GENERAL INTRODUCTION

DESCRIPTIONS

LOG HOMES are residences with log exterior walls. Log homes are usually precut and packaged kits, erected using skilled labor for construction and installation of fixtures. The finished structure will conform to building codes and is often used as a primary residence. Log homes have been found to be somewhat more costly than similar-quality homes of a more conventional nature. For amateur workmanship, costs should be reduced by 15% to 30% to reflect primarily unsupervised, unskilled labor.

A-FRAMES are buildings with steep gable roofs that extend to the ground. Costs are packaged cabins at resort sites.

LOW-COST RECREATION CABINS are usually seasonally used structures which are frequently constructed with less than average workmanship. Included in the cabins are just enough extras to yield marginally habitable buildings.

LOG HOMES: FOUR DIFFERENT CLASSES

Log homes are categorized into four different classes, CD through B. Basic descriptions, photographs, and specifications are provided for each of these qualities.

PHOTOGRAPHS

Photographs are intended to illustrate the general characteristics of this type of residence in a given class.

SQUARE FOOT COSTS

THE SQUARE FOOT COSTS INCLUDE: Kit assembly and installation on a reasonably level site; finished interior with kitchen and bathroom; basement; forcedair heating.

THE SQUARE FOOT COSTS DO NOT INCLUDE: Public sewer connections; appliances; drapes; garages; and other optional items.

ADJUSTMENTS AND ADDITIONS

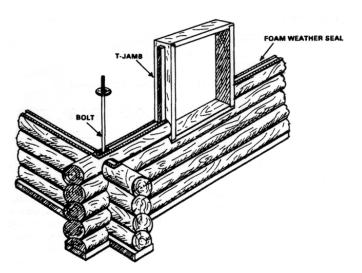
For adjustments and additions for other than basement, please refer to the corresponding site-built adjustment and addition pages. Example: Adjustments for a Class CD Log Home can be found in the Class CD site-built section, Page 52. A pricing example is included at the end of the section.

GARAGES

For log wall garages, please refer to the corresponding site-built garage pages and add 15% to the siding cost. Example: The cost for a 440-square feet, Class C, log-wall detached garage with 18" footings can be found on Page 70. The cost per square foot for 440-square foot of siding is \$19.70, which, multiplied by 1.15, gives a cost of \$22.66 per square foot for the log wall garage.

DEPRECIATION

Depreciation schedules can be found on Page 155.



A-FRAME CABINS

o.c. with 1" subfloor.

PLUMBING . . . One full bath.

heating system.

grade cabinets.

ROOFING . . . Wood or composition shingles.

FLOOR CONSTRUCTION . . . 4" x 6" girders, 48" o.c.

with 1" plywood or 2" T&G subfloor, or 2" x 6" joists, 16"

HEATING AND AIR CONDITIONING . . . Forced-air

BUILT-IN UNITS . . . Average-quality veneer or paint-

DESCRIPTIONS

The following components are included in the square foot costs for average A-frame packaged cabins at resort sites:

ROOF FRAMING . . . 4" x 8" @ 48" o.c. with 2" T&G sheathing.

INTERIOR PARTITIONS AND FINISH . . . Painted drywall or plywood paneling.

FLOROR FINISH . . . Average-quality carpet and pad; tile in kitchen and bathroom.

BASEMENT . . . Poured concrete or concrete block walls.

SQUARE FOOT COSTS

Per square foot of ground area as follows:

Area	Average Quality	Good Quality
300	\$53.32	\$65.60
400	50.96	62.30
500	49.00	60.04
600	47.69	58.05
700	46.35	56.64
800	45.35	55.23
1,000	43.79	53.12
1,200	42.42	51.48
1,400	41.43	50.09
1,600	40.52	48.98

ADDITIONS

Lofts, add per square foot of loft area, with averagecost floor cover, minimum partition, some electrical fixtures, \$14.00 – \$16.20.

For other adjustments, such as built-ins, see Adustment Section, Class C. Site-built residences.

LOW-COST RECREATION CABINS

DESCRIPTION

Low-cost recreation cabins are usually seasonally used structures which are frequently construced with less than average workmanship and with just enough extras to yield a marginally habitable building. The usual size range for these structures is 200 to 800 square feet. Costs for these type of cabins can best be handled by adaptation of the existing cost schedules for single-family detached housing. Frequently the Class D schedule minus a certain percent will measure the cost new of these buildings. In areas where a particular type of building or similar buildings exist in great numbers, sales analysis will quickly indicate the correct percentage to deduct.

It may also be helpful to seek the input of local builders, material suppliers, and real estate brokers to determine what typical costs and values are for low-cost recreation cabins. Frequently, the occurrence of this type of dwelling will cross local and county lines and a cooperative effort between neighboring units and counties will result in more accurate and uniform schedules. Depreciation will sometimes go down to 25% good.

Class CD Log Homes are designed to meet minimum-standard home code requirements. The overall quality of materials and workmanship is below average. The floor plan is usually simple with little attention given to detail. The quality and amount of materials used are roughly equivalent to the conventional CD house. Substitute materials of equivalent price and quality may be found in place of some of the materials listed below.

PHOTOGRAPHS





COMPONENT DESCRIPTIONS

EXTERIOR WALLS . . . Pine or cedar logs, 6"-7" in diameter, tongue and grooved, precut and numbered, preservative treated; wood sliding windows.

ROOF STRUCTURE . . . Preassembled truss, plywood sheathing or open rafters with exposed wood.

INTERIOR PARTITIONS AND FINISH ... 2" x 4" stud framing, 16" o.c.; painted drywall or low-quality plywood paneling; flush hollow-core doors; softwood trim; closet shelving.

INSULATION . . . Foam strip seal between logs; floor, wall and ceiling insulation for an extreme climate.

FLOOR FINISH . . . 1/2" plywood or equivalent, inexpensive carpet and pad, vinyl tile in kitchen and bathroom.

CEILING . . . Cathedral ceiling or trusses with drywall; or a combination of the two.

FOUNDATION . . . Concrete perimeter foundation with continuous foundation or piers under interior bearing walls.

BASEMENT WALLS . . . Poured concrete or concrete block walls.

BASEMENT FLOORS . . . Concrete slab, floor drain.

FLOOR CONSTRUCTION . . . 1/2" plywood; wood joists and bridging.

HEATING AND AIR CONDITIONING . . . Forced-air heating with minimum output and ductwork.

ELECTRICAL . . . Minimum number of outlets and low-cost fixtures.

PLUMBING . . . Same as the conventional CD house.

BUILT-IN UNITS . . . Inexpensive paint-grade or vinyl veneer kitchen cabinets or pineboard cupboards, Cabinet tops are laminated plastic or plain tile, with a low splash.

