

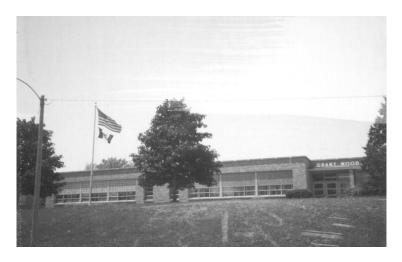
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## **EXEMPT SCHEDULE**

Although the specific buildings found in this section are not normally taxable, the assessor is obligated to place a value on them for reporting purposes. The following schedules have been computed to provide the assessor with a uniform method of arriving at replacement values. Physical depreciation will follow closely to that of commercial properties with heavy weight going to observation.

Due to the lack of sales of these types of structures it becomes unrealistic, if not impossible, to know what is the true market value. Therefore, it becomes necessary to apply functional obsolescence only on the basis of comparison with properties erected for the same purpose (i.e. church against church, school against school, etc.)



CLASSIFICATION NO. 4 - SCHOOL





CLASSIFICATION NO. 3

**CLASSIFICATION NO. 5** 

## **SPECIFICATIONS - SCHOOLS**

Foundation Reinforced concrete.

Basement No basement is base.

Exterior Walls Face brick on cement block or equivalent.

Roof Four ply built-up roofing on metal deck.

<u>Floor</u> First Floor - Concrete on grade with vinyl floor covering.

Upper - Reinforced concrete with vinyl floor covering.

<u>Interior Finish</u> Plaster interior or equivalent. Tile or concrete block partitions.

Heating & Air Conditioning Combination forced air and air conditioning system.

Plumbing Adequate porcelain enamel fixtures.

Tiling Ceramic tile or equivalent rest rooms.

Wiring Pipe conduit wiring with good quality fluorescent fixtures.

Structural Steel framing.

# **SCHOOLS**

There will seldom be more than one classification change in school buildings, therefore; only three classifications have been shown. The Class No. 3 will generally be very ornate exterior trim, terrazzo corridors, etc. The Class No. 5 will generally be of the older wood frame type with few extras. The prices shown are per square foot of floor area.

			<u>3</u>	<u>4</u>	<u>5</u>	
	Class Room Areas		\$124.00	\$102.00	\$82.00	
	Gymnasium Areas		149.00	124.00	101.00	
	Auditorium Areas		157.00	130.00	105.00	
	Shop Areas		105.00	87.00	68.00	
MAIN	AREA ADJUSTMENTS					
	ement	(+)			\$25.00	P.S.F.
Base	ement Finish (Classrooms)	(+)		\$45.00 -	60.00	P.S.F.
No A	air Conditioning	(–)			5.60	P.S.F.
Sprir	nkler System	(+)			2.50	P.S.F.

Steps & Raised Stoops	(+)	\$17.00 -	\$32.00	P.S.F.
Canopies	(+)	15.00 -	19.00	P.S.F.



CLASSIFICATION NO. 1 - CHURCH



CLASSIFICATION NO. 2 - CHURCH



CLASSIFICATION NO. 3 - CHURCH



CLASSIFICATION NO. 4 - CHURCH



CLASSIFICATION NO. 5 - CHURCH



CLASSIFICATION NO. 6 - CHURCH

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CARD NO.	PROPERTY ADDRESS	DRESS							PARCEL NO.		MAP NO.	NO. PROPERTY NO.	Y NO.
NAME AND DESCRIPTION:					8	REMARKS:					4	ASSESSMENT SUMMARY	MARY
						PRICING	INSTRUCTIONS	: 57		ΥR.	ITEM	ACTUAL VALUE	ASSESSED VALUE
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					2	28'H; X	670 /cu.FT	FT.	187.60		IMPR.		
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										-	AND		
										1-	IMPR.		
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								H	20000		IMPR.		
NO STREET											TOTAL		
LEVEL											LAND		
HIGH										=1	IMPR.		
TOW.										1	TOTAL		
ALL UTILITIES	C.1.									-1	LAND		
WAT SEW GAS					TOTAL	+				=11	IMPR.		
						-					TOTAL		

