

## SECTION VIII

<u>CODE</u>	<u>DESCRIPTION</u>	<u>DEFINITION</u>
**CS	Cooler Sharp Fr	Cold storage. Refer to M & S Section 58 Applied to other features area.
01C	Bed & Breakfast	A private residence, several rooms set aside for overnight guests whose paid accommodations include breakfast. Refer to M & S Section 12.
30	Manuf/Housing	Single and doublewide factory built homes. Refer to M & S Section 63.
99	Miscellaneous (Yard)	Miscellaneous yard items. Refer to M & S Section 66.
ADN	Addition to M/H	Living area, heated space, added to manufactured housing. Refer to M & S Section Residential Manual.
AGH	Attached Greenhouse	Glazed structure with no floor or mechanical. Refer to M & S section 64.
AOB	Attached Office- Brick	Brick office building attached to warehouse or industrial building. For further definition refer to M & S Section 15.
AOF	Attached Office- Frame	Frame office building attached to warehouse or industrial building. For further definition refer to M & S Section 15.
AOR	Attached Office	Office building attached to warehouse or industrial building. For further definition refer to M & S Section 15.
APH	Asphalt Paving	Consists of area around commercial/industrial bldgs only. Typically 2" on a 2" base. For further definition, refer to M & S Section 66.
APT	Apartment	Multiply occupancy dwelling. For further definition refer to M & S Section 11.
ATI	Atrium Interior	Vestibule or lobbies usually abut or are underneath elevated buildings. Refer to M & S Section 15.
ATMB	ATM Booth	Free standing automatic teller machine. Refer to M & S Section 64.
ATO	Attached Office	Office building attached to warehouse or industrial building. For further definition refer to M & S Section 15.
ATW	Attached Warehouse	Warehouse building attached to office or other structure. For further definition refer to M & S Section 14.
AWS	ATT/Workshop	Shop area attached to building. For further definition refer to M & S Section 17.

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BAE	Balcony Ext.	A railed platform projecting from the face of a building above ground level with an entrance from the interior. Refer to M & S in sections by building type (1/4 to 2/5 base cost).
BAY	Bay Area	Area extending off dwelling, sometimes irregularly shaped. For further definition refer to M & S Residential Manual.
BCT	Basketball Court	Outdoor Court- No lights included. For further definition, refer to M & S Section 67.
BENC	Enclosed Brick Carport/Garage	Carport or garage converted to living area with brick exterior. For further definition refer to M & S Residential Manual.
BFP	Fruit Packing Bldg.	Used for the packaging of fruit (apples, peaches, etc...). For further definition, refer to M & S Section 17.
BFS	Fertilizer Storage	Used for their storage of bulk lime or fertilizer. For further definition, refer to M & S Section 17.
BGA	Brick Garage w/Attic	Attic or living area over brick garage. Refer to M & S Residential Manual.
BAI	Balcony/Interior	Raised seating area normally in theaters, churches with stepped floor. Refer to M & S Section 16.
BKA	Brick Addition	Brick living area added to dwelling. For further definition refer to M & S Residential Manual.
BLS	Lumber Storage Bldg.	Used for the storage of building materials (no racks are included). For further definition, refer to M & S Section 17.
BOA	Boat House-Enclosed	Up to four sides enclosed. May be on or off the water. For further definition, refer to M & S Section 67.
BOS	Boat House-Shelter	Usually all sides are open. May be on or off the water. For further definition, refer to M & S Section 67.
BRN	Barn-Stock / Loft	Main level partitioned into stalls. Upper area used for storage. For further definition, refer to M & S Section 17.
BRS	Barn-Storage Unfinished	Multi-purposes storage building without interior finish. For further definition, refer to M & S Section 17.
BSP	Basement/Poor Quality	Basement area below average quality. Refer to M & S Residential Manual.
BST	Silo Bin Tanks	Used for the commercial storage of small grains. For further definition, refer to M & S Section 17.
BV	Bank Vault	Poured in place and modular vaults. Refer to M & S Section 52.
BWS	Bleachers-Wood	Used in open areas. For further definition, refer to M & S Section 67.