SQUARE FOOT COSTS

	LOG EXTERIOR WALLS BASEMENT ADJUSTMENTS 6" – 7" DIAMETER			ENTS		
Ground Area	Pine	Cedar	Wood Basement	Crawl Space Only	Slab on Grade Only	Ground Area
400	77.90	83.95	-5.26	-11.17	-13.08	400
450	75.85	81.73	-4.97	-10.83	-12.71	450
500	74.05	79.80	-4.73	-10.53	-12.39	500
550	72.47	78.09	-4.52	-10.27	-12.10	550
600	71.05	76.57	-4.33	-10.03	-11.85	600
650	69.77	75.19	-4.17	- 9.82	-11.62	650
700	68.61	73.94	-4.02	- 9.63	-11.41	700
750	67.54	72.80	-3.89	- 9.46	-11.22	750
800	66.56	71.73	-3.78	- 9.30	-11.05	800
850	65.66	70.76	-3.67	- 9.15	-10.88	850
900	64.81	69.84	-3.57	- 9.01	-10.73	900
950	64.01	68.99	-3.48	- 8.88	-10.59	950
1000	63.28	68.20	-3.39	- 8.76	-10.46	1000
1050	62.58	67.44	-3.31	- 8.65	-10.34	1050
1100	61.93	66.74	-3.24	- 8.55	-10.22	1100
1150	61.30	66.07	-3.17	- 8.45	-10.11	1150
1200	60.71	65.43	-3.11	- 8.35	-10.01	1200
1250	60.16	64.83	-3.05	- 8.26	- 9.91	1250
1300	59.63	64.26	-2.99	- 8.18	- 9.81	1300
1350	59.11	63.70	-2.94	- 8.09	- 9.72	1350
1400	58.62	63.18	-2.89	- 8.02	- 9.64	1400
1450	58.17	62.68	-2.84	- 7.94	- 9.55	1450
1500	57.72	62.21	-2.79	- 7.87	- 9.48	1500
1550	57.28	61.73	-2.75	- 7.80	- 9.40	1550
1600	56.88	61.30	-2.71	- 7.74	- 9.33	1600
1650	56.48	60.87	-2.67	- 7.68	- 9.26	1650
1700	56.11	60.47	-2.63	- 7.62	- 9.19	1700
1750	55.74	60.06	-2.59	- 7.56	- 9.13	1750
1800	55.38	59.69	-2.56	- 7.50	- 9.06	1800
1850	55.04	59.32	-2.53	- 7.45	- 9.00	1850
1900	54.71	58.96	-2.49	- 7.39	- 8.94	1900
1950	54.38	58.60	-2.46	- 7.34	- 8.89	1950
2000	54.06	58.27	-2.43	- 7.29	- 8.83	2000
2050	53.77	57.94	-2.41	- 7.25	- 8.78	2050
2100	53.47	57.63	-2.38	- 7.20	- 8.73	2100
2150	53.20	57.33	-2.35	- 7.16	- 8.68	2150
2200	52.91	57.02	-2.33	- 7.11	- 8.63	2200
2250	52.65	56.73	-2.30	- 7.07	- 8.58	2250
2300	52.38	56.46	-2.28	- 7.03	- 8.54	2300
2350	52.12	56.18	-2.25	- 6.99	- 8.49	2350
2400	51.88	55.91	-2.23	- 6.95	- 8.45	2400
2450	51.64	55.65	-2.21	- 6.91	- 8.41	2450
2500	54.40	55.39	-2.19	- 6.88	- 8.37	2500
2550	51.17	55.15	-2.17	- 6.84	- 8.32	2550
2600	50.94	54.91	-2.15	- 6.81	- 8.29	2600
2650	50.73	54.67	-2.13	- 6.77	- 8.25	2650
2700	50.51	54.44	-2.11	- 6.74	- 8.21	2700
2800	50.09	53.99	-2.07	- 6.67	- 8.14	2800
2900	49.70	53.56	-2.04	- 6.61	- 8.07	2900
3000	49.31	53.16	-2.00	- 6.55	- 8.00	3000

ADJUSTMENTS AND ADDITIONS

For log diameters greater than 7", add the following, per 1", to the square foot costs above: for pine logs, +6%; for cedar logs, +8%. For all other adjustments or additions, refer to Class CD site-built adjustments, Pages 52 – 55.

	LOG EXTER 6" – 7" DI		BASEMENT ADJUSTMENTS			
Ground Area	Pine	Cedar	Wood Basement	Crawl Space Only	Slab on Grade Only	Ground Area
400	93.88	101.10	-5.26	-11.17	-13.08	400
450	91.69	98.76	-4.97	-10.83	-12.71	450
500	89.78	96.69	-4.73	-10.53	-12.39	500
550	88.08	94.88	-4.52	-10.27	-12.10	550
600	86.57	93.24	-4.33	-10.03	-11.85	600
650	85.19	91.76	-4.17	- 9.82	-11.62	650
700	83.94	90.41	-4.02	- 9.63	-11.41	700
750	82.80	89.18	-3.89	- 9.46	-11.22	750
800	81.73	88.03	-3.78	- 9.30	-11.05	800
850	80.75	86.97	-3.67	- 9.15	-10.88	850
900	79.83	85.98	-3.57	- 9.01	-10.73	900
950	78.97	85.06	-3.48	- 8.88	-10.59	950
1000	78.16	84.19	-3.39	- 8.76	-10.46	1000
1050	77.40	83.38	-3.31	- 8.65	-10.34	1050
1100	76.70	82.60	-3.24	- 8.55	-10.22	1100
1150	76.01	81.88	-3.17	- 8.45	-10.11	1150
1200	75.37	81.18	-3.11	- 8.35	-10.01	1200
1250	74.76	80.52	-3.05	- 8.26	- 9.91	1250
1300	74.17	79.90	-2.99	- 8.18	- 9.81	1300
1350	73.61	79.29	-2.94	- 8.09	- 9.72	1350
1400	73.09	78.71	-2.89	- 8.02	- 9.64	1400
1450	72.57	78.17	-2.84	- 7.94	- 9.55	1450
1500	72.08	77.64	-2.79	- 7.87	- 9.48	1500
1550	71.62	77.13	-2.75	- 7.80	- 9.40	1550
1600	71.16	76.64	-2.71	- 7.74	- 9.33	1600
1650	70.72	76.18	-2.67	- 7.68	- 9.26	1650
1700	70.30	75.72	-2.63	- 7.62	- 9.19	1700
1750	69.89	75.28	-2.59	- 7.56	- 9.13	1750
1800	69.50	74.87	-2.56	- 7.50	- 9.06	1800
1850	69.13	74.46	-2.53	- 7.45	- 9.00	1850
1900	68.75	74.05	-2.49	- 7.39	- 8.94	1900
1950	68.40	73.67	-2.46	- 7.34	- 8.89	1950
2000	68.05	73.30	-2.43	- 7.29	- 8.83	2000
2050	67.71	72.94	-2.41	- 7.25	- 8.78	2050
2100	67.39	72.59	-2.38	- 7.20	- 8.73	2100
2150	67.08	72.25	-2.35	- 7.16	- 8.68	2150
2200	66.77	71.92	-2.33	- 7.11	- 8.63	2200
2250	66.46	71.60	-2.30	- 7.07	- 8.58	2250
2300	66.19	71.29	-2.28	- 7.03	- 8.54	2300
2350	65.90	70.98	-2.25	- 6.99	- 8.49	2350
2400	65.62	70.68	-2.23	- 6.95	- 8.45	2400
2450	65.35	70.39	-2.21	- 6.91	- 8.41	2450
2500	65.09	70.10	-2.19	- 6.88	- 8.37	2500
2550	64.83	69.82	-2.17	- 6.84	- 8.32	2550
2600	64.57	69.56	-2.15	- 6.81	- 8.29	2600
2650	64.33	69.29	-2.13	- 6.77	- 8.25	2650
2700	64.09	69.04	-2.11	- 6.74	- 8.21	2700
2800	63.63	68.54	-2.07	- 6.67	- 8.14	2800
2900	63.18	68.05	-2.04	- 6.61	- 8.07	2900
3000	62.76	67.60	-2.00	- 6.55	- 8.00	3000
DJUSTMENT	S AND ADDITIC	DNS				

ADJUSTMENTS AND ADDITIONS

For diameters greater than 7", add the following, per 1", to the square foot costs above: for pine logs, +6%; for cedar logs, +8%. For all other adjustments or additions, refer to Class CD site-built adjustments, Pages 52 – 55.

