.86	82.5	
				2	AVERAGE	143.00	-	-	143.00	0.95	0.86	116.8	
				3	GOOD	-	-	-	-	0.95	0.86	-	
				4	EXCELLENT	-	-	-	-	0.95	0.86	-	
RETAIL-GENERAL	13/26	MRM	C	1	LOW COST	84.00	-	-	84.00	1.00	0.86	72.2	DESIGNED TO DISPLAY MERCHANDISE AND HANDLE SHOPPERS.
				2	AVERAGE	117.00	-	-	117.00	1.00	0.86	100.6	
				3	GOOD	154.00	-	-	154.00	1.00	0.86	132.4	
				4	EXCELLENT	208.00	-	-	208.00	1.00	0.86	178.9	
		MRF	D	1	LOW COST	78.50	-	-	78.50	0.99	0.86	66.8	
				2	AVERAGE	110.00	-	-	110.00	0.99	0.86	93.7	
				3	GOOD	145.00	-	-	145.00	0.99	0.86	123.5	
				4	EXCELLENT	198.00	-	-	198.00	0.99	0.86	168.6	
		MRS	S	1	LOW COST	76.00	-	-	76.00	0.95	0.86	62.1	
				2	AVERAGE	108.00	-	-	108.00	0.95	0.86	88.2	
				3	GOOD	146.00	-	-	146.00	0.95	0.86	119.3	
				4	EXCELLENT	-	-	-	-	0.95	0.86	-	
DRUG STORE PHARMACY	13/20	MSM	C	1	LOW COST	123.00	-	-	123.00	1.00	0.86	105.8	INCLUDES BOTH SMALL NEIGHBORHOOD PHARMACY AND THE LARGE CHAIN DISCOUNT TYPE STORE. COSTS INCLUDE BUILT IN REFRIGERATORS.
				2	AVERAGE	146.00	-	-	146.00	1.00	0.86	125.6	
				3	GOOD	174.00	-	-	174.00	1.00	0.86	149.6	
				4	EXCELLENT	208.00	-	-	208.00	1.00	0.86	178.9	
		MSF	D	1	LOW COST	116.00	-	-	116.00	0.99	0.86	98.8	
				2	AVERAGE	138.00	-	-	138.00	0.99	0.86	117.5	
				3	GOOD	165.00	-	-	165.00	0.99	0.86	140.5	
				4	EXCELLENT	197.00	-	-	197.00	0.99	0.86	167.7	
		MSS	S	1	LOW COST	114.00	-	-	114.00	0.95	0.86	93.1	
				2	AVERAGE	-	-	-	-	0.95	0.86	-	
				3	GOOD	-	-	-	-	0.95	0.86	-	
				4	EXCELLENT	-	-	-	-	0.95	0.86	-	

ALPHA PACS CLASS

	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
DISCOUNT STORE	13/28	MTM	C	1	LOW COST	72.00	-	-	72.00	1.00	0.86	61.9	TYPICALLY LARGE OPEN SHELLS WITH SOME PARTITIONING FOR OFFICES AND STORAGE AREAS. TYPICALLY DOLLAR GENERAL, DOLLAR TREE, ETC.
				2	AVERAGE	94.00	-	-	94.00	1.00	0.86	80.8	
				3	GOOD	118.00	-	-	118.00	1.00	0.86	101.5	
				4	EXCELLENT	-	-	-	-	1.00	0.86	-	
		MTF	D	1	LOW COST	65.50	-	-	65.50	0.99	0.86	55.8	
				2	AVERAGE	87.00	-	-	87.00	0.99	0.86	74.1	
				3	GOOD	111.00	-	-	111.00	0.99	0.86	94.5	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
		MTS	S	1	LOW COST	63.00	-	-	63.00	0.95	0.86	51.5	
				2	AVERAGE	85.00	-	-	85.00	0.95	0.86	69.4	
				3	GOOD	111.00	-	-	111.00	0.95	0.86	90.7	
				4	EXCELLENT	-	-	-	-	0.95	0.86	-	
MUSEUM	16/19	MUC	C	1	LOW COST	143.00	-	-	143.00	0.98	0.86	120.5	DESIGNED FOR LONG TERM DISPLAY OF WORKS OF ART, CRAFTS, NATURAL HISTORY ETC.
				2	AVERAGE	197.00	-	-	197.00	0.98	0.86	166.0	
				3	GOOD	270.00	-	-	270.00	0.98	0.86	227.6	
				4	EXCELLENT	369.00	-	-	369.00	0.98	0.86	311.0	
		MUD	D	1	LOW COST	137.00	-	-	137.00	1.02	0.86	120.2	
				2	AVERAGE	189.00	-	-	189.00	1.02	0.86	165.8	
				3	GOOD	250.00	-	-	250.00	1.02	0.86	219.3	
				4	EXCELLENT	341.00	-	-	341.00	1.02	0.86	299.1	
		MUS	S	1	LOW COST	119.00	-	-	119.00	0.97	0.86	99.3	
				2	AVERAGE	-	-	-	-	0.97	0.86	-	
				3	GOOD	-	-	-	-	0.97	0.86	-	
				4	EXCELLENT	-	-	-	-	0.97	0.86	-	
WAREHOUSE - MEGA	14/25	MWM	C	1	LOW COST	28.50	-	-	28.50	0.99	0.86	24.3	LARGE STORAGE-DISTRIBUTION FACILITIES, TYPICALLY OVER 200,000 SQFT. INTERIOR BUILD OUT IS LESS THAN 5%.
				2	AVERAGE	34.75	-	-	34.75	0.99	0.86	29.6	
				3	GOOD	52.00	-	-	52.00	0.99	0.86	44.3	
				4	EXCELLENT	79.50	-	-	79.50	0.99	0.86	67.7	
				1	LOW COST	-	-	-	-	0.99	0.86	-	
				2	AVERAGE	-	-	-	-	0.99	0.86	-	
				3	GOOD	-	-	-	-	0.99	0.86	-	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
		MWS	S	1	LOW COST	25.50	-	-	25.50	0.99	0.86	21.7	
				2	AVERAGE	36.25	-	-	36.25	0.99	0.86	30.9	
				3	GOOD	52.50	-	-	52.50	0.99	0.86	44.7	
				4	EXCELLENT	77.00	-	-	77.00	0.99	0.86	65.6	
FARM LEAN TO	17/27	PB	D	3		12.40		-	12.40	0.99	0.86	10.6	SIDE EXTENSIONS TO STRUCTURE, SHED ROOF, ONE PITCH USUALLY OFF ANOTHER BUILDING.
				3C	AVERAGE	12.40		9.00	21.40	0.99	0.86	18.2	
FARM UTILITY STORAGE	17/27	PB	D	4		10.75		-	10.75	0.97	0.86	9.0	OPEN ONE SIDE POLE BARN, FREESTANDING MISC COST FOR CONCRETE (DIFF BETWEEN 3 AND 3C)
				4C	AVERAGE	10.75		9.00	19.75	0.97	0.86	16.5	
FARM EQUIPMENT SHOP/STORAGE	17/28	PB	S	5		18.50		-	18.50	1.00	0.86	15.9	FARM POLE BARN, ENCLOSED
				5C	AVERAGE	18.50		9.00	27.50	1.00	0.86	23.7	