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CAN	Canopy-Metal	Primarily found in rural or residential areas. For further definition, refer to M & S Section 64.
CANC	Canopy-Commercial	Primarily used on or around commercial buildings. For further definition, refer to M & S Section 64.
CAS	Canopy-Service Station	Primarily used on or around service station or convenience stores. For further definition, refer to M & S Section 64.
CAW	Canopy-Wood	Used primarily as a car shelter. For further definition, refer to M & S Section 64.
CBA	Cement Block Addition	Cement block living area added to dwelling. For further definition refer to M & S Residential Manual.
CBB	Bleachers-Concrete Block	Used in open areas. For further definition, refer to M & S Section 67.
CBH	Bath House Commercial	Price contains plumbing fixtures. For further definition, refer to M & S Section 67.
CBNS	Cabin/Shelter	Building constructed for part time or seasonal use. Refer to M & S Section 12.
CBW	Bleachers Conc/Rooms	Sporting event seating area with concession and locker rooms attached. Refer to M & S Section 67.
CBW	Bleachers-Concrete	Used in open areas. For further definition, refer to M & S Section 67.
CC	Cooler Chiller	Cold storage. Refer to M & S Section 58.
CCBL	Corn Crib Bldg.	Building for whole ear corn, wood skeleton, spaced boards or mesh. Refer to M & S Section 17.
CF	Cooler Freezer	Cold storage. Refer to M & S Section 58.
CGH	Greenhouse-Commercial	Used for the growing of commercial plants, etc. For further definition, refer to M & S section 64.
CP	Carport	Used for the parking of vehicles, May have one side closed. For further definition, refer to M & S Residential Manual.
CPA	Carport w/Attic	Attic or living area over carport. Refer to M & S Residential Manual.
CPL	Pool-Commercial	Non-residential use) motels, resorts, camps, etc.). For further definition, refer to M & S Section 66.
CPM	Carport Metal	Low cost tubular frame with metal roof, shop fabricated. Refer to M & S Section
CPMS	Carport Metal W/ Sides	Used for the parking of vehicles. May have two or three sides enclosed. Refer to M & S Residential Manual.
CPT	Car Port-Open	Used for the parking of vehicles. All sides are open. For further definition, refer to M & S Residential Manual .

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CS	Concrete Slab	Poured concrete into a form in the ground. For further definition, refer to M & S Residential Manual
CSB	Booth-Cashiers	Small area building for commercial use (kiosk). For further definition, refer to M & S Section 64.
CTS	Cell Tower Site	Tower site value according to lease agreement. Yearly lease capitalized for site value.
DI	Bank Window	Drive up windows. Refer to M & S Section 52.
DL	Dock Levelers	Manual or hydraulic leveler. Refer to M & S Section 65.
DLC	Dock w/Canopy	Raised concrete dock w/structural canopy roof cover. Refer to M & S Section 14.
DLT	Lighting-Sec Dbl	Floodlights, two per pole including one arm bracket per light. For further definition, refer to M & S Section 66.
DOC	Dock-Loading	For the use of connecting a truck's freight to the main storage area. For further definition, refer to M & S Section 14.
DOE	Dock-Enclosed	Steel or concrete piers and frames. Heavy-duty floor and steel roof structure. Refer to M & S Section 14. -
DWL	Dwelling Sound-Value	May or may not be suitable for occupancy.
EBP	Enclosed Brick Porch	Porch enclosed with brick and windows. No heat. Refer to M & S Residential Manual.
EFP	Enclosed Frame Porch	Porch enclosed with frame and windows. No heat. Refer to M & S Residential Manual.
EGP	Enclosed Glass Porch	Porch enclosed with glass windows. No heat. Refer to M & S Residential Manual.
ELG	Elevator-Grain	Used for the transport of small grain at a granary, For further definition, refer to M & S Section 17.
ELP	Elevator-Passenger	Used for transporting people in multi-story buildings. For further definition, refer to M & S Section 58.
ES	Escalators	Moving stairway. Refer to M & S Section 58.
EXFD	Excess Foundation	Foundation in excess of usual crawl space area due to topography. Refer to M & S Section 51.
FDO	Field Office	Small office area could be transported. For further definition, refer to M & S Section 64.
FE10	Fence-10' HI	Ten foot high welded fence with three strands of barbed wire. For further definition, refer to M & S Section 66.
FEN4	Fence-4'Hi	Four-foot high welded wire fence with three strands of barbed wire. For further definition, refer to M & S Section 66.