SQUARE FOOT COSTS

	LOG EXTER 6" – 7" D		BASE	EMENT ADJUSTM	ENTS	
Ground Area	Pine	Cedar	Wood Basement	Crawl Space Only	Slab on Grade Only	Ground Area
400	117.25	126.38	-5.26	-11.17	-13.08	400
450	114.50	123.40	-4.97	-10.83	-12.71	450
500	112.08	120.82	-4.73	-10.53	-12.39	500
550	109.94	118.51	-4.52	-10.27	-12.10	550
600	108.02	116.46	-4.33	-10.03	-11.85	600
650	106.29	114.60	-4.17	- 9.82	-11.62	650
700	104.72	112.90	-4.02	- 9.63	-11.41	700
750	103.26	111.33	-3.89	- 9.46	-11.22	750
800	101.92	109.89	-3.78	- 9.30	-11.05	800
850	100.68	108.56	-3.67	- 9.15	-10.88	850
900	99.53	107.32	-3.57	- 9.01	-10.73	900
950	98.44	106.15	-3.48	- 8.88	-10.59	950
1000	97.43	105.06	-3.39	- 8.76	-10.46	1000
1050	96.47	104.02	-3.31	- 8.65	-10.34	1050
1100	95.57	103.06	-3.24	- 8.55	-10.22	1100
1150	94.72	102.14	-3.17	- 8.45	-10.11	1150
1200	93.91	101.27	-3.11	- 8.35	-10.01	1200
1250	93.14	100.44	-3.05	- 8.26	- 9.91	1250
1300	92.40	99.65	-2.99	- 8.18	- 9.81	1300
1350	91.71	98.89	-2.94	- 8.09	- 9.72	1350
1400	91.03	98.16	-2.89	- 8.02	- 9.64	1400
1450	90.39	97.48	-2.84	- 7.94	- 9.55	1450
1500	89.76	96.80	-2.79	- 7.87	- 9.48	1500
1550	89.17	96.17	-2.75	- 7.80	- 9.40	1550
1600	88.61	95.56	-2.71	- 7.74	- 9.33	1600
1650	88.05	94.96	-2.67	- 7.68	- 9.26	1650
1700	87.52	94.40	-2.63	- 7.62	- 9.19	1700
1750	87.02	93.85	-2.59	- 7.56	- 9.13	1750
1800	86.53	93.32	-2.56	- 7.50	- 9.06	1800
1850	86.05	92.81	-2.53	- 7.45	- 9.00	1850
1900	85.58	92.31	-2.49	- 7.39	- 8.94	1900
1950	85.14	91.82	-2.46	- 7.34	- 8.89	1950
2000	84.70	91.36	-2.43	- 7.29	- 8.83	2000
2050	84.27	90.89	-2.41	- 7.25	- 8.78	2050
2100	83.87	90.46	-2.38	- 7.20	- 8.73	2100
2150	83.47	90.03	-2.35	- 7.16	- 8.68	2150
2200	83.08	89.61	-2.33	- 7.11	- 8.63	2200
2250	82.71	89.21	-2.30	- 7.07	- 8.58	2250
2300	82.34	88.82	-2.28	- 7.03	- 8.54	2300
2350	81.98	88.44	-2.25	- 6.99	- 8.49	2350
2400	81.64	88.05	-2.23	- 6.95	- 8.45	2400
2450	81.29	87.68	-2.21	- 6.91	- 8.41	2450
2500	80.96	87.33	-2.19	- 6.88	- 8.37	2500
2550	80.64	86.98	-2.17	- 6.84	- 8.32	2550
2600	80.32	86.64	-2.15	- 6.81	- 8.29	2600
2650	80.02	86.31	-2.13	- 6.77	- 8.25	2650
2700	79.72	85.99	-2.11	- 6.74	- 8.21	2700
2800	79.13	85.36	-2.07	- 6.67	- 8.14	2800
2900	78.57	84.76	-2.04	- 6.61	- 8.07	2900
3000	78.03	84.18	-2.00	- 6.55	- 8.00	3000

ADJUSTMENTS AND ADDITIONS

For diameters greater than 7", add the following, per 1", to the square foot costs above: for pine logs, +6%; for cedar logs, +8%. For all other adjustments or additions, refer to Class CD site-built adjustments, Pages 52 – 55.

Class C Log Homes are designed to meet local building code requirements. Overall architectural design is simple. The quality of materials and workmanship is average. The quality and amount of materials used are roughly equivalent to those of the conventional Class C house. Substitute materials of equivalent price and quality may be found in place of some of the materials listed below.

PHOTOGRAPHS





COMPONENT DESCRIPTIONS

EXTERIOR WALLS . . . Pine or cedar logs, 6"-7" in diameter, tongue and grooved, precut and numbered, preservative treated; wood double-hung windows.

ROOF STRUCTURE . . . Preassembled truss, plywood sheathing or open rafters with exposed wood.

INTERIOR PARTITIONS AND FINISH ... 2" x 4" Stud framing, 16" o.c.; painted drywall or average-quality plywood paneling; flush hollow-core doors; softwood trim; closet shelving.

INSULATION . . . Foam strip seal between logs; floor, wall and ceiling insulation for an extreme climate.

FLOOR FINISH . . . 5/8" plywood or equivalent, average-quality carpet and pad, vinyl tile in kitchen and bathroom.

CEILING . . . Cathedral ceiling or trusses with drywall; or a combination of the two.

FOUNDATION . . . Concrete perimeter foundation with continuous foundation or piers under interior bearing walls.

BASEMENT WALLS . . . Poured concrete or concrete block walls.

BASEMENT FLOORS . . . Concrete slab, floor drain.

FLOOR CONSTRUCTION . . . 5/8" plywood; wood joists and bridging.

HEATING AND AIR CONDITIONING . . . Forced-air heating with adequate output and ductwork.

ELECTRICAL . . . Adequate number of outlets.

PLUMBING . . . Same as the conventional C house.

BUILT-IN UNITS . . . Hardwood veneer, vinyl veneer, paint grade wood or pineboard kitchen cabinets. Cabinet tops are laminated plastic or plain tile.

SQUARE FOOT COSTS

	LOG EXTER 6" – 7" DI		BASEMENT ADJUSTMENTS			
Ground Area	Pine	Cedar	Wood Basement	Crawl Space Only	Slab on Grade Only	Ground Area
400	87.28	94.06	-5.44	-12.47	-14.38	400
450	85.07	91.67	-5.15	-12.09	-14.02	450
500	83.14	89.59	-4.90	-11.75	-13.71	500
550	81.43	87.75	-4.69	-11.46	-13.43	550
600	79.90	86.10	-4.50	-11.20	-13.18	600
650	78.51	84.61	-4.34	-10.96	-12.95	650
700	77.25	83.25	-4.19	-10.75	-12.74	700
750	76.10	82.02	-4.06	-10.55	-12.55	750
800	75.04	80.87	-3.94	-10.37	-12.38	800
850	74.05	79.81	-3.83	-10.21	-12.22	850
900	73.13	78.81	-3.72	-10.06	-12.07	900
950	72.27	77.89	-3.63	- 9.91	-11.93	950
1000	71.47	77.02	-3.55	- 9.78	-11.80	1000
1050	70.72	76.21	-3.47	- 9.65	-11.67	1050
1100	70.01	75.44	-3.39	- 9.53	-11.56	1100
1150	69.32	74.71	-3.32	- 9.42	-11.45	1150
1200	68.68	74.02	-3.26	- 9.32	-11.34	1200
1250	68.08	73.36	-3.19	- 9.21	-11.24	1250
1300	67.49	72.74	-3.14	- 9.12	-11.15	1300
1350	66.95	72.14	-3.08	- 9.03	-11.06	1350
1400	66.41	71.57	-3.03	- 8.94	-10.97	1400
1450	65.91	71.03	-2.98	- 8.86	-10.89	1450
1500	65.42	70.50	-2.93	- 8.78	-10.81	1500
1550	64.96	70.01	-2.89	- 8.70	-10.73	1550
1600	64.51	69.52	-2.85	- 8.63	-10.66	1600
1650	64.08	69.06	-2.81	- 8.56	-10.59	1650
1700	63.66	68.60	-2.77	- 8.49	-10.52	1700
1750	63.26	68.18	-2.73	- 8.43	-10.45	1750
1800	62.87	67.75	-2.69	- 8.36	-10.39	1800
1850	62.49	67.36	-2.66	- 8.30	-10.33	1850
1900	62.14	66.97	-2.63	- 8.24	-10.27	1900
1950	61.78	66.59	-2.59	- 8.19	-10.21	1950
2000	61.44	66.22	-2.56	- 8.13	-10.15	2000
2050	61.12	65.86	-2.53	- 8.08	-10.10	2050
2100	60.79	65.52	-2.51	- 8.03	-10.05	2100
2150	60.48	65.19	-2.48	- 7.98	-10.00	2150
2200	60.18	64.86	-2.45	- 7.93	- 9.95	2200
2250	59.89	64.54	-2.43	- 7.88	- 9.90	2250
2300	59.60	64.23	-2.40	- 7.84	- 9.85	2300
2350	59.32	63.94	-2.38	- 7.79	- 9.81	2350
2400	59.05	63.64	-2.35	- 7.75	- 9.76	2400
2450	58.79	63.35	-2.33	- 7.71	- 9.72	2450
2500	58.53	63.08	-2.31	- 7.67	- 9.68	2500
2550	58.27	62.80	-2.29	- 7.62	- 9.63	2550
2600	58.03	62.54	-2.27	- 7.59	- 9.59	2600
2650	57.79	62.28	-2.25	- 7.55	- 9.55	2650
2700	57.55	62.02	-2.23	- 7.51	- 9.52	2700
2800	57.10	61.53	-2.19	- 7.44	- 9.44	2800
2900	56.66	61.06	-2.16	- 7.37	- 9.37	2900
3000	56.24	60.61	-2.12	- 7.30	- 9.30	3000

ADJUSTMENTS AND ADDITIONS

For diameters greater than 7", add the following, per 1", to the square foot costs above: for pine logs, +6%; for cedar logs, +8%. For all other adjustments or additions, refer to Class C site-built adjustments, Pages 68 – 71.