ALPHA PACS CLASS

	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
COMMERCIAL CARPORTS	63/10	PCFP		1		6.33	-	-	6.33	1.00	0.86	5.4	CARPORT INCLUDES POSTS AND ROOF ONLY. WOOD CONSTRUCTION
				2		8.50	-	-	8.50	1.00	0.86	7.3	
				3		10.68	-	-	10.68	1.00	0.86	9.2	
				4		12.85	-	-	12.85	1.00	0.86	11.1	
	63/10	PCPA		1		7.51	-	-	7.51	1.00	0.86	6.5	CARPORT INCLUDES POSTS AND ROOF ONLY. ALUMINUM CONSTRUCTION
				2		9.94	-	-	9.94	1.00	0.86	8.5	
				3		12.37	-	-	12.37	1.00	0.86	10.6	
				4		14.80	-	-	14.80	1.00	0.86	12.7	
	63/10	PCPS		1		8.58	-	-	8.58	1.00	0.86	7.4	CARPORT INCLUDES POSTS AND ROOF ONLY. STEEL CONSTRUCTION
				2		11.47	-	-	11.47	1.00	0.86	9.9	
				3		14.36	-	-	14.36	1.00	0.86	12.3	
				4		17.25	-	-	17.25	1.00	0.86	14.8	
BANK / FINANCIAL INSTITUTES	15/20	PFM	C	1	LOW COST	-	-	-	-	1.00	0.86	-	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	232.00	-	-	232.00	1.00	0.86	199.5	
				3	GOOD	300.00	-	-	300.00	1.00	0.86	258.0	
				4	EXCELLENT	409.00	-	-	409.00	1.00	0.86	351.7	
		PFF	D	1	LOW COST	-	-	-	-	1.02	0.86	-	
				2	AVERAGE	222.00	-	-	222.00	1.02	0.86	194.7	
				3	GOOD	288.00	-	-	288.00	1.02	0.86	252.6	
				4	EXCELLENT	394.00	-	-	394.00	1.02	0.86	345.6	
		PFS	S	1	LOW COST	-	-	-	-	0.99	0.86	-	
				2	AVERAGE	217.00	-	-	217.00	0.99	0.86	184.8	
				3	GOOD	280.00	-	-	280.00	0.99	0.86	238.4	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
MEDICAL OFFICE BUILDING	15/22	PMM	C	1	LOW COST	150.00	-	-	150.00	1.00	0.86	129.0	DESIGNED FOR MEDICAL AND/OR DENTAL SERVICES WITH EXAMINATION AND OUTPATIENT TREATMENT.
				2	AVERAGE	198.00	-	-	198.00	1.00	0.86	170.3	
				3	GOOD	261.00	-	-	261.00	1.00	0.86	224.5	
				4	EXCELLENT	344.00	-	-	344.00	1.00	0.86	295.8	
		PMF	D	1	LOW COST	144.00	-	-	144.00	1.02	0.86	126.3	
				2	AVERAGE	189.00	-	-	189.00	1.02	0.86	165.8	
				3	GOOD	249.00	-	-	249.00	1.02	0.86	218.4	
				4	EXCELLENT	314.00	-	-	314.00	1.02	0.86	275.4	
		PMS	S	1	LOW COST	135.00	-	-	135.00	0.99	0.86	114.9	
				2	AVERAGE	177.00	-	-	177.00	0.99	0.86	150.7	
				3	GOOD	242.00	-	-	242.00	0.99	0.86	206.0	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
OFFICE BUILDING	15/17	POM	C	1	LOW COST	106.00	-	-	106.00	1.00	0.86	91.2	DESIGNED FOR GENERAL COMMERCIAL OCCUPANCY.IF PART OF BUILDING HAS OTHER OCCUPANCY, THAT PORTION SHOULD BE PRICED USING ITS APPROPRIATE BASE COST.
				2	AVERAGE	157.00	-	-	157.00	1.00	0.86	135.0	
				3	GOOD	221.00	-	-	221.00	1.00	0.86	190.1	
				4	EXCELLENT	317.00	-	-	317.00	1.00	0.86	272.6	
		POF	D	1	LOW COST	99.50	-	-	99.50	1.02	0.86	87.3	
				2	AVERAGE	149.00	-	-	149.00	1.02	0.86	130.7	
				3	GOOD	210.00	-	-	210.00	1.02	0.86	184.2	
				4	EXCELLENT	302.00	-	-	302.00	1.02	0.86	264.9	
		POS	S	1	LOW COST	91.50	-	-	91.50	0.99	0.86	77.9	
				2	AVERAGE	135.00	-	-	135.00	0.99	0.86	114.9	
				3	GOOD	198.00	-	-	198.00	0.99	0.86	168.6	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	