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FEN6	Fence-6'HI	Six-foot high welded wire fence with three strands of bared wire. For further definition, refer to M & S Section 66.
FEN8	Fence-8'Hi	Eight-foot high welded wire fence with three strands of barbed wire. For further definition, refer to M & S Section 66.
FENC	Enclosed Frame Carport/Garage	Carport or garage converted to living area with frame exterior. For further definition refer to M & S Residential Manual.
FEV	Freight/Elv.	Elevator in multi story building for moving freight and supplies. Refer to M & S Section 58.
FGA	Frame Garage w/Attic	Attic or living area over frame garage. Refer to M & S Residential Manual.
FLD	Field House	College or university (institutional) use For further definition, refer to M & S Section 64.
FLO	Float	Floatation device including supports. For further definition, refer to M & S Section C and Section 67.
FRA	Frame Addition	Living area attached to dwelling. Refer to M & S Residential Manual.
FRM	Florida Room	Room added to dwelling with more glass than solid walls. May or may not have heat or air. Refer to M & S Residential Manual.
FSP	Full Screen Porch	Porch screened from ceiling to floor. Refer to M & S Residential Manual.
FULT	Farm Utility Lean-To	Side extension from barn or other structure. Metal or Frame. Refer to M & S Section 17.
GAB	Garage w/Attic-Brick	Automobile storage with unfinished storage overhead. For further definition, refer to M & S Residential Manual .
GAF	Garage w/Attic Frame	Automobile storage with unfinished storage overhead. For further definition, refer to M & S Residential Manual .
GAL	Garage w/Attic Log	Automobile storage with unfinished storage overhead. For further definition, refer to M & S Residential Manual .
GAN	Grain Annex	Used for the storage of small grain at a granary. For further definition, refer to M & S Section 17.
GBI	Garage Built-in	Garage having living area overhead with full walls. Refer to M & S Residential Manual.
GBM	Basement Garage-Finished	Garage area finished off in basement. Refer to M & S Residential Manual.
GDHS	Guard House	Small freestanding, portable building. Refer to M & S Section 64
GEL	Grain Elevator	Processing and storage of grain. Refer to M & S Section 17.