		RIOR WALLS	BASEMENT ADJUSTMENTS			
Ground Area	Pine	Cedar	Wood Basement	Crawl Space Only	Slab on Grade Only	Ground Area
400	106.33	114.51	-5.44	-12.47	-14.38	400
450	103.95	111.96	-5.15	-12.09	-14.02	450
500	101.87	109.71	-4.90	-11.75	-13.71	500
550	100.02	107.74	-4.69	-11.46	-13.43	550
600	98.37	105.95	-4.50	-11.20	-13.18	600
650	96.88	104.34	-4.34	-10.96	-12.95	650
700	95.50	102.87	-4.19	-10.75	-12.74	700
750	94.26	101.51	-4.06	-10.55	-12.55	750
800	93.10	100.26	-3.94	-10.37	-12.38	800
850	92.03	99.11	-3.83	-10.21	-12.22	850
900	91.02	98.04	-3.72	-10.06	-12.07	900
950	90.08	97.03	-3.63	- 9.91	-11.93	950
1000	89.20	96.07	-3.55	- 9.78	-11.80	1000
1050	88.36	95.18	-3.47	- 9.65	-11.67	1050
1100	87.58	94.34	-3.39	- 9.53	-11.56	1100
1150	86.85	93.53	-3.32	- 9.42	-11.45	1150
1200	86.13	92.78	-3.26	- 9.32	-11.34	1200
1250	85.46	92.06	-3.19	- 9.21	-11.24	1250
1300	84.82	91.36	-3.14	- 9.12	-11.15	1300
1350	84.22	90.70	-3.08	- 9.03	-11.06	1350
1400	83.62	90.07	-3.03	- 8.94	-10.97	1400
1450	83.07	89.47	-2.98	- 8.86	-10.89	1450
1500	82.53	88.88	-2.93	- 8.78	-10.81	1500
1550	82.01	88.33	-2.89	- 8.70	-10.73	1550
1600	81.52	87.80	-2.85	- 8.63	-10.66	1600
1650	81.04	87.28	-2.81	- 8.56	-10.59	1650
1700	80.57	86.78	-2.77	- 8.49	-10.52	1700
1750	80.13	86.30	-2.73	- 8.43	-10.45	1750
1800	79.70	85.84	-2.69	- 8.36	-10.39	1800
1850	79.27	85.39	-2.66	- 8.30	-10.33	1850
1900	78.87	84.96	-2.63	- 8.24	-10.27	1900
1950	78.48	84.52	-2.59	- 8.19	-10.21	1950
2000	78.10	84.13	-2.56	- 8.13	-10.15	2000
2050	77.74	83.73	-2.53	- 8.08	-10.10	2050
2100	77.37	83.35	-2.51	- 8.03	-10.05	2100
2150	77.03	82.97	-2.48	- 7.98	-10.00	2150
2200	76.68	82.60	-2.45	- 7.93	- 9.95	2200
2250	76.35	82.24	-2.43	- 7.88	- 9.90	2250
2300	76.04	81.91	-2.40	- 7.84	- 9.85	2300
2350	75.73	81.56	-2.38	- 7.79	- 9.81	2350
2400	75.42	81.23	-2.35	- 7.75	- 9.76	2400
2450	75.12	80.91	-2.33	- 7.71	- 9.72	2450
2500	74.83	80.60	-2.31	- 7.67	- 9.68	2500
2550	74.55	80.29	-2.29	- 7.62	- 9.63	2550
2600	74.27	79.99	-2.27	- 7.59	- 9.59	2600
2650	74.01	79.71	-2.25	- 7.55	- 9.55	2650
2700	73.74	79.41	-2.23	- 7.51	- 9.52	2700
2800	73.22	78.87	-2.19	- 7.44	- 9.44	2800
2900	72.73	78.34	-2.16	- 7.37	- 9.37	2900
3000	72.26	77.83	-2.12	- 7.30	- 9.30	3000
DJUSTMENT	S AND ADDITIC	NS				

ADJUSTMENTS AND ADDITIONS

For diameters greater than 7", add the following, per 1", to the square foot costs above: for pine logs, +6%; for cedar logs, +8%. For all other adjustments or additions, refer to Class C site-built adjustments, Pages 68 – 71.

		NOR WALLS	BASE	BASEMENT ADJUSTMENTS		
Ground Area	Pine	Cedar	Wood Basement	Crawl Space Only	Slab on Grade Only	Ground Area
400	133.11	143.48	-5.44	-12.47	-14.38	400
450	130.12	140.27	-5.15	-12.09	-14.02	450
500	127.52	137.45	-4.90	-11.75	-13.71	500
550	125.20	134.97	-4.69	-11.46	-13.43	550
600	123.12	132.73	-4.50	-11.20	-13.18	600
650	121.24	130.71	-4.34	-10.96	-12.95	650
700	119.52	128.87	-4.19	-10.75	-12.74	700
750	117.94	127.16	-4.06	-10.55	-12.55	750
800	116.50	125.59	-3.94	-10.37	-12.38	800
850	115.13	124.15	-3.83	-10.21	-12.22	850
900	113.88	122.78	-3.72	-10.06	-12.07	900
950	112.70	121.53	-3.63	- 9.91	-11.93	950
1000	111.59	120.32	-3.55	- 9.78	-11.80	1000
1050	110.56	119.20	-3.47	- 9.65	-11.67	1050
1100	109.56	118.15	-3.39	- 9.53	-11.56	1100
1150	108.63	117.15	-3.32	- 9.42	-11.45	1150
1200	107.75	116.19	-3.26	- 9.32	-11.34	1200
1250	106.91	115.28	-3.19	- 9.21	-11.24	1250
1300	106.10	114.42	-3.14	- 9.12	-11.15	1300
1350	105.33	113.59	-3.08	- 9.03	-11.06	1350
1400	104.60	112.80	-3.03	- 8.94	-10.97	1400
1450	103.90	112.04	-2.98	- 8.86	-10.89	1450
1500	103.21	111.32	-2.93	- 8.78	-10.81	1500
1550	102.58	110.62	-2.89	- 8.70	-10.73	1550
1600	101.94	109.95	-2.85	- 8.63	-10.66	1600
1650	101.34	109.30	-2.81	- 8.56	-10.59	1650
1700	100.76	108.67	-2.77	- 8.49	-10.52	1700
1750	100.20	108.07	-2.73	- 8.43	-10.45	1750
1800	99.67	107.48	-2.69	- 8.36	-10.39	1800
1850	99.13	106.93	-2.66	- 8.30	-10.33	1850
1900	98.63	106.37	-2.63	- 8.24	-10.27	1900
1950	98.14	105.85	-2.59	- 8.19	-10.21	1950
2000	97.66	105.33	-2.56	- 8.13	-10.15	2000
2050	97.20	104.84	-2.53	- 8.08	-10.10	2050
2100	96.75	104.35	-2.51	- 8.03	-10.05	2100
2150	96.31	103.88	-2.48	- 7.98	-10.00	2150
2200	95.89	103.42	-2.45	- 7.93	- 9.95	2200
2250	95.47	102.98	-2.43	- 7.88	- 9.90	2250
2300	95.07	102.55	-2.40	- 7.84	- 9.85	2300
2350	94.68	102.12	-2.38	- 7.79	- 9.81	2350
2400	94.29	101.72	-2.35	- 7.75	- 9.76	2400
2450	93.92	101.31	-2.33	- 7.71	- 9.72	2450
2500	93.55	100.92	-2.31	- 7.67	- 9.68	2500
2550	93.20	100.53	-2.29	- 7.62	- 9.63	2550
2600	92.86	100.16	-2.27	- 7.59	- 9.59	2600
2650	92.52	99.80	-2.25	- 7.55	- 9.55	2650
2700	92.18	99.44	-2.23	- 7.51	- 9.52	2700
2800	91.53	98.75	-2.19	- 7.44	- 9.44	2800
2900	90.92	98.08	-2.16	- 7.37	- 9.37	2900
3000	90.33	97.45	-2.12	- 7.30	- 9.30	3000

ADJUSTMENTS AND ADDITIONS

For diameters greater than 7", add the following, per 1", to the square foot costs above: for pine logs, +6%; for cedar logs, +8%. For all other adjustments or additions, refer to Class C site-built adjustments, Pages 68 – 71.