ALPHA PACS CLASS

	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
PORTABLE OFFICE OR CLASSROOM	18/15		C	1	LOW COST	-	-	-	-	0.98	0.86	-	
				2	AVERAGE	-	-	-	-	0.98	0.86	-	
				3	GOOD	-	-	-	-	0.98	0.86	-	
				4	EXCELLENT	-	-	-	-	0.98	0.86	-	
		PPO	D	1	LOW COST	87.00	-	-	87.00	0.97	0.86	72.6	
				2	AVERAGE	105.00	-	-	105.00	0.97	0.86	87.6	
				3	GOOD	126.00	-	-	126.00	0.97	0.86	105.1	
				4	EXCELLENT	158.00	-	-	158.00	0.97	0.86	131.8	
			S	1	LOW COST	-	-	-	-	0.97	0.86	-	
				2	AVERAGE	-	-	-	-	0.97	0.86	-	
				3	GOOD	-	-	-	-	0.97	0.86	-	
				4	EXCELLENT	-	-	-	-	0.97	0.86	-	
COMMERCIAL PAVING	66/2	PVA		1		4.72	-	-	4.72	0.98	0.86	4.0	ASPHALT PAVING: 2 = 2" BASE; 3 = 3" BASE; 4 = 4" BASE
				2	2" BASE	4.75	-	-	4.75	0.98	0.86	4.0	
				3	3" BASE	5.41	-	-	5.41	0.98	0.86	4.6	
				4	4" BASE	5.66	-	-	5.66	0.98	0.86	4.8	
	66/2	PVC		1	4" BASE	9.10	-	-	9.10	0.98	0.86	7.7	CONCRETE PAVING: 1 = 4" BASE; 2 = 5" BASE; 3 = 6" BASE; 4 = 7" BASE
				2	5" BASE	9.82	-	-	9.82	0.98	0.86	8.3	
				3	6" BASE	10.54	-	-	10.54	0.98	0.86	8.9	
				4	7" BASE	11.98	-	-	11.98	0.98	0.86	10.1	
RETIREMENT CENTER	11/30	RCM	C	1	LOW COST	156.00	-	-	156.00	0.99	0.86	132.8	MUNICIPAL -TYPE CLUBHOUSES DESIGNED FOR SENIOR CITIZENS WITH MEETING, RECREATION AND FULL KITCHEN FACILITIES.
				2	AVERAGE	209.00	-	-	209.00	0.99	0.86	177.9	
				3	GOOD	273.00	-	-	273.00	0.99	0.86	232.4	
				4	EXCELLENT	359.00	-	-	359.00	0.99	0.86	305.7	
		RCF	D	1	LOW COST	150.00	-	-	150.00	0.97	0.86	125.1	
				2	AVERAGE	203.00	-	-	203.00	0.97	0.86	169.3	
				3	GOOD	267.00	-	-	267.00	0.97	0.86	222.7	
				4	EXCELLENT	356.00	-	-	356.00	0.97	0.86	297.0	
		RCS	S	1	LOW COST	136.00	-	-	136.00	0.95	0.86	111.1	
				2	AVERAGE	-	-	-	-	0.95	0.86	-	
				3	GOOD	-	-	-	-	0.95	0.86	-	
				4	EXCELLENT	-	-	-	-	0.95	0.86	-	
APARTMENTS	12/16	RMM	C	1	LOW COST	80.50	-	-	80.50	0.99	0.86	68.5	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	109.00	-	-	109.00	0.99	0.86	92.8	
				3	GOOD	147.00	-	-	147.00	0.99	0.86	125.2	
				4	EXCELLENT	198.00	-	-	198.00	0.99	0.86	168.6	
		RMF	D	1	LOW COST	78.00	-	-	78.00	0.99	0.86	66.4	
				2	AVERAGE	107.00	-	-	107.00	0.99	0.86	91.1	
				3	GOOD	145.00	-	-	145.00	0.99	0.86	123.5	
				4	EXCELLENT	197.00	-	-	197.00	0.99	0.86	167.7	
		RMS	S	1	LOW COST	-	-	-	-	0.98	0.86	-	
				2	AVERAGE	103.00	-	-	103.00	0.98	0.86	86.8	
				3	GOOD	140.00	-	-	140.00	0.98	0.86	118.0	
				4	EXCELLENT	-	-	-	-	0.98	0.86	-	