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GEN	Generator	Emergency power source for homes or commercial properties. Refer to M & S section 54.
GHB	Guest House-Brick	Brick residential living units or servant quarters separate from main dwelling. Refer to M & S Section 12.
GHF	Guest House-Frame	Frame residential living units or servant quarters separate from main dwelling. Refer to M & S Section 12.
GML	Garage Apt Finished	Garage with finished apartment overhead not having full walls. Refer to M & S Residential Manual.
GML2	Garage Apt Finished	Garage with finished apartment overhead having full wall height. Refer to M & S Residential Manual.
GOL	Golf Course Improvement	Golf course tees, greens, fairways, and their auxiliary improvements. For further definition, refer to M & S Section 67.
GRA	Grain Bin-Metal	Structures used for the storage of grain. For further definition, refer to M & S Section 17.
GRB	Garage-Brick	Automobile storage. Three to four sides enclosed. For further definition, refer to M & S Residential Manual.
GRBU	Garage Brick-Unfinished	Brick garage with unfinished interior walls. Refer to M & S Residential Manual.
GRC	Garage-Concrete Block	Automobile storage. Three to four sides enclosed. For further definition, refer to M & S Residential Manual.
GRCU	Garage-Concrete Block – Unfinished	Automobile storage separated from house. Three to four sides enclosed. Refer to M & S Residential Manual.
GRF	Garage-Frame	Automobile storage. Three to four sides enclosed. For further definition, refer to M & S Residential Manual.
GRL	Garage-Log	Automobile storage. Three to four sides enclosed. For further definition, refer to M & S Residential Manual.
GRFU	Garage Frame Unfinished	Frame garage with unfinished interior walls. Refer to M & S Residential Manual.
GRPM	Garage/Pre-Eng. Metal	Metal pre-engineered garage for vehicles. Refer to M & S Section 64.
GZB	Gazebo	Yard item used for ambience. Typically are residential areas. For further definition, refer to M & S Residential Manual Section C.
HGP	Hog Parlor	Used for the commercial growing of swine. For further definition, refer to M & S Section 17.
HSP	Half Screen Porch	Porch with screen on upper section, other material on lower. Refer to M & S Residential Manual.

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HST	Tanks-Horizontal	Upright storage tanks usually made of metal. For further definition, refer to M & S Section 61.
HTB	Hot Tub/Spa	Large tub with hot water for two or more bathers. Refer to M & S section 66.
INS	Insulation-Styrene	Item to be added for the use of coolers or chillers. For further definition, refer to M & S Section 2.
IP	Indoor Pool	Swimming pool within a building. Refer to M & S Residential Manual and M & S Section 11.
KC	Kitchens	Kitchen area. Refer to M & S Residential Manual-appliances and M & S Section 12.
KIL	Kilin-1/3 of Total	Building for treating lumber. Refer to M & S Section 17.
LAD	Log Addition	Living area heat and/or A/C added to log cabin. Refer to M & S Residential Manual.
LTS	Lean-To Shed	Shed usually attached to a main storage building. For further definition, refer to M & S Section 17.
MCS	Materials Commodity Shelter	No walls – composition or metal roof. Storage of Materials. Refer to M & S section 17.
MEZD	Mezzanine Displ.	Showroom finish, acoustic ceiling above main floor. Refer to M & S Section 14.
MEZO	Mezzanine Office	Enclosed industrial office above main floor. Refer to M & S Section 14.
MFHG	Manufactured Housing	Single and Doublewide factory built housing. Refer to M & S Section 63.
MMO	Modular Mobile Office	Manufactured housing built for office use. Refer to M & S Section 18.
MOHA	Mobile Home Addition	Addition to manufactured home. Refer to M & S Residential Manual.
MPA	Milk Parlor	Used for milking and storage of mild. For further definition, refer to M & S Section 17.
MSHO	Metal Shed Open	Metal over shed with no sides. Refer to M & S Section 17.
MTLA	Metal Addition	Addition to a metal building. Refer to M & S section 14.
MWH	Mini-Warehouse	Used for storage in individual cubicles. For further definition, refer to M & S Section 14.
OA	Office Area	Office within warehouse or other structure. Refer to M & S Commercial Manual, section 15.
OAT	Office Attached	Office area attached to another building. Refer to M & S Section 15.
OBP	Open Brick Porch	Open porch with brick posts. Refer to M & S Residential Manual.
OFF	Open Frame Porch	Open porch with frame posts. Refer to M & S Residential Manual.