Class BC Log Homes are above average in quality of both materials and workmanship. The floor plan may include some custom interior features. Materials and workmanship are roughly equivalent to those of the Class BC conventional house. Substitute materials of equivalent price and quality may be found in place of some of the materials listed below.

PHOTOGRAPHS





COMPONENT DESCRIPTIONS

EXTERIOR WALLS . . . Pine or cedar logs, 6"-7" in diameter, tongue and grooved, precut and numbered, preservative treated; wood double-hung windows.

ROOF STRUCTURE . . . Preassembled truss, plywood sheathing or open rafters with exposed wood.

INTERIOR PARTITIONS AND FINISH ... 2" x 4" stud framing, 16" o.c.; painted drywall or good quality plywood paneling; good-quality hollow-core doors; hardwood trim; closet shelving, bedroom closets are walk-in or full size with sliding doors.

INSULATION . . . Foam strip seal between logs; floor, wall, and ceiling insulation for an extreme climate.

FLOOR FINISH . . . 5/8" plywood or equivalent, goodquality carpet and pad, vinyl tile, hardwood, or linoleum.

CEILING . . . Cathedral ceiling or trusses with drywall; or a combination of the two.

FOUNDATION . . . Concrete perimeter foundation with continuous foundation or piers under interior bearing walls.

BASEMENT WALLS . . . Poured concrete or concrete block walls.

BASEMENT FLOORS . . . Concrete slab, floor drain.

FLOOR CONSTRUCTION . . . 5/8" plywood; wood joists and bridging.

HEATING AND AIR CONDITIONING . . . Forced air heating with good output and ductwork.

ELECTRICAL . . . Good number of outlets and fixtures.

PLUMBING . . . Same as the conventional BC house.

BUILT-IN UNITS . . . Hardwood or hardwood veneer kitchen cabinets. Cabinet tops ceramic tile or laminated plastic.

SQUARE FOOT COSTS

		RIOR WALLS	BASI	EMENT ADJUSTM	ENTS	
Ground Area	Pine	Cedar	Wood Basement	Crawl Space Only	Slab on Grade Only	Ground Area
400	107.20	115.54	-6.09	-15.88	-19.48	400
450	104.34	112.43	-5.76	-15.37	-18.79	450
500	101.83	109.73	-5.48	-14.92	-18.18	500
550	99.62	107.35	-5.24	-14.53	-17.66	550
600	97.64	105.21	-5.04	-14.19	-17.19	600
650	95.85	103.30	-4.85	-13.88	-16.77	650
700	94.23	101.54	-4.69	-13.59	-16.39	700
750	92.75	99.94	-4.54	-13.34	-16.05	750
800	91.37	98.47	-4.40	-13.10	-15.73	800
850	90.10	97.10	-4.28	-12.88	-15.44	850
900	88.92	95.84	-4.17	-12.68	-15.17	900
950	87.82	94.64	-4.06	-12.49	-14.92	950
1000	86.79	93.53	-3.97	-12.31	-14.68	1000
1050	85.82	92.48	-3.88	-12.15	-14.46	1050
1100	84.90	91.50	-3.79	-11.99	-14.26	1100
1150	84.04	90.57	-3.71	-11.85	-14.06	1150
1200	83.22	89.68	-3.64	-11.71	-13.88	1200
1250	82.43	88.84	-3.57	-11.57	-13.71	1250
1300	81.69	88.04	-3.51	-11.45	-13.54	1300
1350	80.99	87.28	-3.45	-11.33	-13.38	1350
1400	80.32	86.56	-3.39	-11.22	-13.23	1400
1450	79.66	85.85	-3.33	-11.11	-13.09	1450
1500	79.04	85.19	-3.28	-11.00	-12.96	1500
1550	78.45	84.55	-3.23	-10.90	-12.83	1550
1600	77.88	83.92	-3.18	-10.81	-12.70	1600
1650	77.32	83.33	-3.14	-10.72	-12.58	1650
1700	76.80	82.77	-3.09	-10.63	-12.46	1700
1750	76.28	82.21	-3.05	-10.54	-12.35	1750
1800	75.79	81.68	-3.01	-10.46	-12.25	1800
1850	75.32	81.16	-2.97	-10.38	-12.14	1850
1900	74.86	80.67	-2.94	-10.31	-12.04	1900
1950	74.40	80.19	-2.90	-10.23	-11.95	1950
2000	73.97	79.72	-2.87	-10.16	-11.86	2000
2050	73.56	79.27	-2.83	-10.09	-11.77	2050
2100	73.15	78.83	-2.80	-10.02	-11.68	2100
2150	72.75	78.41	-2.77	- 9.96	-11.59	2150
2200	72.37	77.98	-2.74	- 9.89	-11.51	2200
2250	72.00	77.59	-2.71	- 9.83	-11.43	2250
2300	71.62	77.20	-2.69	- 9.77	-11.35	2300
2350	71.27	76.80	-2.66	- 9.72	-11.28	2350
2400	70.93	76.44	-2.63	- 9.66	-11.21	2400
2450	70.59	76.07	-2.61	- 9.60	-11.14	2450
2500	70.26	75.73	-2.58	- 9.55	-11.07	2500
2550	69.94	75.38	-2.56	- 9.50	-11.00	2550
2600	69.63	75.04	-2.54	- 9.45	-10.93	2600
2650	69.32	74.72	-2.51	- 9.40	-10.87	2650
2700	69.03	74.39	-2.49	- 9.35	-10.81	2700
2800	68.45	73.77	-2.45	- 9.25	-10.69	2800
2900	67.90	73.17	-2.41	- 9.16	-10.57	2900
3000	67.37	72.60	-2.37	- 9.08	-10.46	3000

ADJUSTMENTS AND ADDITIONS

For diameters greater than 7", add the following, per 1", to the square foot costs above: for pine logs, +6%; for cedar logs, +8%. For all other adjustments or additions, refer to Class BC site-built adjustments, Pages 84 – 87.