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BANK	GAS STATION	4									1	1					
HOTEL	WAREHOUSE	4								1	1	+					
THEATER	SHOP	1							1	1	1	+				1	
APT. HOUSE	1	1								1	1	+					
	CHURCH			ļ						1	1	1					
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4. EXTERIOR WALLS	$\rightarrow$	+	$\downarrow$	1	1						28					-	
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	DRYWALL OR EQUIV																
PLATE GLASS		_													TOTAL FLAT EXPENSES	SES	
ST. GLMSS 1	✓ woop stup	7	7												GROSS ANNUAL INCOME	OME	
5. ROOF	TILE OR.BLOCK	-													LESS FLAT EXPENSES	ES	
FLAT	9. HEATING														BALANCE FOR CAP.		
GABLE	STEAM	7	7			10. PLUMBING	lG Si	11. TILING		100	13. STRUCTURAL	TURAL	15. MISCELLANEOUS	ANEOUS	CAP. RATE		
	HOT WATER VAPOR	_				BATHROOMS		BR. FLOOR		Œ	REINF CONCRETE	CRETE	WOOD FR. SASH	NS HS	INDICATED CAP. VALUE	ALUE	
7 & G	FORCED HOT AIR	-				TOILET ROOMS	NS /	BR. WAINS./WALLS	WALLS	is	STEEL FRAME	ME	STL./ALUM. SASH	4SH	16. OBSOLESCENCE	_	ACQUISITION DATA
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SHINGLE	VACUUM GAS	+	L		F	WAT, CLOS. EXT.	XT.	T.R. WAINS./WALLS	WALLS	-			VAULTS		LOCATION	PUR, PRICE	CE
	UNIT HEATERS	+	t	1	+	I AVATORY EXTRA	1 4			$\vdash$			INCINERATOR			LAND COST	DST
WOOD DECK		+	1	1	#			12 WIRING		-	14 MECHANICAL AD	MICAL	┿		ARCHITECTURAL	BLDG. COST	OST
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METAL DECK	AUTO BURNER	7	2	#	#	URINALS	11	PIPE CONDUIT	=	7	PASS ELEV.			-	OVER-IMPR.		1
REINF CONCRETE		+	$\pm$	1	1	SINKS	7	ROM. OR FLEX	Ë	S	SPRINKLER SYS.	SYS.	WORK DETAIL	4		REM C	COST
	AIR CONDITIONING	$\dashv$	7	1	1		-	KNOB & TUBE	# I	-	FREIGHT ELEV	LEV.	M.L. & P. D.O, R,	4	INT. LAYOUT		
		_	_	_	_		_			_		_	REVIEWED		UPPER FLOORS		

#### CHURCHES

Below are listed guidelines to assist the appraiser in determining the proper classification.

<u>Class 1:</u> Granite, quality stone or high quality brick walls with special stained glass windows. Many special architectural features and ornate interior. Fireproofed reinforced concrete framing, floors and roof.

<u>Class 2:</u> Fine masonry walls with stained glass windows, good architectural design, ornate interior. Reinforced concrete or steel framing, reinforced concrete or high quality wood floors and roof.

<u>Class 3:</u> Stone or brick walls with some stained glass windows. Interior is good quality with few extras. Steel framing, concrete or wood floors and roof.

Class 4: Face brick, stone trim, stucco, good windows, good interior, steel or wood framing, wood floors and roof.

<u>Class 5:</u> Brick, block or wood siding, simple stained glass windows, interior has little ornamental detail. Light steel or wood framing, wood floors and roof.

<u>Class 6:</u> Stucco or wood siding, few stained glass windows, simple interior. Wood framing, wood floors and roof.

Due to the great variation in roof height it becomes necessary to price churches on a cubic content basis. The cubic foot rates shown may also be used for additions such as classrooms.

To arrive at the square foot rate, multiply wall height plus 1/2 distance from eave to peak (do not include basement) by the cubic foot rate shown. Adjustments are then made on a square foot basis.

Classification	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>
Rate/Cu. Ft.	\$12.20	\$10.00	\$8.20	\$6.70	\$5.40	\$4.30

#### MAIN AREA ADJUSTMENTS

Basement	(+)	\$15.60	-	\$25.00	P.S.F.
Basement Finish (Kitchen & dining type)	(+)	19.00	-	26.00	P.S.F.
Basement Finish (Classroom type)	(+)	32.00	-	45.00	P.S.F.

Steps & Raised Stoops	(+)	\$17.00 -	\$32.00	P.S.F.
Canopies	(+)	17.00 -	22.00	P.S.F.

# **HOSPITALS**





EXCELLENT GOOD



AVERAGE





AVERAGE BELOW AVERAGE

### **HOSPITALS**

GRADE TYPE OF CONSTRUCTION

Excellent Granite, brick, metal and glass, stone trim, fireproofed reinforced concrete framing, floors

and roof. Excellent mechanical equipment.

Good Brick, metal and glass, stone trim, fireproofed reinforced concrete or steel framing, floors

and roof. Very good mechanical equipment.

Average Brick, concrete block, steel framing, concrete or wood floors and roof. Good mechanical

equipment.

Below Average Brick/block, concrete block, stucco, steel or wood framing, wood floors and roof.

Average mechanical equipment.

### P.S.F. OF FLOOR AREA

Excellent	<u>Good</u>	<u>Average</u>	Below Average
\$280.00	\$230.00	\$200.00	\$155.00

### MAIN AREA ADJUSTMENTS

Basement	(+)	\$30.00 -	\$50.00	P.S.F.
Basement Finish	(+)	38.00 -	70.00	P.S.F.
No Air Conditioning	(-)	7.20 -	10.00	P.S.F.
Sprinkler System	(+)	2.50 -	3.25	P.S.F.

Canopies	(+)	\$19.00	- \$23.00	P.S.F.
Portico	(+)	21.00	- 30.00	P.S.F.

# **LIBRARIES**





EXCELLENT GOOD



AVERAGE





AVERAGE BELOW AVERAGE

#### **LIBRARIES**

<u>GRADE</u> <u>TYPE OF CONSTRUCTION</u>

<u>Excellent</u> Face brick, reinforced concrete, stone, metal and glass walls. Fireproofed reinforced

concrete or heavy steel framing. Concrete floors and roof. Special architectural design,

high quality lighting and wiring.

Good Face brick, reinforced concrete, metal and glass or stone walls. Steel framing, concrete

or wood floors and roof. Good architectural design, quality lighting.

Average Brick, ornamental block or limestone walls, steel or heavy wood framing. Reinforced

concrete or wood floors and wood roof. Good interior finish and good lighting.

Below Average Concrete block or good stucco walls. Wood framing, wood floors and roof. Minimum

detail and average lighting.

## P.S.F. OF FLOOR AREA

	<u>Excellent</u>	<u>Good</u>	<u>Average</u>	Below Average
First Floor	\$153.00	\$124.00	\$96.00	\$68.00
Uppers	110.00	88.00	70.00	50.00

### MAIN AREA ADJUSTMENTS

Basement	(+)	\$15.60	-	\$27.00	P.S.F.
No Air Conditioning First Floor	(-)	5.60	-	7.50	P.S.F.
No Air Conditioning Second Floor	(-)	4.00	-	7.20	P.S.F.
Sprinklers	(+)	2.50	-	3.25	P.S.F.
Basement Finish	(+)	28.00	-	42.00	P.S.F.
Mezzanine	(+)	40.00	-	60.00	P.S.F.
Elevator (See "Analyzed Unit Cost")					

Canopies	(+)	\$19.50	-	\$23.00	P.S.F.
Portico	(+)	21.00	-	30.00	P.S.F.

# FRATERNAL BUILDINGS







EXCELLENT

VERY GOOD





GOOD

AVERAGE





BELOW AVERAGE

POOR

#### FRATERNAL BUILDINGS

GRADE TYPE OF CONSTRUCTION

<u>Excellent</u> Marble, granite, brick, stone trim, fireproofed reinforced concrete framing, floor and roof.

Excellent finish and detail. Very good lighting and sound system.

<u>Very Good</u> Brick, concrete or metal and glass, steel framing, concrete floors and roof. Good finish

and detail. Good lighting and sound system.

Good Brick, concrete block or good stucco, steel framing, wood floors, metal or wood roof.

Less detail. Adequate lighting and plumbing.

Average Brick, concrete block, wood framing, wood floors and roof. Minimal interior finish and few

partitions. Adequate lighting and plumbing.

Below Average Stucco, concrete block or wood siding, wood framing, concrete on grade or wood floors,

wood roof. Few partitions. Minimum lighting and plumbing.

<u>Poor</u> Low cost stucco or wood, wood framing, concrete on grade. Few partitions. Minimum

lighting and plumbing.

	First Floor	<u>Uppers</u>	
Excellent	\$245.00	\$180.00	P.S.F.
Very Good	191.00	126.00	P.S.F.
Good	121.00	73.00	P.S.F.
Average	101.00	56.00	P.S.F.
Below Average	82.00	51.00	P.S.F.
Poor	73.00	47.00	P.S.F.

#### MAIN AREA ADJUSTMENTS

No Basement	(–)	\$15.60	- \$27.00	P.S.F.
No Air Conditioning - First Floor	(–)	5.60	- 7.20	P.S.F.
No Air Conditioning - Uppers	(-)	4.00	- 7.20	P.S.F.
Basement Finish	(+)	19.50	- 39.00	P.S.F.
Elevator (See "Analyzed Unit Cost")				

Canopies	(+)	\$19.00 -	- \$23.00	P.S.F.
Portico	(+)	21.00 -	30.00	P.S.F.