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PAT	Patio	Concrete pad with brickwork. Refer to M & S Residential Manual-yard improvements.
PAV	Concrete Paving	Typically 3" non-reinforced and used for parking lots. For further definition, refer to M & S Section 66.
PEC	Pool Enclosure	Structure over and around pool. Refer to M & S Section 11. Also Refer to M & S Residential Handbook pg. C-7.
PENT	Penthouse	A building constructed on the roof of another building. Refer to M & S Section 15.
PEV	Passenger Elevator	Passenger operated, geared, electric and hydraulic. Refer to M & S Section 58.
PIE	Pier	Platform structure supported by pilings, extending from land to water. For further definition, refer to M & S Section 67.
PLCV	Pool-Cover/Auto	Automated covering for an outdoor pool. For further definition, refer to M & S Section 67.
POL	Pool-Residential	Recreational facility, which include filter, concrete coping, lights, diving board, steps, ladder and a maximum depth of 9 feet. For further definition, refer to M & S Section 66.
PTO	Patio	Built-up paved service typically adjoining a residence used for dining, recreation, or leisure. For further definition, refer to M & S Residential Manual Section B.
PTY	Poultry Houses	Used for the commercial growing of chicken or turkey. For further definition, refer to M & S Residential Manual Section B.
QLT	Lighting-Sec Quad	Floodlights, four per pole including one arm bracket per light. For further definition, refer to M & S Section 66.
QUO	Quonset Bldg.	Concave steel ribbed storage building. For further definition, refer to M & S Section 64.
R	Single Family	Residential single-family dwelling. Refer to M & S Residential Manual.
R/R	Railroad Spur	Rail for auxiliary use off of a main rail line. Rails, ties, ballast, spikes, and alignment are considered. Typically 80# per yard weight. For further definition, refer to M & S Section 66.
RA	Retail Area	Area of warehouse or other area finished for sales. Refer to M & S Section 14.
RBH	Restroom/Bathhouse	Residential use-includes plumbing. For further definition, refer to M & S Section 61.
RCB	Rec. Room-Brick	Brick recreation/game room added onto dwelling. Refer to M & S Residential Manual.

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RCC	Rec. Room-Concrete Block	Concrete block recreation/game room added onto dwelling. Refer to M & S Residential Manual.
RCF	Rec. Room-Frame	Frame recreation/game room added onto dwelling. Refer to M & S Residential Manual.
RCLR	Temp Classrooms	Pre-manufactured buildings. For further definition, refer to M & S Section 15.
RECR	Recreation Room	Separate room over a structure. Refer to M & S Residential Manual.
RETW	Retaining Wall	Wall built to hold back earth. Refer to M & S Section 51.
REV	Residential Elevator	Elevator for use in residence. Refer to M & S Residential Manual.
RGH	Greenhouse-Residential	Used as a non-commercial building for the growing of plants. For further definition, refer to M & S Residential Manual Section C.
RMP	Ramp	Inclined structure to wheel up and down objects. Refer to M & S Section 66.
RSB	Raised Slab	Concrete poured above ground. Refer to M & S Residential Manual and Commercial Section 51.
RSV	Reservoir-Concrete	Open pit used for the storage of liquids. Priced by the gallon. For further definition, refer to M & S Section 61.
RVC	R/V Campsite	Campsite for recreation vehicle or camper. Refer to M & S Section 63.
RVPS	R/V Parking Site	Parking site for recreation vehicle subdivision Refer to M & S Section 63.
SEAW	Sea Walls	Wall built between land and water. Refer to M & S Section 51.
SFB	Semi-Finished Basement	Basement area not finished to quality of living area. Refer to M & S Residential Manual.
SHE	Shed, Equipment	Open front equipment storage. Refer to M & S Section 17.
SHL	Shed-Lean-To	Same as a Lean-To. For further definition, refer to M & S Section 17.
SHO	Shed-Open	Pole-type shed with no sides. For further definition, refer to M & S Section 17.
SHPL	Shed-Pole	Same as a Shed-Open. For further definition, refer to M & S Section 17.
SHR	Showroom	Area in a building used to exhibit vehicles or merchandise. Refer to M & S Section 14.
SHS	Shed-w/Side	Pole shed with one side open. Similar to Shed-Equipment. For further definition, refer to M & S Section 17.
SIC	Silo-Concrete Stave	Used for storage of silage. Banded concrete sections. For further definition, refer to M & S Section 17.