		RIOR WALLS	BASI	EMENT ADJUSTM	ENTS	
Ground Area	Pine	Cedar	Wood Basement	Crawl Space Only	Slab on Grade Only	Ground Area
400	128.97	138.92	-6.09	-15.88	-19.48	400
450	125.98	135.69	-5.76	-15.37	-18.79	450
500	123.36	132.86	-5.48	-14.92	-18.18	500
550	121.03	130.36	-5.24	-14.53	-17.66	550
600	118.94	128.10	-5.04	-14.19	-17.19	600
650	117.06	126.07	-4.85	-13.88	-16.77	650
700	115.34	124.22	-4.69	-13.59	-16.39	700
750	113.76	122.53	-4.54	-13.34	-16.05	750
800	112.30	120.95	-4.40	-13.10	-15.73	800
850	110.95	119.50	-4.28	-12.88	-15.44	850
900	109.69	118.14	-4.17	-12.68	-15.17	900
950	108.51	116.87	-4.06	-12.49	-14.92	950
1000	107.40	115.69	-3.97	-12.31	-14.68	1000
1050	106.36	114.56	-3.88	-12.15	-14.46	1050
1100	105.38	113.51	-3.79	-11.99	-14.26	1100
1150	104.45	112.50	-3.71	-11.85	-14.06	1150
1200	103.56	111.55	-3.64	-11.71	-13.88	1200
1250	102.72	110.64	-3.57	-11.57	-13.71	1250
1300	101.92	109.78	-3.51	-11.45	-13.54	1300
1350	101.15	108.96	-3.45	-11.33	-13.38	1350
1400	100.42	108.17	-3.39	-11.22	-13.23	1400
1450	99.72	107.42	-3.33	-11.11	-13.09	1450
1500	99.05	106.68	-3.28	-11.00	-12.96	1500
1550	98.40	105.99	-3.23	-10.90	-12.83	1550
1600	97.79	105.32	-3.18	-10.81	-12.70	1600
1650	97.19	104.67	-3.14	-10.72	-12.58	1650
1700	96.61	104.05	-3.09	-10.63	-12.46	1700
1750	96.04	103.45	-3.05	-10.54	-12.35	1750
1800	95.51	102.86	-3.01	-10.46	-12.25	1800
1850	94.98	102.31	-2.97	-10.38	-12.14	1850
1900	94.48	101.76	-2.94	-10.31	-12.04	1900
1950	94.00	101.24	-2.90	-10.23	-11.95	1950
2000	93.52	100.73	-2.87	-10.16	-11.86	2000
2050	93.06	100.23	-2.83	-10.09	-11.77	2050
2100	92.61	99.74	-2.80	-10.02	-11.68	2100
2150	92.18	99.28	-2.77	- 9.96	-11.59	2150
2200	91.75	98.83	-2.74	- 9.89	-11.51	2200
2250	91.35	98.38	-2.71	- 9.83	-11.43	2250
2300	90.94	97.96	-2.69	- 9.77	-11.35	2300
2350	90.56	97.53	-2.66	- 9.72	-11.28	2350
2400	90.18	97.13	-2.63	- 9.66	-11.21	2400
2450	89.80	96.73	-2.61	- 9.60	-11.14	2450
2500	89.44	96.33	-2.58	- 9.55	-11.07	2500
2550	89.09	95.95	-2.56	- 9.50	-11.00	2550
2600	88.74	95.59	-2.54	- 9.45	-10.93	2600
2650	88.41	95.22	-2.51	- 9.40	-10.87	2650
2700	88.08	94.87	-2.49	- 9.35	-10.81	2700
2800	87.44	94.18	-2.45	- 9.25	-10.69	2800
2900	86.83	93.52	-2.41	- 9.16	-10.57	2900
3000	86.24	92.89	-2.37	- 9.08	-10.46	3000
DJUSTMEN	IS AND ADDITIC	DNS				

ADJUSTMENTS AND ADDITIONS

For diameters greater than 7", add the following, per 1", to the square foot costs above: for pine logs, +6%; for cedar logs, +8%. For all other adjustments or additions, refer to Class BC site-built adjustments, Pages 84 – 87.

SQUARE FOOT COSTS

	LOG EXTERIOR WALLS 6" – 7" DIAMETER		BASI	EMENT ADJUSTM	ENTS
Ground Area	Pine	Cedar	Wood Basement	Crawl Space Only	Slab on Grade Only
400	161.46	174.05	-6.09	-15.88	-19.48
450	157.60	169.89	-5.76	-15.37	-18.79
500	154.22	166.26	-5.48	-14.92	-18.18
550	151.23	163.03	-5.24	-14.53	-17.66
600	148.55	160.14	-5.04	-14.19	-17.19
650	146.13	157.53	-4.85	-13.88	-16.77
700	143.91	155.16	-4.69	-13.59	-16.39
750	141.89	152.97	-4.54	-13.34	-16.05
800	140.02	150.96	-4.40	-13.10	-15.73
850	138.28	149.10	-4.28	-12.88	-15.44
900	136.66	147.36	-4.17	-12.68	-15.17
950	135.16	145.74	-4.06	-12.49	-14.92
1000	133.75	144.21	-3.97	-12.31	-14.68
1050	132.40	142.78	-3.88	-12.15	-14.46
1100	131.15	141.42	-3.79	-11.99	-14.26
1150	129.95	140.13	-3.71	-11.85	-14.06
1200	128.82	138.91	-3.64	-11.71	-13.88
1250	127.74	137.76	-3.57	-11.57	-13.71
1300	126.72	136.65	-3.51	-11.45	-13.54
1350	125.74	135.60	-3.45	-11.33	-13.38
1400	124.81	134.59	-3.39	-11.22	-13.23
1450	123.91	133.62	-3.33	-11.11	-13.09
1500	123.04	132.70	-3.28	-11.00	-12.96
1550	122.22	131.80	-3.23	-10.90	-12.83
1600	121.42	130.94	-3.18	-10.81	-12.70
1650	120.66	130.12	-3.14	-10.72	-12.58
1700	119.92	129.34	-3.09	-10.63	-12.46
1750	119.20	128.56	-3.05	-10.54	-12.35
1800	118.52	127.83	-3.01	-10.46	-12.25
1850	117.85	127.11	-2.97	-10.38	-12.14
1900	117.20	126.42	-2.94	-10.31	-12.04
1950	116.58	125.75	-2.90	-10.23	-11.95
2000	115.98	125.09	-2.87	-10.16	-11.86
2050	115.39	124.45	-2.83	-10.09	-11.77
2100	114.82	123.85	-2.80	-10.02	-11.68
2150	114.27	123.24	-2.77	- 9.96	- 11.59
2200	113.72	122.67	-2.74	- 9.89	- 11.51
2250	113.20	122.10	-2.71	- 9.83	- 11.43
2300	112.70	121.56	-2.69	- 9.77	- 11.35
2350	112.19	121.02	-2.66	- 9.72	- 11.28
2400	111.71	120.50	-2.63	- 9.66	-11.21
2450	111.24	119.99	-2.61	- 9.60	-11.14
2500	110.78	119.49	-2.58	- 9.55	-11.07
2550	110.33	119.00	-2.56	- 9.50	-11.00

For diameters greater than 7", add the following, per 1", to the square foot costs above: for pine logs, +6%; for cedar logs, +8%. For all other adjustments or additions, refer to Class BC site-built adjustments, Pages 84 – 87.

-2.54

-2.51

-2.49

-2.45

-2.41

-2.37

- 9.45

- 9.40

- 9.35

- 9.25

- 9.16

- 9.08

-10.93

-10.87

-10.81

-10.69

-10.57

-10.46

2550

2600

2650

2700

2800

2900

3000

2600

2650

2700

2800

2900

3000

109.89

109.45

109.03

108.22

107.45

106.70

ADJUSTMENTS AND ADDITIONS

118.53

118.07

117.61

116.75

115.90

115.11

Class B Log Homes are above average in quality of both materials and workmanship. The floor plan may include some custom interior features. Materials and workmanship are roughly equivalent to those of the Class B conventional house. Substitute materials of equivalent price and quality may be found in place of some of the materials listed below.

PHOTOGRAPHS





COMPONENT DESCRIPTIONS

EXTERIOR WALLS . . . Pine or cedar logs, 6"-7" in diameter, tongue and grooved, precut and numbered, preservative treated; wood double-hung windows.

ROOF STRUCTURE . . . Preassembled truss, plywood sheathing or open rafters with exposed wood.

INTERIOR PARTITIONS AND FINISH . . . 2" x 4" stud framing, 16" o.c.; painted drywall or good quality plywood paneling; good-quality panel doors; hardwood trim; closet shelving, bedroom closets are walk-in or full size with sliding doors.

INSULATION . . . Foam strip seal between logs; floor, wall, and ceiling insulation for an extreme climate.

FLOOR FINISH . . . 5/8" plywood or equivalent, goodquality carpet and pad, vinyl tile, hardwood, or linoleum.

CEILING . . . Cathedral ceiling or trusses with drywall; or a combination of the two.

FOUNDATION . . . Concrete perimeter foundation with continuous foundation or piers under interior bearing walls.

BASEMENT WALLS . . . Poured concrete or concrete block walls.