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	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
RESTROOM BUILDINGS	18/21	RRC	C	1	LOW COST	122.00		-	122.00	0.98	0.86	102.8	GENERALLY OF SINGLE-PURPOSE DESIGN
				2	AVERAGE	168.00		-	168.00	0.98	0.86	141.6	
				3	GOOD	230.00		-	230.00	0.98	0.86	193.8	
				4	EXCELLENT	314.00		-	314.00	0.98	0.86	264.6	
		RRD	D	1	LOW COST	116.00		-	116.00	0.97	0.86	96.8	
				2	AVERAGE	158.00		-	158.00	0.97	0.86	131.8	
				3	GOOD	214.00		-	214.00	0.97	0.86	178.5	
				4	EXCELLENT	290.00		-	290.00	0.97	0.86	241.9	
		RRS	S	1	LOW COST	82.00		-	82.00	0.97	0.86	68.4	
				2	AVERAGE	108.00		-	108.00	0.97	0.86	90.1	
				3	GOOD	-	-	-	-	0.97	0.86	-	
				4	EXCELLENT	-	-	-	-	0.97	0.86	-	
RV HOOKUPS	63/2-3		C	1	LOW COST	-	-	-	-	0.94	0.86	-	COST PER SITE. PRICE EXCLUDES RESTROOMS, SHOWERS, LAUNDRY, OFFICE BUILDINGS, PATIOS, WALKS AND STREET PAVING.
				2	AVERAGE	-	-	-	-	0.94	0.86	-	
				3	GOOD	-	-	-	-	0.94	0.86	-	
				4	EXCELLENT	-	-	-	-	0.94	0.86	-	
		RV HOOKUPS	D	1	LOW COST	3,370.00		-	3,370.00	0.94	0.86	2,724.3	
				2	AVERAGE	6,415.00		-	6,415.00	0.94	0.86	5,185.9	
				3	GOOD	9,400.00		-	9,400.00	0.94	0.86	7,599.0	
				4	EXCELLENT	13,830.00		-	13,830.00	0.94	0.86	11,180.2	
			S	1	LOW COST	-	-	-	-	0.94	0.86	-	
				2	AVERAGE	-	-	-	-	0.94	0.86	-	
				3	GOOD	-	-	-	-	0.94	0.86	-	
				4	EXCELLENT	-	-	-	-	0.94	0.86	-	
COMMERCIAL UTILITY - SHOP BUILDINGS	17/13	SBM	C	1	LOW COST	-	-	-	-	0.99	0.86	-	SHEDS OR SHOPS DESIGNED FOR THE MAINTENANCE AND STORAGE OF EQUIPMENT.
				2	AVERAGE	42.75		-	42.75	0.99	0.86	36.4	
				3	GOOD	57.00		-	57.00	0.99	0.86	48.5	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
		SBF	D	1	LOW COST	-	-	-	-	0.97	0.86	-	
				2	AVERAGE	33.50		-	33.50	0.97	0.86	27.9	
				3	GOOD	47.75		-	47.75	0.97	0.86	39.8	
				4	EXCELLENT	-	-	-	-	0.97	0.86	-	
		SBS	S	1	LOW COST	-	-	-	-	1.00	0.86	-	
				2	AVERAGE	33.25		-	33.25	1.00	0.86	28.6	
				3	GOOD	45.75		-	45.75	1.00	0.86	39.3	
				4	EXCELLENT	-	-	-	-	1.00	0.86	-	
AUTOMOTIVE REPAIR - GARAGE	14/32	SRM	C	1	LOW COST	57.50		-	57.50	0.99	0.86	49.0	SERVICE GARAGES ARE DESIGNED PRIMARILY FOR VEHICULAR REPAIR AND MAINTENANCE. HOISTS NOT INCLUDED IN COST.
				2	AVERAGE	79.50		-	79.50	0.99	0.86	67.7	
				3	GOOD	109.00		-	109.00	0.99	0.86	92.8	
				4	EXCELLENT	156.00		-	156.00	0.99	0.86	132.8	
		SRF	D	1	LOW COST	52.00		-	52.00	0.99	0.86	44.3	
				2	AVERAGE	70.50		-	70.50	0.99	0.86	60.0	
				3	GOOD	96.00		-	96.00	0.99	0.86	81.7	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
		SRS	S	1	LOW COST	49.50		-	49.50	0.99	0.86	42.1	
				2	AVERAGE	68.00		-	68.00	0.99	0.86	57.9	
				3	GOOD	94.50		-	94.50	0.99	0.86	80.5	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	

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	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 - SERVICE CENTER	14/31	SSM	C	1	LOW COST	84.50	-	-	84.50	0.99	0.86	71.9	SERVICE CENTERS QUALITY SIMILAR TO SHOWROOM QUALITY. HOISTS NOT INCLUDED IN COST. LIST SHOWROOM AND SERVICE CENTER SEPARATE.
				2	AVERAGE	105.00	-	-	105.00	0.99	0.86	89.4	
				3	GOOD	131.00	-	-	131.00	0.99	0.86	111.5	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
		SSF	D	1	LOW COST	-	-	-	-	0.99	0.86	-	
				2	AVERAGE	98.00	-	-	98.00	0.99	0.86	83.4	
				3	GOOD	122.00	-	-	122.00	0.99	0.86	103.9	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
		SSS	S	1	LOW COST	78.00	-	-	78.00	0.99	0.86	66.4	
				2	AVERAGE	97.50	-	-	97.50	0.99	0.86	83.0	
				3	GOOD	-	-	-	-	0.99	0.86	-	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
STABLES	17/36	STBC	C	1	LOW COST	34.25	-	-	34.25	0.99	0.86	29.2	STALL BARN ARE DESIGNED FOR THE CARE AND HOUSING OF HORSES. BETTER QUALITIES BEING THE CUSTOM LUXURY BREEDING FACILITIES.
				2	AVERAGE	48.00	-	-	48.00	0.99	0.86	40.9	
				3	GOOD	68.00	-	-	68.00	0.99	0.86	57.9	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
		STBD	D	1	LOW COST	25.00	-	-	25.00	0.97	0.86	20.9	
				2	AVERAGE	38.75	-	-	38.75	0.97	0.86	32.3	
				3	GOOD	60.00	-	-	60.00	0.97	0.86	50.1	
				4	EXCELLENT	-	-	-	-	0.97	0.86	-	
		STBS	S	1	LOW COST	25.25	-	-	25.25	1.00	0.86	21.7	
				2	AVERAGE	38.75	-	-	38.75	1.00	0.86	33.3	
				3	GOOD	59.50	-	-	59.50	1.00	0.86	51.2	
				4	EXCELLENT	-	-	-	-	1.00	0.86	-	
COMMERCIAL UTILITY BUILDINGS	17/12	STM	C	1	LOW COST	-	-	-	-	0.99	0.86	-	MULTI-PURPOSE STRUCTURES GENERALLY EQUIPPED WITH MINIMUM ELECTRICAL AND/OR WATER SERVICE FOR GENERAL STORAGE USE.
				2	AVERAGE	36.50	-	-	36.50	0.99	0.86	31.1	
				3	GOOD	51.00	-	-	51.00	0.99	0.86	43.4	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
		STF	D	1	LOW COST	19.90	-	-	19.90	0.97	0.86	16.6	
				2	AVERAGE	28.00	-	-	28.00	0.97	0.86	23.4	
				3	GOOD	42.00	-	-	42.00	0.97	0.86	35.0	
				4	EXCELLENT	-	-	-	-	0.97	0.86	-	
		STS	S	1	LOW COST	19.90	-	-	19.90	1.00	0.86	17.1	
				2	AVERAGE	27.50	-	-	27.50	1.00	0.86	23.7	
				3	GOOD	40.50	-	-	40.50	1.00	0.86	34.8	
				4	EXCELLENT	-	-	-	-	1.00	0.86	-	
LUMBER STORAGE BUILDINGS	17/17	STM1	C	1	LOW COST	-	-	-	-	0.99	0.86	-	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	-	-	-	-	0.99	0.86	-	
				3	GOOD	-	-	-	-	0.99	0.86	-	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
		STF1 TO STF3	D	1	LOW COST	23.65	-	-	23.65	0.97	0.86	19.7	
				2	AVERAGE	33.50	-	-	33.50	0.97	0.86	27.9	
				3	GOOD	47.75	-	-	47.75	0.97	0.86	39.8	
				4	EXCELLENT	-	-	-	-	0.97	0.86	-	
		STS1 TO STS3	S	1	LOW COST	23.75	-	-	23.75	1.00	0.86	20.4	
				2	AVERAGE	33.50	-	-	33.50	1.00	0.86	28.8	
				3	GOOD	47.50	-	-	47.50	1.00	0.86	40.9	
				4	EXCELLENT	-	-	-	-	1.00	0.86	-	

ALPHA PACS CLASS

	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
HOTELS	11/22	THM	B	1	LOW COST	147.00	-	-	147.00	0.99	0.87	126.6	MINUS: 3.55,4.18,4.99,5.86 (NO ELEVATOR DEDUCT)MULTIPLE SLEEPING UNITS AND LOBBY OF THREE OR MORE FLOORS. BASE INCLUDES ELEVATOR COST. BASE INCLUDES HVAC
				2	AVERAGE	177.00	-	-	177.00	0.99	0.87	152.5	
				3	GOOD	205.00	-	-	205.00	0.99	0.87	176.6	
				4	EXCELLENT	245.00	-	-	245.00	0.99	0.87	211.0	
		THF	C	1	LOW COST	121.00	-	-	121.00	0.97	0.86	100.9	
				2	AVERAGE	145.00	-	-	145.00	0.97	0.86	121.0	
				3	GOOD	183.00	-	-	183.00	0.97	0.86	152.7	
				4	EXCELLENT	222.00	-	-	222.00	0.97	0.86	185.2	
		THS	D	1	LOW COST	114.00	-	-	114.00	0.95	0.86	93.1	
				2	AVERAGE	137.00	-	-	137.00	0.95	0.86	111.9	
				3	GOOD	174.00	-	-	174.00	0.95	0.86	142.2	
				4	EXCELLENT	-	-	-	-	0.95	0.86	-	
MOTELS	12/9	TMM	C	1	LOW COST	95.00	-	-	95.00	0.99	0.86	80.9	MULTIPLE SLEEPING UNITS OF THREE OR FEWER STORIES DESIGNED FOR TRANSIENT OCCUPANCY.
				2	AVERAGE	128.00	-	-	128.00	0.99	0.86	109.0	
				3	GOOD	176.00	-	-	176.00	0.99	0.86	149.8	
				4	EXCELLENT	237.00	-	-	237.00	0.99	0.86	201.8	
		TMF	D	1	LOW COST	92.50	-	-	92.50	0.99	0.86	78.8	
				2	AVERAGE	125.00	-	-	125.00	0.99	0.86	106.4	
				3	GOOD	172.00	-	-	172.00	0.99	0.86	146.4	
				4	EXCELLENT	233.00	-	-	233.00	0.99	0.86	198.4	
		TMS	S	1	LOW COST	-	-	-	-	0.98	0.86	-	
				2	AVERAGE	122.00	-	-	122.00	0.98	0.86	102.8	
				3	GOOD	-	-	-	-	0.98	0.86	-	
				4	EXCELLENT	-	-	-	-	0.98	0.86	-	
WAREHOUSE - DISTRIBUTION	14/23	WDM	C	1	LOW COST	50.50	-	-	50.50	0.99	0.86	43.0	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	70.50	-	-	70.50	0.99	0.86	60.0	
				3	GOOD	103.00	-	-	103.00	0.99	0.86	87.7	
				4	EXCELLENT	150.00	-	-	150.00	0.99	0.86	127.7	
		WDF	D	1	LOW COST	-	-	-	-	0.99	0.86	-	
				2	AVERAGE	63.00	-	-	63.00	0.99	0.86	53.6	
				3	GOOD	92.50	-	-	92.50	0.99	0.86	78.8	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
		WDS	S	1	LOW COST	45.50	-	-	45.50	0.99	0.86	38.7	
				2	AVERAGE	64.00	-	-	64.00	0.99	0.86	54.5	
				3	GOOD	94.50	-	-	94.50	0.99	0.86	80.5	
				4	EXCELLENT	139.00	-	-	139.00	0.99	0.86	118.3	
WAREHOUSE - GENERAL	14/26	WHM	C	1	LOW COST	43.00	-	-	43.00	0.99	0.86	36.6	DESIGNED PRIMARILY FOR STORAGE
				2	AVERAGE	61.00	-	-	61.00	0.99	0.86	51.9	
				3	GOOD	86.50	-	-	86.50	0.99	0.86	73.6	
				4	EXCELLENT	134.00	-	-	134.00	0.99	0.86	114.1	
		WHF	D	1	LOW COST	38.75	-	-	38.75	0.99	0.86	33.0	
				2	AVERAGE	54.50	-	-	54.50	0.99	0.86	46.4	
				3	GOOD	78.00	-	-	78.00	0.99	0.86	66.4	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
		WHS	S	1	LOW COST	38.75	-	-	38.75	0.99	0.86	33.0	
				2	AVERAGE	55.50	-	-	55.50	0.99	0.86	47.3	
				3	GOOD	79.50	-	-	79.50	0.99	0.86	67.7	
				4	EXCELLENT	125.00	-	-	125.00	0.99	0.86	106.4	

ALPHA PACS CLASS

	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
LIGHT INDUSTRIAL	14/14	WIL	C	1	LOW COST	52.50	-	-	52.50	0.99	0.86	44.7	LIGHT INDUSTRIAL DISIGNED FOR MANUFACTURING PROCESSES. OFFICE SPACE MAY BY 4% TO 12% OF THE TOTAL AREA. SIMILAR IN CONSTRUCTION OF GENERAL WAREHOUSE WITH BETTER LIGHTING, PLUMBING TO ACCOMODATE MANUFACTURING.
				2	AVERAGE	72.00	-	-	72.00	0.99	0.86	61.3	
				3	GOOD	100.00	-	-	100.00	0.99	0.86	85.1	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
		WIL	D	1	LOW COST	47.00	-	-	47.00	0.99	0.86	40.0	
				2	AVERAGE	65.50	-	-	65.50	0.99	0.86	55.8	
				3	GOOD	92.00	-	-	92.00	0.99	0.86	78.3	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
		WIL	S	1	LOW COST	46.75	-	-	46.75	0.99	0.86	39.8	
				2	AVERAGE	66.00	-	-	66.00	0.99	0.86	56.2	
				3	GOOD	93.00	-	-	93.00	0.99	0.86	79.2	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
HEAVY INDUSTRIAL	14/15	WIM	C	1	LOW COST	117.00	-	-	117.00	0.99	0.86	99.6	CHARACTERIZED BY THEIR HEAVY FRAMES, WALLS AND FLOORS TYPICAL OF SPECIALIZED MANUFACTURING PROCESSES.
				2	AVERAGE	162.00	-	-	162.00	0.99	0.86	137.9	
				3	GOOD	217.00	-	-	217.00	0.99	0.86	184.8	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
		WIF	D	1	LOW COST	111.00	-	-	111.00	0.99	0.86	94.5	
				2	AVERAGE	144.00	-	-	144.00	0.99	0.86	122.6	
				3	GOOD	-	-	-	-	0.99	0.86	-	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
		WIS	S	1	LOW COST	113.00	-	-	113.00	0.99	0.86	96.2	
				2	AVERAGE	149.00	-	-	149.00	0.99	0.86	126.9	
				3	GOOD	209.00	-	-	209.00	0.99	0.86	177.9	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
MINI-WAREHOUSE	14/28	WMM	C	1	LOW COST	38.25	-	-	38.25	0.99	0.86	32.6	WAREHOUSES SUBDIVIDED INTO A MIXTURE OF CUBICLES OF GENERALLY SMALL SIZE, DESIGNED PRIMARILY TO BE RENTED FOR SMALL SELF STORAGE.
				2	AVERAGE	51.00	-	-	51.00	0.99	0.86	43.4	
				3	GOOD	68.50	-	-	68.50	0.99	0.86	58.3	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
		WMF	D	1	LOW COST	35.50	-	-	35.50	0.99	0.86	30.2	
				2	AVERAGE	47.50	-	-	47.50	0.99	0.86	40.4	
				3	GOOD	63.50	-	-	63.50	0.99	0.86	54.1	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	
		WMS	S	1	LOW COST	35.50	-	-	35.50	0.99	0.86	30.2	
				2	AVERAGE	47.50	-	-	47.50	0.99	0.86	40.4	
				3	GOOD	63.50	-	-	63.50	0.99	0.86	54.1	
				4	EXCELLENT	-	-	-	-	0.99	0.86	-	

2025 UFS TANK CALCS FOR SCHEDULE

MS FRP SW							
CAPACITY	COST	CCM	BCAD CST	PIPE/LEAKEAGE		LCM @ .86	\$/CAPACITY
300	-	0.98	-				
550	13,200	0.98	12,936	7,875	20,811	17,897	32.54
1000	16,200	0.98	15,876	7,875	23,751	20,426	20.43
2000	20,700	0.98	20,286	7,875	28,161	24,218	12.11
3000	23,200	0.98	22,736	7,875	30,611	26,325	8.78
4000	26,000	0.98	25,480	7,875	33,355	28,685	7.17
5000	29,500	0.98	28,910	7,875	36,785	31,635	6.33
6000	34,300	0.98	33,614	7,875	41,489	35,681	5.95
8000	38,000	0.98	37,240	7,875	45,115	38,799	4.85
10000	45,200	0.98	44,296	7,875	52,171	44,867	4.49
12000	50,750	0.98	49,735	7,875	57,610	49,545	4.13
15000	62,000	0.98	60,760	7,875	68,635	59,026	3.94
20000	81,000	0.98	79,380	7,875	87,255	75,039	3.75
25000	99,750	0.98	97,755	7,875	105,630	90,842	3.63
30000	120,000	0.98	117,600	7,875	125,475	107,909	3.60
50000	198,000	0.98	194,040	7,875	201,915	173,647	3.47

2025 UFS TANK CALCS FOR SCHEDULE

MS FRP DW							
CAPACITY	COST	CCM	BCAD CST	PIPE/LEAKEAGE		LCM @ .86	\$/CAPACITY
300	-	0.98	-				
550	23,100	0.98	22,638	7,875	30,513	26,241	47.71
1000	29,800	0.98	29,204	7,875	37,079	31,888	31.89
2000	37,100	0.98	36,358	7,875	44,233	38,040	19.02
3000	41,300	0.98	40,474	7,875	48,349	41,580	13.86
4000	47,900	0.98	46,942	7,875	54,817	47,143	11.79
5000	51,500	0.98	50,470	7,875	58,345	50,177	10.04
6000	60,250	0.98	59,045	7,875	66,920	57,551	9.59
8000	63,500	0.98	62,230	7,875	70,105	60,290	7.54
10000	71,500	0.98	70,070	7,875	77,945	67,033	6.70
12000	81,000	0.98	79,380	7,875	87,255	75,039	6.25
15000	97,750	0.98	95,795	7,875	103,670	89,156	5.94
20000	123,000	0.98	120,540	7,875	128,415	110,437	5.52
25000	149,000	0.98	146,020	7,875	153,895	132,350	5.29
30000	176,000	0.98	172,480	7,875	180,355	155,105	5.17
50000	276,000	1.01	278,760	7,875	286,635	246,506	4.93

2025 UFS TANK CALCS FOR SCHEDULE

MS STEEL SW							
CAPACITY	COST	CCM	BCAD CST	PIPE/LEAKEAGE		LCM @ .86	\$/CAPACITY
300	8,900	0.98	8,722	7,875	16,597	14,273	47.58
550	10,200	0.98	9,996	7,875	17,871	15,369	27.94
1000	13,400	0.98	13,132	7,875	21,007	18,066	18.07
2000	17,500	0.98	17,150	7,875	25,025	21,522	10.76
3000	19,600	0.98	19,208	7,875	27,083	23,291	7.76
4000	22,900	0.98	22,442	7,875	30,317	26,073	6.52
5000	26,200	0.98	25,676	7,875	33,551	28,854	5.77
6000	30,900	0.98	30,282	7,875	38,157	32,815	5.47
8000	34,800	0.98	34,104	7,875	41,979	36,102	4.51
10000	41,900	0.98	41,062	7,875	48,937	42,086	4.21
12000	47,400	0.98	46,452	7,875	54,327	46,721	3.89
15000	58,000	0.98	56,840	7,875	64,715	55,655	3.71
20000	75,500	0.98	73,990	7,875	81,865	70,404	3.52
25000	94,000	0.98	92,120	7,875	99,995	85,996	3.44
30000	111,000	0.98	108,780	7,875	116,655	100,323	3.34
50000	176,000	0.98	172,480	7,875	180,355	155,105	3.10

2025 UFS TANK CALCS FOR SCHEDULE

MS STEEL DW							
CAPACITY	COST	CCM	BCAD CST	PIPE/LEAKEAGE		LCM @ .86	\$/CAPACITY
300	13,200	0.98	12,936	7,875	20,811	17,897	59.66
550	15,200	0.98	14,896	7,875	22,771	19,583	35.61
1000	22,800	0.98	22,344	7,875	30,219	25,988	25.99
2000	27,300	0.98	26,754	7,875	34,629	29,781	14.89
3000	32,100	0.98	31,458	7,875	39,333	33,826	11.28
4000	35,700	0.98	34,986	7,875	42,861	36,860	9.22
5000	44,400	0.98	43,512	7,875	51,387	44,193	8.84
6000	50,500	0.98	49,490	7,875	57,365	49,334	8.22
8000	56,500	0.98	55,370	7,875	63,245	54,391	6.80
10000	69,250	0.98	67,865	7,875	75,740	65,136	6.51
12000	75,750	0.98	74,235	7,875	82,110	70,615	5.88
15000	101,000	0.98	98,980	7,875	106,855	91,895	6.13
20000	116,000	0.98	113,680	7,875	121,555	104,537	5.23
25000	144,000	0.98	141,120	7,875	148,995	128,136	5.13
30000	175,000	0.98	171,500	7,875	179,375	154,263	5.14
50000	271,000	0.98	265,580	7,875	273,455	235,171	4.70

2025 UFS TANK CALCS FOR SCHEDULE

MS FIBERCOTED STEEL SW							
CAPACITY	COST	CCM	BCAD CST	PIPE/LEAKEAGE		LCM @ .86	\$/CAPACITY
300	9,800	0.98	9,604	7,875	17,479	15,032	50.11
550	13,200	0.98	12,936	7,875	20,811	17,897	32.54
1000	16,100	0.98	15,778	7,875	23,653	20,342	20.34
2000	20,300	0.98	19,894	7,875	27,769	23,881	11.94
3000	23,100	0.98	22,638	7,875	30,513	26,241	8.75
4000	26,200	0.98	25,676	7,875	33,551	28,854	7.21
5000	29,500	0.98	28,910	7,875	36,785	31,635	6.33
6000	34,000	0.98	33,320	7,875	41,195	35,428	5.90
8000	38,000	0.98	37,240	7,875	45,115	38,799	4.85
10000	45,700	0.98	44,786	7,875	52,661	45,288	4.53
12000	52,500	0.98	51,450	7,875	59,325	51,020	4.25
15000	64,500	0.98	63,210	7,875	71,085	61,133	4.08
20000	83,750	0.98	82,075	7,875	89,950	77,357	3.87
25000	103,000	0.98	100,940	7,875	108,815	93,581	3.74
30000	123,000	0.98	120,540	7,875	128,415	110,437	3.68
50000		0.98	-	-	-	-	-

2025 UFS TANK CALCS FOR SCHEDULE

MS FIBERCOATED STEEL DW							
CAPACITY	COST	CCM	BCAD CST	PIPE/LEAKEAGE		LCM @ .86	\$/CAPACITY
300	-	0.98	-				
550	18,200	0.98	17,836	7,875	25,711	22,111	40.20
1000	24,000	0.98	23,520	7,875	31,395	27,000	27.00
2000	29,500	0.98	28,910	7,875	36,785	31,635	15.82
3000	36,500	0.98	35,770	7,875	43,645	37,535	12.51
4000	38,700	0.98	37,926	7,875	45,801	39,389	9.85
5000	46,900	0.98	45,962	7,875	53,837	46,300	9.26
6000	53,250	0.98	52,185	7,875	60,060	51,652	8.61
8000	60,000	0.98	58,800	7,875	66,675	57,341	7.17
10000	73,750	0.98	72,275	7,875	80,150	68,929	6.89
12000	83,750	0.98	82,075	7,875	89,950	77,357	6.45
15000	102,000	0.98	99,960	7,875	107,835	92,738	6.18
20000	125,000	0.98	122,500	7,875	130,375	112,123	5.61
25000	151,000	0.98	147,980	7,875	155,855	134,035	5.36
30000	178,000	0.98	174,440	7,875	182,315	156,791	5.23
50000	273,000	0.98	267,540	7,875	275,415	236,857	4.74

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 deterioration, (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 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.

2025 DEPRECIATION SCHEDULE

TABLE I

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

SOURCE: Marshall Valuation Service - Section 97, Page 8 - 12/2022

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

2025 DEPRECIATION SCHEDULE

TABLE II

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

SOURCE: Marshall Valuation Service - Section 97, Page 9 - 12/2022

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

2025 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