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SIF	Semi-Interior Finish	Area finish in building not quality of typical finish. Refer to M & S Section 15.
SIG	Silo-Glass lined	Used for the storage of silage. Trade name is "Harvestore". For further definition, refer to M & S Section 17.
SIP	Silo Concrete Poured	Grain or storage silo made of concrete sections. Refer to M & S section 17.
SLRY	Slurry Tanks	Used for the storage of liquid animal waste. Glass lined. For further definition, refer to M & S Section 17.
SLT	Lighting-Sec Quad	Floodlights, one per pole, including one arm bracket per light. For further definition, refer to M & S Section 66.
SOL	Solar Room	Room added with extensive walls and ceiling. Refer to M & S Section 64.
SPT	Septic Tank	Typical for installation of tank, leaching lines, and gravel. For further definition, refer to M & S Section 67.
SSB	Self Service Booth	Small booths for taking money at self-service. Refer to M & S Section 64.
STB	Stable	Used for the housing of horses. Floor in the feed and tack room. For further definition, refer to M & S Section 17.
STF	Storage Frame	Frame storage building. Refer to M & S Section 17.
STG	Storage Building	General-purpose utility building. For further definition, refer to M & S Section 17.
STGB	Storage Building/Unfinished	Multi-purpose storage building without interior finish. For further definition, refer to M & S Section 17.
STP	Stoop	Small raised area, usually concrete, at entrance to building. Refer to M & S Residential Manual.
TCC	Tennis Court-Commercial	Standard size 60x120. Price includes fencing. For further definition, refer to M & S Section 67.
TCT	Tennis Courts	Same as Commercial. For further definition, refer to M & S Section 67.
TER	Terrace	Area of brick and/or concrete used for outdoor entertaining. Refer to M & S Residential Manual and Commercial Section 51.
TGB	Booth- Ticket/Guard	Small security building usually placed at the entrance of a fenced area. For further definition, refer to M & S Section 64.
THU	Mobile Home Spaces	Three or more spaces. Price is based on its rental income. For further definition, refer to M & S Section 63.

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TSP	Two Story Open Porch	Open porch full two story as in colonial type homes. Refer to M & S Residential Manual.
ULAP	Upper Level Apt	Level above 1 <sup>st</sup> floor for apartment usage. Refer to M & S Section 14.
USP	Upper Level Par	Level above 1 <sup>st</sup> floor partially finished. Refer to M & S Section 14.
USU	Upstairs-Unfinished	Level above 1 <sup>st</sup> floor not finished. Refer to M & S Section 14.
UTB	Utility Brick	General-purpose concrete block exterior utility building. For further definition, refer to M & S Section 17.
UTC	Utility Concrete Block	General-purpose concrete block exterior utility building. For further definition, refer to M & S Section 17.
UTF	Utility Frame	General-purpose frame exterior utility building. For further definition, refer to M & S Section 17.
UTM	Utility Metal	General-purpose metal exterior utility building. For further definition, refer to M & S Section 17.
UTP	Utility Pre-Engineered	General-purpose metal exterior utility building. For further definition, refer to M & S Section 17.
WATE	Water Tank-Elevated	Used for the storage of large amounts of water. Tank on steel tower. For further definition, refer to M & S Section 61.
WATT	Water Tank- Tower	See Water Tank-Tower. Refer to M & S Section 61.
WDK	Wood Deck	Wooden platform structure supported by standards or posts, extending from a main structure. For further definition, refer to M & S Residential Manual.
WEL	Well	Private water usage bored or drilled into the earth. Refer to M & S Section 17.
WKB	Workshop-Brick	Usually detached multi-purpose brick exterior building with electricity. For further definition, refer to M & S Section 17.
WKC	Workshop-Concrete Block	Usually detached multi-purpose concrete-block exterior building with electricity. For further definition, refer to M & S Section 17.
WKF	Workshop-Frame	Usually detached multi-purpose frame exterior building with electricity. For further definition, refer to M & S section 17.
WPS	Whirlpool Spa	Whirlpool bath area for relaxation or therapy. Refer to M & S Residential Manual.
WST	Water Tank-Vertical	Tank that sits upright upon a heavy concrete slab. For further definition, refer to M & S Section 61 pg.1 thru 8.

**TYPICAL FARM BUILDINGS**

The following is a list of the most often erected and used farm buildings found in Rutherford County. Included in the base price of these buildings are financing and contractors profit and overhead. Since great many farm buildings are built and then used by the owners, the building costs supplied in this section will be used, as a guide and the final decision as to value will be left to the individual appraiser.

Barn-Stock w/Loft	Grain Bins
Barn-Storage (Unf)	Storage Sheds
Fruit Packing Building	Poultry Houses
Stables	Hog Parlors
Fertilizer Storage	Farm Utility Lean-To
Grain Elevator	Greenhouses
Corn Crib Building	Tobacco Barns
Milk Parlors	Miscellaneous Outbuildings

Note: Farm buildings or improvements not listed in this section will be valued by the individual appraisers best judgment.

**BARN-STOCK w/LOFT**

**BASE SPECIFICATIONS – AVERAGE QUALITY**

This classification included almost all barn-type structures. The typical barn-stock will have the first level divided into stalls and an upper loft area for storage.

- FOUNDATION: Piers, light concrete footings.
- EXTERIOR WALLS: Pole frame, siding walls, few windows.
- ROOF: Light asphalt shingles or metal on wood framing.
- INTERIOR: Some flooring, few partitions, and some cheap stalls.
- PLUMBING: Water service and drains.
- ELECTRICAL: Minimum wiring, lighting and outlets.

Note: For barns of less quality or fewer components than shown above, lower rates by 10% for each specification, not to exceed 30%.

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**BARN-STORAGE (UNFINISHED)**

This type barn has multiple purposes without interior finish and loft

**BASE SPECIFICATIONS**

Same as barn-stock w/loft

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**FRUIT PACKING BUILDING**

**BASE SPECIFICATIONS – AVERAGE QUALITY**

- FOUNDATION: Poured concrete footings
- EXTERIOR WALLS: Wood siding or concrete block on wood framing with insulation.
- ROOF: Asphalt shingles or corrugated metal on grade plywood.
- INTERIOR: Unfinished, concrete floors, built-in cooler, small office.
- PLUMBING: Water service
- ELECTRICAL: Rigid conduit, good lighting, outlets for refrigeration.

**STABLES**

Used for the housing of horses

BASE SPECIFICATIONS  
SAME AS BARN-STOCK

EXCEPTIONS: HEAVY PARTITIONING WITH GOOD STALLS, INTERIOR PLUMBING,  
WIRING, FLOOR IN FEED AND TACK ROOM

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**FERTILIZER STORAGE**

Used for the storage of bulk lime or fertilizer

BASE SPECIFICATIONS-AVERAGE QUALITY

FOUNDATION:	Poured concrete footings.
EXTERIOR WALLS:	Heavy wood frame or wall-bearing block/concrete, siding, driveway
ROOF:	Wood trusses
INTERIOR:	Concrete slab, walls sealed, heavy bins, blend area
PLUMBING:	Some plumbing
ELECTRICAL:	Rigid conduit, spark-proof fixtures

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**GRAIN ELEVATOR**

For the processing and storage of grain

Costs are based on total licensed bushel capacity of the facility except for steel tanks and bins which are priced separately. Costs include working house, tunnel, conveyor gallery, and storage tanks.

**CORN CRIB BUILDING**  
Building for whole ears of corn

**BASE SPECIFICATIONS-AVERAGE QUALITY**

FOUNDATION:	Light concrete or wood plank
EXTERIOR WALLS:	Wood skeleton, wire mesh, and spaced boards
ROOF:	Typically metal, shed or gable roof
INTERIOR:	None
PLUMBING:	None
ELECTRICAL:	None

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**MILK PARLORS**  
Used for milking and storage of milk

**BASE SPECIFICATIONS-AVERAGE QUALITY**

FOUNDATION:	Poured concrete footings.
EXT. WALLS:	Concrete block or frame with windows.
ROOF:	Asphalt shingles on grade plywood and rafters 16" O.C.
INTERIOR:	Concrete block or plastered walls, washroom, contoured concrete floor.
ELECTRICAL:	Adequate wiring and lighting.

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**STEEL GRAIN BINS**

The standard bin includes a door and manhole, erected on a provided slab. Cost of drying bin includes floor, auger tube, steel columns, and beam supports.

**STORAGE SHEDS**

Includes several different types of sheds that are all basically similar in materials and construction; shed-equipment has an open front, pole shed has no sides, storage building is a general purpose utility building.

**BASE SPECIFICATIONS – AVERAGE QUALITY**

- FOUNDATION: Concrete block or brick.
  - EXT. WALLS: Frame siding or corrugated metal on wood framing.
  - ROOF: Light asphalt shingles or corrugated metal on wood framing.
  - INTERIOR: Unfinished walls, construction grade wooden floors.
  - PLUMBING: None.
  - ELECTRICAL: Minimum wiring and lighting.
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**POULTRY HOUSES**

Designed for the care of chicken. Cost does not include racks, cages, or incubators.

**BASE SPECIFICATIONS-AVERAGE QUALITY**

- FOUNDATION: Treated wood.
- EXT. WALLS: Light wood frame and wire mesh.
- ROOF: Corrugated metal on wood framing 24” O.C.
- INTERIOR: Dirt floor with shavings, minimum partitions.
- PLUMBING: Water available to site.
- ELECTRICAL: Minimum lighting.

Note: For brooder houses and above average poultry houses add from 10% to 75% to above base price.

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**HOG PARLORS**

Provide for the breeding, nursery, and finishing of swine

**BASE SPECIFICATIONS**

- FOUNDATIONS: Poured concrete footings.
  - EXT. WALLS: Wood siding, steel truss, or concrete block
  - ROOF: Asphalt shingles or corrugated metal on grade plywood.
  - INTERIOR: Insulated, slotted floors, partitions
  - PLUMBING: Flushing system, water to pens
  - ELECTRICAL: Conduit with adequate lighting
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**FARM UTILITY LEAN-TO SHELTER**

Side extension from barn or other structure

**BASE SPECIFICATIONS**

- FOUNDATION: None.
  - EXT. WALLS: None.
  - ROOF: Corrugated metal on wood framing.
  - INTERIOR: Open with heavy wooden poles for supports.
  - PLUMBING: None
  - ELECTRICAL: Minimal electric service
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**GREENHOUSES**

Pole type with either glass or plastic skin covering. Has concrete foundation, gravel floor, ventilation, and humidifier system. May also have corrugated vinyl siding with frame structure. Minimum electricity.

**TOBACCO BULK BARNs (FLUE CURING)**

FOUNDATION:	Concrete slab.
EXT. WALLS:	Reinforced metal.
ROOF:	Reinforced metal.
INTERIOR:	Unfinished with drying racks and insulation.
PLUMBING:	Water service.
LIGHTING:	Pre-existing wiring.
HEAT:	Gas or oil fired service.

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**MISCELLANEOUS OUTBUILDINGS**

There will be a great number of buildings and sheds that will not logically fall in any one category listed in this manual. Often, these improvements will have very little (if any) value. The appraiser must use his best judgment in affixing a value on these properties. He will place a "sound value" on this type of property. The range of value will fall between \$100.00 and \$5000.00.

NOTE: It is acceptable for the appraiser to group these miscellaneous outbuildings together and assign a single value collectively.

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