BASEMENT FLOORS . . . Concrete slab, floor drain.

FLOOR CONSTRUCTION . . . 5/8" plywood; wood joists and bridging.

HEATING AND AIR CONDITIONING . . . Forced air heating with good output and ductwork.

ELECTRICAL . . . Good number of outlets and fixtures.

PLUMBING . . . Same as the conventional B house.

BUILT-IN UNITS . . . Hardwood or hardwood veneer kitchen cabinets. Cabinet tops ceramic tile or laminated plastic.

SQUARE FOOT COSTS

		RIOR WALLS BASEMENT ADJUSTMENTS IAMETER		BASEMENT ADJUSTMENTS		
Ground Area	Pine	Cedar	Wood Basement	Crawl Space Only	Slab on Grade Only	Ground Area
400	124.29	133.95	-6.95	-16.61	-19.78	400
450	120.96	130.34	-6.58	-16.19	-19.24	450
500	118.04	127.21	-6.26	-15.83	-18.77	500
550	115.46	124.41	-5.99	-15.51	-18.36	550
600	113.16	121.94	-5.75	-15.22	-17.99	600
650	111.08	119.70	-5.54	-14.96	-17.65	650
700	109.19	117.67	-5.35	-14.72	-17.35	700
750	107.46	115.79	-5.18	-14.51	-17.07	750
800	105.87	114.09	-5.03	-14.31	-16.81	800
850	104.39	112.50	-4.88	-14.12	-16.57	850
900	103.02	111.03	-4.76	-13.95	-16.35	900
950	101.73	109.63	-4.64	-13.79	-16.15	950
1000	100.55	108.35	-4.53	-13.64	-15.95	1000
1050	99.40	107.12	-4.47	-13.49	-15.77	1050
1100	98.34	105.99	-4.38	-13.36	-15.60	1100
1150	97.34	104.90	-4.29	-13.23	-15.44	1150
1200	96.40	103.88	-4.20	-13.11	-15.28	1200
1250	95.48	102.90	-4.12	-12.88	-15.14	1250
1300	94.61	101.97	-4.05	-12.77	-15.00	1300
1350	93.81	101.10	-3.98	-12.67	-14.73	1350
1400	93.02	100.24	-3.91	-12.57	-14.61	1400
1450	92.27	99.43	-3.85	-12.48	-14.49	1450
1500	91.54	98.66	-3.79	-12.39	-14.37	1500
1550	90.86	97.92	-3.77	-12.30	-14.26	1550
1600	90.20	97.20	-3.71	-12.22	-14.16	1600
1650	89.55	96.51	-3.66	-12.03	-14.06	1650
1700	88.95	95.86	-3.61	-11.95	-13.96	1700
1750	88.35	95.22	-3.56	-11.88	-13.86	1750
1800	87.77	94.60	-3.52	-11.80	-13.77	1800
1850	87.22	93.98	-3.47	-11.73	-13.68	1850
1900	86.70	93.43	-3.43	-11.67	-13.60	1900
1950	86.16	92.86	-3.39	-11.60	-13.52	1950
2000	85.67	92.33	-3.35	-11.54	-13.44	2000
2050	85.20	91.82	-3.31	-11.48	-13.36	2050
2100	84.72	91.30	-3.27	-11.42	-13.28	2100
2150	84.24	90.80	-3.27	-11.36	-13.21	2150
2200	83.82	90.32	-3.24	-11.31	-13.02	2200
2250	83.38	89.85	-3.20	-11.25	-12.95	2250
2300	82.96	89.41	-3.17	-11.20	-12.88	2300
2350	82.55	88.97	-3.14	-11.15	-12.82	2350
2400	82.15	88.54	-3.11	-11.00	-12.76	2400
2450	81.75	88.09	-3.08	-10.95	-12.69	2450
2500	81.37	87.70	-3.05	-10.90	-12.63	2500
2550	81.00	87.30	-3.02	-10.85	-12.58	2550
2600	80.64	86.91	-2.99	-10.81	-12.52	2600
2650	80.29	86.54	-2.97	-10.76	-12.46	2650
2700	79.94	86.15	-2.94	-10.72	-12.41	2700
2800	79.28	85.44	-2.89	-10.64	-12.30	2800
2900	78.65	84.75	-2.84	-10.56	-12.20	2900
3000	78.03	84.09	-2.80	-10.48	-12.10	3000

ADJUSTMENTS AND ADDITIONS

For diameters greater than 7", add the following, per 1", to the square foot costs above: for pine logs, +6%; for cedar logs, +8%. For all other adjustments or additions, refer to Class B site-built adjustments, Pages 100 – 103.

	LOG EXTER 6" – 7" D	NOR WALLS	BASEMENT ADJUSTMENTS			
Ground Area	Pine	Cedar	Wood Basement	Crawl Space Only	Slab on Grade Only	Ground Area
400	149.53	161.06	-6.95	-16.61	-19.78	400
450	146.06	157.31	-6.58	-16.19	-19.24	450
500	143.00	154.01	-6.26	-15.83	-18.77	500
550	140.28	151.09	-5.99	-15.51	-18.36	550
600	137.85	148.47	-5.75	-15.22	-17.99	600
650	135.65	146.09	-5.54	-14.96	-17.65	650
700	133.65	143.94	-5.35	-14.72	-17.35	700
750	131.80	141.96	-5.18	-14.51	-17.07	750
800	130.11	140.14	-5.03	-14.31	-16.81	800
850	128.54	138.44	-4.88	-14.12	-16.57	850
900	127.07	136.86	-4.76	-13.95	-16.35	900
950	125.69	135.38	-4.64	-13.79	-16.15	950
1000	124.42	134.02	-4.53	-13.64	-15.95	1000
1050	123.19	132.68	-4.47	-13.49	-15.77	1050
1100	122.07	131.48	-4.38	-13.36	-15.60	1100
1150	120.97	130.29	-4.29	-13.23	-15.44	1150
1200	119.96	129.22	-4.20	-13.11	-15.28	1200
1250	118.99	128.16	-4.12	-12.88	-15.14	1250
1300	118.04	127.15	-4.05	-12.77	-15.00	1300
1350	117.17	126.22	-3.98	-12.67	-14.73	1350
1400	116.30	125.28	-3.91	-12.57	-14.61	1400
1450	115.50	124.41	-3.85	-12.48	-14.49	1450
1500	114.72	123.55	-3.79	-12.39	-14.37	1500
1550	113.97	122.76	-3.77	-12.30	-14.26	1550
1600	113.26	121.99	-3.71	-12.22	-14.16	1600
1650	112.56	121.23	-3.66	-12.03	-14.06	1650
1700	111.89	120.51	-3.61	-11.95	-13.96	1700
1750	111.24	119.82	-3.56	-11.88	-13.86	1750
1800	110.61	119.13	-3.52	-11.80	-13.77	1800
1850	109.99	118.48	-3.47	-11.73	-13.68	1850
1900	109.43	117.86	-3.43	- 11.67	-13.60	1900
1950	108.85	117.24	-3.39	- 11.60	-13.52	1950
2000	108.32	116.67	-3.35	- 11.54	-13.44	2000
2050	107.78	116.09	-3.31	- 11.48	-13.36	2050
2100	107.26	115.52	-3.27	- 11.42	-13.28	2100
2150	106.75	114.97	-3.27	-11.36	-13.21	2150
2200	106.27	114.47	-3.24	-11.31	-13.02	2200
2250	105.79	113.93	-3.20	-11.25	-12.95	2250
2300	105.33	113.46	-3.17	-11.20	-12.88	2300
2350	104.90	112.97	-3.14	-11.15	-12.82	2350
2400	104.45	112.50	-3.11	-11.00	-12.76	2400
2450	104.00	112.02	-3.08	-10.95	-12.69	2450
2500	103.58	111.56	-3.05	-10.90	-12.63	2500
2550	103.18	111.13	-3.02	-10.85	-12.58	2550
2600	102.78	110.71	-2.99	-10.81	-12.52	2600
2650	102.40	110.29	-2.97	-10.76	-12.46	2650
2700	102.01	109.87	-2.94	-10.72	-12.41	2700
2800	101.28	109.08	-2.89	-10.64	-12.30	2800
2900	100.58	108.32	-2.84	-10.56	-12.20	2900
3000	99.89	107.59	-2.80	-10.48	-12.10	3000
DJUSTMEN	IS AND ADDITIC	ONS				

ADJUSTMENTS AND ADDITIONS

For diameters greater than 7", add the following, per 1", to the square foot costs above: for pine logs, +6%; for cedar logs, +8%. For all other adjustments or additions, refer to Class B site-built adjustments, Pages 100 – 103.

SQUARE FOOT COSTS

LOG EXTERIOR WALLS	
6" – 7" DIAMETER	

BASEMENT ADJUSTMENTS

	6" – 7" D	IAMETER				
Ground Area	Pine	Cedar	Wood Basement	Crawl Space Only	Slab on Grade Only	Ground Area
400	187.19	201.79	-6.95	-16.61	-19.78	400
450	182.71	196.96	-6.58	-16.19	-19.24	450
500	178.78	192.73	-6.26	-15.83	-18.77	500
550	175.28	188.95	-5.99	-15.51	-18.36	550
600	172.16	185.60	-5.75	-15.22	-17.99	600
650	169.33	182.54	-5.54	-14.96	-17.65	650
700	166.76	179.80	-5.35	-14.72	-17.35	700
750	164.39	177.23	-5.18	-14.51	-17.07	750
800	162.23	174.91	-5.03	-14.31	-16.81	800
850	160.20	172.75	-4.88	-14.12	-16.57	850
900	158.32	170.71	-4.76	-13.95	-16.35	900
950	156.57	168.82	-4.64	-13.79	-16.15	950
1000	154.94	167.07	-4.53	-13.64	-15.95	1000
1050	153.35	165.37	-4.47	-13.49	-15.77	1050
1100	151.91	163.81	-4.38	-13.36	-15.60	1100
1150	150.51	162.30	-4.29	-13.23	-15.44	1150
1200	149.22	160.91	-4.20	-13.11	-15.28	1200
1250	147.96	159.57	-4.12	-12.88	-15.14	1250
1300	146.76	158.26	-4.05	-12.77	-15.00	1300
1350	145.65	157.07	-3.98	-12.67	-14.73	1350
1400	144.54	155.88	-3.91	-12.57	-14.61	1400
1450	143.51	154.77	-3.85	-12.48	-14.49	1450
1500	142.50	153.69	-3.79	-12.39	-14.37	1500
1550	141.56	152.65	-3.77	-12.30	-14.26	1550
1600	140.64	151.67	-3.71	-12.22	-14.16	1600
1650	139.74	150.71	-3.66	-12.03	-14.06	1650
1700	138.89	149.79	-3.61	-11.95	-13.96	1700
1750	138.06	148.91	-3.56	-11.88	-13.86	1750
1800	137.26	148.04	-3.52	-11.80	-13.77	1800
1850	136.47	147.19	-3.47	-11.73	-13.68	1850
1900	135.74	146.42	-3.43	-11.67	-13.60	1900
1950	135.00	145.62	-3.39	-11.60	-13.52	1950
2000	134.33	144.89	-3.35	-11.54	-13.44	2000
2050	133.65	144.15	-3.31	-11.48	-13.36	2050
2100	132.99	143.44	-3.27	-11.42	-13.28	2100
2150	132.33	142.72	-3.27	-11.36	-13.21	2150
2200	131.72	142.08	-3.24	-11.31	-13.02	2200
2250	131.10	141.40	-3.20	-11.25	-12.95	2250
2300	130.53	140.79	-3.17	-11.20	-12.88	2300
2350	129.96	140.18	-3.14	-11.15	-12.82	2350
2400	129.38	139.56	-3.11	-11.00	-12.76	2400
2450	128.82	138.96	-3.08	-10.95	-12.69	2450
2500	128.29	138.38	-3.05	-10.90	-12.63	2500
2550	127.77	137.82	-3.02	-10.85	-12.58	2550
2600	127.27	137.27	-2.99	-10.81	-12.52	2600
2650	126.77	136.75	-2.97	-10.76	-12.46	2650
2700	126.27	136.21	-2.94	-10.72	-12.41	2700
2800	125.35	135.22	-2.89	-10.64	-12.30	2800
2900	124.45	134.24	-2.84	-10.56	-12.20	2900
3000	123.59	133.32	-2.80	-10.48	-12.10	3000
DJUSTMENT	S AND ADDITIO	ONS				

ADJUSTMENTS AND ADDITIONS

For diameters greater than 7", add the following, per 1", to the square foot costs above: for pine logs, +6%; for cedar logs, +8%. For all other adjustments or additions, refer to Class B site-built adjustments, Pages 100 – 103.

DEPRECIATION TABLE FOR LOG HOMES (All Classes)

Age	Remaining Condition	Age	Remaining Condition
1	99%	31	69%
2	98%	32	68%
3	97%	33	67%
4	96%	34	66%
5	95%	35	65%
6	94%	36	64%
7	93%	37	63%
8	92%	38	62%
9	91%	39	61%
10	90%	40	60%
11	89%	41	59%
12	88%	42	58%
13	87%	43	57%
14	86%	44	56%
15	85%	45	55%
16	84%	46	54%
17	83%	47	53%
18	82%	48	52%
19	81%	49	51%
20	80%	50	50%
21	79%	51	49%
22	78%	52	48%
23	77%	53	47%
24	76%	54	46%
25	75%	55	45%
26	74%	Older	45%
27	73%		
28	72%	n will be held at 45% as long	
29	71%	as the residence is habita	able.
30	70%		

Age = Tax Year - date of construction

Example: A 2003 assessment is being figured for a building constructed in 1983. The age is 20 years.

The appraiser is to recognize exceptional maintenance, remodeling, replacements and additions in adjusting the % condition from that listed in this table to the actual observed condition. Exceptionally poor maintenance is also to be recognized.

t Assessment Year	6	PLAN 1 SPACE = 4^{\prime}		CEDAR LOG HOME				···+··+··+··+··+···+···			(#096) 4+ ¥				\cdot					COST BASE COST CUUNTY UEPH. % UEP	0. 07 AD 07 110	12+5 760 71.03 73,149	#13,14,15 /5.735		 #16 C 00 20 2780 556	20.12								BASE ///5,536 .87 .86 86,443	87		NEW 100,5/6 Total Depr. Cost: \$ 86,443		E.C.F. X	True Cash Value . &	
bocated in Marquete County 2004	Trim & Decoration 12. ELECTRIC	Min. Wall Fur. 150	Ist Fi 2nd FI No. 8	Small	ric Outlets			No. of Baths 2.400	Extra Stool	Ceramic Floor	CEILINGS Ceramic Wainscot	Drywall Plaster Tub Alcove 2.90 Fan	Suspended Separate Shower		7. EXCAVATION Water Softener Owned 1 essert	160 S.F. Water Heater Gallons: 30 7 Gas	SF 14. 4.975 + 3.085 = 6.8	S.F. WATER Public Wall	Public	ALLS & FLOORS 15. BUILT-IN ITEMS		Wood Drop-in Range Disposal	V Hood Vented 335 Microwave	Compactor	✓ Fireplace ✓ Fdn 4,650 Pre-Fab.		Chimney 1 Sty. 2 Sty. Inside Outside	Insulation Cupboard Length Ava Quality Ava	Joists 2"x / 0" / 6 " o.c. Type wcp CP	th 11 / 12 ' Wide YO	s No	17. GARAGE/C	Cars	Wood Wide Deep Condition	Exterior			Coal Steam cite EOB BATES 960 CT	1 Warm Air Tvoical class of neigh	Iter Neidhborhood is: Immuning House	
	TYPE	✓ Single Family	V Cedar log home Si		OLLI	ooms	nt		2nd floor	Baths	3 Total Bedrooms 6.	1. EXTERIOR \$	Wood, Shingle	Aluminum, Vinyl			V 7" Machined Logs Crawl	-	VS	Large	Avg.	Small				бu		✓ Storms & Screens Ins		le Gambrel	Mansard	etrgh	 Asphalt Shingles Ply 	1		Brick	=	Other overhang 12		Plaster	1: