

# INTRODUCTION: TOWN HOUSES/DUPLEXES

## DEFINITIONS

Town Houses are single family, attached residences that may also be referred to as Duplexes, and may include Four plexes.

Each Town House living unit is one of a group of two or more units that are joined by common walls. Town Houses will never have other units above or below. Town Houses always have individual exterior entries. Town Houses do not have more than two walls that are common with adjacent units.

## FIVE DIFFERENT CLASSES

Town Houses/Duplexes are categorized into five Classes (quality levels) CD through A. These quality levels are roughly equivalent to the quality levels of the same names in the single-family detached residential schedules. The Unit-in-Place section can be used to make adjustments and additions to the Town House/Duplex schedules, although the Town House/Duplex schedules were not built up from the Unit-in-Place section.

## PHOTOGRAPHS

Photographs are intended to illustrate the general characteristics of this type of housing in a given class (i.e., roof overhang, roof pitch, type and quality of materials used, etc.), and are not an indication of typical size or setting.

## COSTS

The square foot costs include: A normal allowance for plans, specifications and general contractors' overhead and profit.

The square foots costs do not include: Appliances, drapes, garages, carports, and other optional items. These items can be priced separately from the individual cost pages under adjustments and additions.

## STEP BY STEP

There are five steps involved in arriving at a final Square Foot Cost:

Step 1) Determine class of Town House/Duplex.

Step 2) Select either "Inside Unit" or "Outside Unit" Square Foot Costs.

Step 3) Make adjustments and additions as necessary.

Step 4) Apply County Multiplier.

Step 5) Apply the proper depreciation multiplier. Since Town Houses and Duplexes are frequently rented investment properties, the assessor must consider whether the residential or the commercial depreciation tables are the most applicable to the particular building being priced from this section.

## PRICING EXAMPLE

A pricing example is included at the end of this section.

## PHOTOGRAPHS



## GENERAL DESCRIPTION

Class CD Town Houses and Duplexes are constructed with minimum compliance to uniform building codes. The building shape is usually rectangular, with little or no attention given to ornamentation or architectural design. The overall quality of materials and workmanship is below average, and the interior is plain, with few refinements.

## COMPONENT DESCRIPTIONS

**EXTERIOR WALLS:** Wood frame with siding. Moderate fenestration using inexpensive sash.

**ROOF STRUCTURE:** Wood structure with lightweight composition shingles or built-up with small rocks.

**INTERIOR PARTITIONS AND FINISH:** Wood framed, with taped and painted drywall. Doors are stock, hollow-core or flat panel, with low-grade hardware. Small bedroom closets with inexpensive wardrobe or hinged doors.

**INSULATION:** Wall and ceiling insulation based upon an extreme climate is included in the base cost.

**FLOOR FINISH:** Inexpensive carpet and pad, or vinyl composition tile.

**CEILING:** Drywall with one coat of paint, some enamel paint in kitchen and bath.

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

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

**BASEMENT FLOOR:** Concrete slab, floor drains.

**FLOOR CONSTRUCTION:** Wood joists and bridging beams and posts. Wood subfloor also on upper story floors.

**HEATING AND AIR CONDITIONING:** Forced air heating system with minimum output and ductwork.

**ELECTRICAL:** Minimum number of outlets and low cost fixtures.

**PLUMBING:** Fixtures include lavatory, water closet, bathtub with shower, kitchen sink and water heater.

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

# TOWN HOUSES AND DUPLEXES

**CLASS CD**

## SQUARE FOOT COSTS

The following Square Foot Cost tables are representative of the occupancies described on the adjacent page. **PLEASE NOTE:** Costs include an unfinished concrete block basement. The columns entitled “Wood Basement”, “Crawl Space” and “Slab on Grade” are for adjusting your occupancy if it differs from the base. For other adjustments, see following pages.

### INSIDE UNIT: Apply to ground floor area.

Ground Area	1 Story	1 1/2 Story	2 Story	Bi-Level	Tri-Level	Wood Basement	Crawl Space	Slab on Grade	Ground Area
400	96.78	117.04	152.32	119.40	125.59	-4.60	-20.17	-22.09	400
500	92.94	112.94	147.41	114.68	121.17	-4.09	-18.70	-20.65	500
600	89.91	109.69	143.52	110.97	117.66	-3.71	-17.57	-19.55	600
700	87.43	107.01	140.31	107.92	114.78	-3.42	-16.67	-18.66	700
800	85.34	104.75	137.59	105.35	112.34	-3.18	-15.93	-17.93	800
900	83.54	102.79	135.23	103.13	110.23	-2.99	-15.30	-17.30	900
1000	81.96	101.08	133.16	101.19	108.38	-2.82	-14.76	-16.76	1000
1200	79.29	98.17	129.64	97.91	105.25	-2.56	-13.87	-15.87	1200
1400	77.10	95.78	126.74	95.22	102.67	-2.36	-13.16	-15.15	1400
1600	75.26	93.75	124.28	92.95	100.49	-2.20	-12.58	-14.55	1600
1800	73.66	92.00	122.16	91.00	98.60	-2.07	-12.08	-14.04	1800
2000	72.27	90.46	120.28	89.28	96.95	-1.95	-11.66	-13.60	2000
2200	71.03	89.09	118.61	87.76	95.47	-1.86	-11.29	-13.22	2200
2400	69.92	87.86	117.11	86.39	94.14	-1.77	-10.96	-12.88	2400
2600	68.91	86.74	115.74	85.15	92.94	-1.70	-10.66	-12.57	2600

### OUTSIDE UNIT: Apply to ground floor area.

Ground Area	1 Story	1 1/2 Story	2 Story	Bi-Level	Tri-Level	Wood Basement	Crawl Space	Slab on Grade	Ground Area
400	103.34	124.64	161.87	125.96	133.73	-4.97	-21.96	-23.87	400
500	99.16	120.20	156.60	120.91	128.95	-4.41	-20.38	-22.33	500
600	95.88	116.70	152.43	116.93	125.17	-4.00	-19.17	-21.15	600
700	93.19	113.81	148.98	113.67	122.05	-3.69	-18.21	-20.20	700
800	90.92	111.37	146.06	110.92	119.42	-3.43	-17.41	-19.41	800
900	88.96	109.26	143.53	108.55	117.14	-3.23	-16.74	-18.74	900
1000	87.24	107.41	141.31	106.48	115.15	-3.05	-16.16	-18.16	1000
1200	84.35	104.27	137.54	102.97	111.77	-2.77	-15.20	-17.19	1200
1400	81.99	101.69	134.43	100.10	108.99	-2.55	-14.44	-16.42	1400
1600	79.99	99.51	131.79	97.68	106.64	-2.37	-13.81	-15.78	1600
1800	78.27	97.63	129.51	95.60	104.61	-2.23	-13.27	-15.23	1800
2000	76.76	95.97	127.51	93.77	102.82	-2.11	-12.81	-14.76	2000
2200	75.42	94.50	125.72	92.14	101.23	-2.00	-12.41	-14.34	2200
2400	74.21	93.17	124.10	90.68	99.80	-1.91	-12.05	-13.98	2400
2600	73.12	91.97	122.64	89.36	98.51	-1.83	-11.73	-13.65	2600

# CLASS CD

# ADJUSTMENTS AND ADDITIONS

## EXTERIOR FINISH

For other than wood siding, make the following adjustments to the cost per square foot of ground area:

Masonry veneer .....	+ 6%
Common brick .....	+12%
Concrete block .....	+ 5%

## ROOF STRUCTURE

For other than wood structure with lightweight composition shingle, make the following adjustment per square foot of ground area:

Wood shingle .....	\$1.49
Wood shake .....	1.79
Composition roll deduct .....	-.99

## HEATING AND COOLING: Additions or deductions per square foot of ground area.

HEATING SYSTEMS	Number of Stories				
	1	1 1/2	2	Bi	Tri
Forced-warm-air, without return ducts, deduct .....	-.73	-1.09	-1.45	-1.45	-1.09
Forced-hot-water/steam, add .....	2.64	3.96	5.28	5.28	3.96
Electric wall heaters, baseboard type, deduct .....	-.41	-.61	-.81	-.81	-.61
Electric, ceiling radiant, deduct .....	-.74	-1.11	-1.48	-1.48	-1.11
Electric wall heaters, deduct .....	-2.11	-3.17	-4.22	-4.22	-3.17
Radiant (in-floor), add .....	2.78	4.17	5.56	5.56	4.17
Space heaters, deduct .....	-2.13	-3.19	-4.25	-4.25	-3.19
Wall or floor furnace, no ducts, deduct .....	-1.92	-2.89	-3.85	-3.85	-2.89
<b>HEATING AND COOLING COMBINED SYSTEMS</b>					
Forced air, A/C using heating ducts, add .....	4.83	7.25	9.66	9.66	7.25
Heat pump with supplemental heat, add .....	3.13	4.69	6.25	6.25	4.69
Air conditioning only with separate ducts, add .....	5.88	8.83	11.77	11.77	8.83
No heating, deduct .....	-3.65	-5.47	-7.29	-7.29	-5.47

Wood-burning unit added on to furnace: Add \$1,675 to the final cost of home. Includes material and labor to connect to existing forced-air system. Extra chimney or flue costs which may be required by local codes are not included.

## PLUMBING

Average cost per fixture .....	\$ 900
Extra bath, three fixtures .....	2,825
Two fixtures .....	1,900
Water softener, automatic .....	1,730
Manual .....	1,100
Extra toilet .....	935
Extra sink .....	570
Separate shower (fiberglass) .....	870
Bathroom vent fan .....	150

## FIREPLACES

Stories	1	2
Inside chimney .....	\$3,500	\$4,375
Outside chimney .....	4,250	5,250
Prefabricated .....	1,630	1,985

For other fireplaces, see Unit-in-Place costs.

## PORCHES

For exterior stairwys, add per flight as follows:

	Unfinished	Plastered
	Soffit	Soffit
Wood .....	\$1,300	\$1,500
Cement composition .....	2,000	2,250

For porches, refer to Class CD residential porch schedule, page 55, or see next page.

## BASEMENT FINISH

Costs per square foot of floor area:

Recreation room .....	\$13.80
Finished living area .....	24.90
Walk-out, below grade, cost of door .....	1,235
Walk-out, above grade, cost of door .....	1,645

## BUILT-INS

Appliance allowance, (if not itemized) .....	\$1,440
Cooktop, countertop, four burners .....	465
Dishwasher, built-in .....	470
Garbage disposal .....	160
Heater, bathroom, without fan .....	145
With fan .....	205
Hot tub, with whirlpool, built-in .....	4,885
Hood, range, unvented .....	205
Vented .....	360
Intercom system, master station .....	510
Satellite .....	105
Whirlpool tub (Jacuzzi) .....	5,170
Whirlpool tub when it replaces regular bathtub .....	4,205
Oven, single, built-in .....	815
Microwave .....	230
Range, drop in, with standard oven .....	810
With self cleaning oven .....	1,080
Sauna with heater and controls .....	3,960
Trash compactor .....	600
Vacuum, central system .....	1,845

## WATER AND WASTE DISPOSAL

City water and sewer connections .....	\$1,975
Water well, 200 feet .....	7,725
Septic system, 1,500 gallons .....	5,225
2,000 gallons .....	6,675

The cost for each unit over one for water and sewer will vary by location.

## OTHER ADJUSTMENTS

Please refer to Class CD Site-built residences, Adjustments and Additions, Pages 54 – 57 and Unit-in-Place sections.

# ADJUSTMENTS AND ADDITIONS

CLASS CD

**GARAGES: Base costs include electric lighting.**

On slab – 18" Foundation				On slab – 42" Foundation				
Size in Sq. Ft.	Siding	Block	Brick	Siding	Block	Brick	Finished Interior	Size in Sq. Ft.
240	33.40	36.45	41.50	38.05	42.80	46.70	6.85	240
308	30.40	32.75	36.75	34.55	38.65	41.20	6.50	308
352	28.95	30.95	34.45	32.80	36.60	38.55	6.35	352
400	27.60	29.30	32.35	31.20	34.75	36.15	6.15	400
440	26.80	28.55	31.50	30.25	33.65	35.15	6.10	440
480	26.10	27.85	30.75	29.40	32.65	34.30	6.00	480
528	25.35	27.15	29.95	28.55	31.65	33.35	5.90	528
600	24.40	26.20	28.90	27.40	30.30	32.15	5.80	600
800	22.50	24.35	27.05	25.15	27.65	30.00	5.50	800
1020	21.45	23.15	25.60	23.85	26.15	28.30	5.35	1020

**Common wall deduction for attached garage**

1/2-wall	-735	-820	-1,015	-900	-1,055	-1,205	----	1/2-wall
1-wall	-1,470	-1,700	-2,030	-1,805	-2,110	-2,405	----	1-wall
1 1/2-wall	-2,205	-2,550	-3,045	-2,705	-3,165	-3,610	----	1 1/2-wall
2-wall	-2,935	-3,400	-4,060	-3,605	-4,215	-4,815	----	2-wall

No concrete floor, deduct ..... -\$4.55

Base cost includes uninsulated single or double garage doors, depending on the size of the garage. For insulated garage doors, add per square foot of door:  
 Single ..... \$3.10      Double ..... \$2.30  
 Door opener, add for radio controlled ..... 355

For basement garage, add to residence:  
 1-car ..... \$1,825      2-car ..... \$2,550  
 1 1/2-car ..... 2,175      3-car ..... 3,375

For pole construction deduct 25% from 18" Foundation, Siding rate.

For living area above garage use overhang rates. (Base cost contains forced-warm-air heat only. For other types of heating/cooling use the 1-Story Heating and Cooling Adjustments for this square footage only).

For storage area above garage, add \$8.95 per square foot (stairway, floorboards, electrical, 6-foot headroom).

**CARPORTS**

Cost per square foot of area covered. Includes roof structure and cover, posts, bracing, paint and concrete slab.

Aluminum, corrugated .....	\$10.00
Composition shingles .....	11.15
Built-up tar and gravel .....	11.40
Wood shingles .....	12.65
Fiberglass .....	9.75

**PORCHES AND DECKS**

Sym.	CONCRETE FLOOR with 42" foundation				WOOD FLOOR with 42" foundation				Sym.
Size for Rates	PLATFORM PORCH CPP	COVERED PORCH CPP	SCREEN-ENCLOSED PORCH CSEP	GLASS-ENCLOSED PORCH CGEP	PLATFORM PORCH WPP	COVERED PORCH WCP	SCREEN-ENCLOSED PORCH CSEP	GLASS-ENCLOSED PORCH CGEP	Size for Rates
25	19.65	35.10	58.50	79.40	37.20	52.60	45.95	66.85	25
50	16.10	29.50	45.95	59.90	26.60	40.05	36.30	50.25	50
75	14.60	27.50	41.60	53.20	22.60	35.50	33.30	44.95	75
100	13.10	25.50	38.45	48.90	18.55	30.95	31.50	41.95	100
125	12.70	24.85	36.55	45.65	17.45	29.55	29.95	39.05	125
150	12.40	24.30	35.10	43.20	16.60	28.50	28.75	36.85	150
175	12.00	23.40	33.85	41.30	15.50	27.15	27.80	35.30	175
200	11.65	23.05	32.80	39.75	14.65	26.05	27.05	34.00	200
250	10.85	21.70	30.80	37.10	12.35	23.20	25.75	32.05	250
300	10.25	20.60	29.25	35.05	10.75	21.15	24.75	30.55	300
400	9.80	20.15	28.75	34.50	10.65	20.95	24.60	30.35	400
450	9.65	19.95	28.55	34.30	10.60	20.85	24.55	30.30	450
500	9.50	19.80	28.35	34.10	10.55	20.80	24.50	30.20	500
600	9.25	19.50	28.00	33.75	10.45	20.70	24.40	30.10	600
700	9.05	19.25	27.75	33.45	10.40	20.60	24.30	30.00	700

Size for Rates	ADD BASEMENT UNDER	DEDUCT SHALLOW FOUNDATION	WOOD DECKS	Size for Rates		
Size for Rates	ADD BASEMENT UNDER	DEDUCT SHALLOW FOUNDATION	TREATED WOOD	PINE OR SIMILAR	REDWOOD OR CEDAR	Size for Rates
25	18.20	-12.35	33.30	26.60	35.95	25
50	17.75	-9.00	24.60	19.70	27.35	50
75	17.50	-7.50	20.37	16.26	24.66	75
100	17.30	-6.60	17.90	14.30	21.20	100
125	17.15	-5.95	17.09	13.63	20.86	125
150	17.00	-5.50	16.05	12.80	19.65	150
175	16.95	-5.10	15.22	12.14	18.69	175
200	16.85	-4.80	14.50	11.60	17.55	200
250	16.70	-4.35	13.46	10.73	16.63	250
300	16.60	-4.00	12.64	10.08	15.66	300
400	16.40	-3.50	11.45	9.13	14.25	400
450	16.35	-3.35	10.99	8.76	13.72	450
500	16.25	-3.15	10.60	8.45	13.25	500
600	16.15	-2.90	9.95	8.18	12.84	600
700	16.05	-2.70	9.44	7.52	11.87	700

For details of building materials included in Porches, see Glossary under symbol name. Example: For concrete platform porch, see Glossary under "CPP". For a more complete discussion of porches and decks, refer to Class CD Site-built, "Adjustments and Additions", Page 55.

## PHOTOGRAPHS



## GENERAL DESCRIPTION

Class C Town Houses and Duplexes are constructed to local building code and will exceed the minimum requirements of mortgage insuring agencies. Overall architectural design is simple, with attention given only to the front elevation to distinguish one unit from another. The overall quality of materials and workmanship is average.

## COMPONENT DESCRIPTIONS

**EXTERIOR WALLS:** Wood frame with siding. Adequate fenestration using standard-grade sash.

**ROOF STRUCTURE:** Wood structure with lightweight composition shingles or built-up with small rocks.

**INTERIOR PARTITIONS AND FINISH:** Wood framed, with taped and painted drywall. Doors are stock, hollow-core or flat panel, with standard grade hardware. Adequate wardrobe-type bedroom, guest, and shelved linen closets.

**INSULATION:** Wall and ceiling insulation based upon an extreme climate is included in the base.

**FLOOR FINISH:** Carpet and pad or vinyl composition tile.

**CEILING:** Drywall with one coat of paint, some enamel paint in kitchen and bath.

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

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

**BASEMENT FLOOR:** Concrete slab, floor drains.

**FLOOR CONSTRUCTION:** Wood joists and bridging beams and posts. Wood subfloor also on upper-story floors.

**HEATING AND AIR CONDITIONING:** Forced air heating system with adequate output and ductwork.

**ELECTRICAL:** Adequate number of outlets and standard-grade fixtures.

**PLUMBING:** Fixtures include lavatory, water closet, bathtub with shower, kitchen sink and water heater.

**BUILT-IN UNITS:** Hardwood veneer or paint grade wood kitchen cabinets. Counter tops are laminated plastic or ceramic tile with splash.

# TOWN HOUSES AND DUPLEXES

**CLASS C**

## SQUARE FOOT COSTS

The following Square Foot Cost tables are representative of the occupancies described on the adjacent page. **PLEASE NOTE:** Costs include an unfinished concrete block basement. The columns entitled "Wood Basement", "Crawl Space" and "Slab on Grade" are for adjusting your occupancy if it differs from the base. For other adjustments, see following pages.

### INSIDE UNIT: Apply to ground floor area.

Ground Area	1 Story	1 1/2 Story	2 Story	Bi-Level	Tri-Level	Wood Basement	Crawl Space	Slab on Grade	Ground Area
400	107.91	131.00	172.52	134.45	141.07	-5.11	-22.87	-25.16	400
500	103.69	126.41	166.89	129.07	136.06	-4.43	-20.92	-23.29	500
600	100.35	122.79	162.43	124.84	132.10	-3.94	-19.46	-21.86	600
700	97.62	119.81	158.74	121.36	128.85	-3.57	-18.30	-20.72	700
800	95.31	117.28	155.62	118.44	126.09	-3.28	-17.35	-19.78	800
900	93.32	115.10	152.92	115.91	123.71	-3.04	-16.55	-18.99	900
1000	91.58	113.18	150.54	113.70	121.62	-2.84	-15.87	-18.31	1000
1200	88.64	109.94	146.52	109.97	118.08	-2.53	-14.76	-17.19	1200
1400	86.22	107.27	143.19	106.91	115.17	-2.29	-13.88	-16.29	1400
1600	84.19	105.01	140.38	104.33	112.71	-2.10	-13.16	-15.55	1600
1800	82.43	103.05	137.94	102.11	110.58	-1.95	-12.56	-14.93	1800
2000	80.89	101.34	135.80	100.16	108.71	-1.82	-12.04	-14.39	2000
2200	79.52	99.81	133.88	98.42	107.04	-1.72	-11.59	-13.92	2200
2400	78.29	98.43	132.16	96.87	105.55	-1.62	-11.20	-13.51	2400
2600	77.17	97.18	130.60	95.46	104.19	-1.54	-10.85	-13.14	2600

### OUTSIDE UNIT: Apply to ground floor area.

Ground Area	1 Story	1 1/2 Story	2 Story	Bi-Level	Tri-Level	Wood Basement	Crawl Space	Slab on Grade	Ground Area
400	115.32	139.71	183.77	141.85	150.41	-5.51	-24.86	-27.16	400
500	110.71	134.73	177.68	136.10	144.97	-4.83	-22.78	-25.14	500
600	107.08	130.79	172.85	131.57	140.68	-4.33	-21.21	-23.61	600
700	104.11	127.55	168.86	127.85	137.15	-3.96	-19.96	-22.38	700
800	101.60	124.80	165.49	124.72	134.16	-3.66	-18.94	-21.37	800
900	99.44	122.43	162.57	122.02	131.58	-3.41	-18.09	-20.52	900
1000	97.54	120.35	160.00	119.66	129.31	-3.20	-17.36	-19.79	1000
1200	94.35	116.83	155.65	115.68	125.48	-2.87	-16.16	-18.58	1200
1400	91.73	113.93	152.07	112.41	122.33	-2.62	-15.21	-17.62	1400
1600	89.51	111.48	149.03	109.66	119.67	-2.42	-14.43	-16.82	1600
1800	87.61	109.37	146.40	107.29	117.37	-2.26	-13.78	-16.15	1800
2000	85.94	107.50	144.08	105.21	115.35	-2.12	-13.22	-15.57	2000
2200	84.45	105.85	142.02	103.36	113.55	-2.01	-12.74	-15.07	2200
2400	83.12	104.36	140.17	101.70	111.93	-1.91	-12.31	-14.62	2400
2600	81.92	103.01	138.48	100.20	110.46	-1.82	-11.93	-14.22	2600

# CLASS C

# ADJUSTMENTS AND ADDITIONS

## EXTERIOR FINISH

For other than wood siding, make the following adjustments to the cost per square foot of ground area:

Masonry veneer .....	+ 6%
Common brick .....	+12%
Concrete block .....	+ 5%

## ROOF STRUCTURE

For other than wood structure with lightweight composition shingle, make the following adjustment per square foot of ground area:

Wood shingle .....	\$1.55
Wood shake .....	1.88
Composition roll deduct .....	-1.14

## HEATING AND COOLING: Additions or deductions per square foot of ground area.

	Number of Stories				
	1	1 1/2	2	Bi	Tri
<b>HEATING SYSTEMS</b>					
Forced-warm-air, without return ducts, deduct .....	-.74	-1.10	-1.47	-1.47	-1.10
Forced-hot-water/steam, add .....	2.89	4.34	5.78	5.78	4.34
Electric wall heaters, baseboard type, deduct .....	-.47	-.71	-.94	-.94	-.71
Electric, ceiling radiant, deduct .....	-.88	-1.32	-1.76	-1.76	-1.32
Electric wall heaters, deduct .....	-2.37	-3.56	-4.75	-4.75	-3.56
Radiant (in-floor), add .....	3.13	4.70	6.27	6.27	4.70
<b>HEATING AND COOLING COMBINED SYSTEMS</b>					
Forced air, A/C using heating ducts, add .....	5.28	7.92	10.56	10.56	7.92
Heat pump with supplemental heat, add .....	3.56	5.34	7.13	7.13	5.34
Air conditioning only with separate ducts, add .....	6.37	9.56	12.74	12.74	9.56
No heating, deduct .....	-4.03	-6.04	-8.05	-8.05	-6.04

Wood-burning unit added on to furnace: Add \$1,900 to the final cost of home. Includes material and labor to connect to existing forced-air system. Extra chimney or flue costs which may be required by local codes are not included.

## PLUMBING

Average cost per fixture .....	\$1,080
Extra bath, three fixtures .....	3,400
Two fixtures .....	2,275
Water softener, automatic .....	1,765
Manual .....	1,150
Extra toilet .....	1,115
Extra sink .....	695
Separate shower (fiberglass) .....	995
Bathroom vent fan .....	185

## FIREPLACES

Stories	1	2
Inside chimney .....	\$3,975	\$4,950
Outside chimney .....	4,850	5,975
Prefabricated .....	1,930	2,360

For other fireplaces, see Unit-in-Place costs.

## PORCHES

For exterior stairways, add per flight as follows: .

	Unfinished Soffit	Plastered Soffit
Wood .....	\$1,425	\$1,675
Cement composition .....	2,350	2,550

For porches, refer to Class C residential porch schedule, page 71, or see next page.

## BASEMENT FINISH

Costs per square foot of floor area:

Recreation room .....	\$14.40
Finished living area .....	26.70
Walk-out, below grade, cost of door .....	1,390
Walk-out, above grade, cost of door .....	1,930

## BUILT-INS

Appliance allowance, (if not itemized) .....	\$2,060
Cooktop, countertop, four burners .....	580
Dishwasher, built-in .....	580
Garbage disposal .....	195
Heater, bathroom, without fan .....	160
With fan .....	235
Hot tub, with whirlpool, built-in .....	5,505
Hood, range, unvented .....	245
Vented .....	425
Intercom system, master station .....	580
Satellite .....	120
Whirlpool tub (Jacuzzi) .....	6,160
Whirlpool tub when it replaces regular bathtub .....	4,935
Oven, single, built-in .....	1,000
Microwave .....	315
Range, drop in, with standard oven .....	945
With self cleaning oven .....	1,285
Sauna with heater and controls .....	4,945
Trash compactor .....	660
Vacuum, central system .....	1,945

## WATER AND WASTE DISPOSAL

City water and sewer connections .....	\$2,225
Water well, 200 feet .....	8,000
Septic system, 1,500 gallons .....	5,525
2,000 gallons .....	7,075

The cost for each unit over one for water and sewer will vary by location.

## OTHER ADJUSTMENTS

Please refer to Class C Site-built residences, Adjustments and Additions, Pages 70 – 73 and Unit-in-Place sections.



# ADJUSTMENTS AND ADDITIONS

## CLASS C

**GARAGES: Base costs include electric lighting.**

On slab – 18" Foundation				On slab – 42" Foundation				
Size in Sq. Ft.	Siding	Block	Brick	Siding	Block	Brick	Finished Interior	Size in Sq. Ft.
240	37.40	38.90	46.85	42.25	45.30	52.30	7.60	240
308	34.15	35.45	42.50	38.45	41.10	47.30	7.15	308
352	32.55	33.75	40.35	36.55	39.00	44.85	6.95	352
400	31.05	32.20	38.35	34.85	37.10	42.60	6.75	400
440	30.15	31.25	37.15	33.80	35.95	41.20	6.65	440
480	29.40	30.40	36.05	32.85	34.90	39.95	6.50	480
528	28.55	29.55	34.90	31.85	33.80	38.65	6.40	528
600	27.45	28.35	33.45	30.55	32.40	36.95	6.20	600
800	25.25	26.05	30.40	27.95	29.50	33.50	5.95	800
1020	23.95	24.70	28.70	26.45	27.85	31.50	5.75	1020

Common wall deduction for attached garage								
1/2-wall	-795	-1,030	-1,110	-965	-1,265	-1,295	----	1/2-wall
1-wall	-1,595	-2,120	-2,215	-1,930	-2,530	-2,595	----	1-wall
1 1/2-wall	-2,390	-3,180	-3,325	-2,895	-3,795	-3,890	----	1 1/2-wall
2-wall	-3,190	-4,245	-4,430	-3,860	-5,055	-5,185	----	2-wall

No concrete floor, deduct ..... -\$4.95  
 Base cost includes uninsulated single or double garage doors, depending on the size of the garage. For insulated garage doors, add per square foot of door:  
 Single ..... \$3.70      Double ..... \$2.75  
 Door opener, add for radio controlled ..... 400

For basement garage, add to residence:  
 1-car ..... \$1,900      2-car ..... \$2,650  
 1 1/2-car ..... 2,275      3-car ..... 3,575

For pole construction deduct 25% from 18" Foundation, Siding rate.  
 For living area above garage use overhang rates. (Base cost contains forced-warm-air heat only. For other types of heating/cooling, use the 1-Story Heating and Cooling Adjustments for this square footage only).  
 For storage area above garage, add \$10.05 per square foot (stairway, floorboards, electrical, 6-foot headroom).

**CARPORTS**

Cost per square foot of area covered. Includes roof structure and cover, posts, bracing, paint and concrete slab.

Aluminum, corrugated .....	\$10.85
Composition shingles .....	12.20
Built-up tar and gravel .....	12.60
Wood shingles .....	13.85
Fiberglass .....	10.55

**PORCHES AND DECKS**

Sym.	CONCRETE FLOOR with 42" foundation				WOOD FLOOR with 42" foundation				Sym.
Size for Rates	PLATFORM PORCH CPP	COVERED PORCH CPP	SCREEN-ENCLOSED PORCH CSEP	GLASS-ENCLOSED PORCH CGEP	PLATFORM PORCH WPP	COVERED PORCH WCP	SCREEN-ENCLOSED PORCH CSEP	GLASS-ENCLOSED PORCH CGEP	Size for Rates
25	20.80	37.50	65.45	89.65	39.45	56.20	52.35	76.55	25
50	17.40	32.05	51.35	67.45	29.75	44.40	40.95	57.10	50
75	16.00	30.10	46.55	60.00	25.20	39.35	37.40	50.85	75
100	14.60	28.20	43.20	55.30	20.70	34.30	35.25	47.35	100
125	14.15	27.45	41.00	51.55	19.50	32.80	33.45	44.00	125
150	13.80	26.90	39.30	48.75	18.55	31.65	32.05	41.45	150
175	13.40	25.95	37.90	46.60	17.40	30.20	31.00	39.70	175
200	13.00	25.55	36.75	44.80	16.45	29.00	30.15	38.20	200
250	12.15	24.10	34.55	41.85	13.95	25.95	28.70	36.00	250
300	11.45	22.95	32.80	39.55	12.20	23.70	27.60	34.30	300
400	11.00	22.45	32.25	38.95	12.05	23.50	27.40	34.10	400
450	10.85	22.25	32.05	38.70	12.00	23.40	27.35	34.00	450
500	10.65	22.05	31.85	38.50	11.95	23.35	27.30	33.95	500
600	10.40	21.75	31.50	38.15	11.90	23.20	27.20	33.80	600
700	10.20	21.50	31.20	37.80	11.80	23.10	27.10	33.70	700

ADD	DEDUCT		WOOD DECKS			
Size for Rates	BASEMENT UNDER	SHALLOW FOUNDATION	TREATED WOOD	PINE OR SIMILAR	REDWOOD OR CEDAR	Size for Rates
25	19.80	-12.50	34.00	27.20	36.80	25
50	19.30	-9.10	25.20	20.15	28.05	50
75	19.00	-7.60	20.83	16.64	25.28	75
100	18.75	-6.65	18.35	14.65	21.75	100
125	18.60	-6.00	17.47	13.95	21.39	125
150	18.50	-5.55	16.41	13.10	20.15	150
175	18.35	-5.15	15.56	12.42	19.16	175
200	18.25	-4.85	14.85	11.90	18.05	200
250	18.10	-4.40	13.77	10.99	17.06	250
300	18.00	-4.05	12.93	10.32	16.07	300
400	17.80	-3.55	11.71	9.34	14.63	400
450	17.70	-3.35	11.25	8.97	14.08	450
500	17.65	-3.20	10.85	8.65	13.60	500
600	17.50	-2.95	10.19	8.12	12.81	600
700	17.40	-2.75	9.67	7.70	12.18	700

For details of building materials included in Porches, see Glossary under symbol name. Example: For concrete platform porch, see Glossary under "CPP". For a more complete discussion of porches and decks, refer to Class C Site-built, "Adjustments and Additions", Page 71.

## PHOTOGRAPHS



## GENERAL DESCRIPTION

Class BC Town Houses and Duplexes are above average in quality of both materials and workmanship. Considerable attention is given to the front elevation to distinguish one unit from another. The floor plan is usually from stock plans but includes some custom interior features.

## COMPONENT DESCRIPTIONS

**EXTERIOR WALLS:** Wood frame with siding. Well designed fenestration, using a good grade sash.

**ROOF STRUCTURE:** Wood structure with wood shingles.

**INTERIOR PARTITIONS AND FINISH:** Wood framed, with well finished drywall. Some walls can be wallpapered. Doors are good quality, hollow-core or panel. Common partition wall with adjacent units will have some soundproofing. Bedroom closets are walk-in or full-size, wardrobe with sliding doors. Base and casing are well finished softwood.

**INSULATION:** Wall and ceiling insulation based on an extreme climate is included in base costs.

**FLOOR FINISH:** Carpet, hardwood, and vinyl tile or linoleum.

**CEILING:** Well finished drywall. Some ceilings are sprayed. Enamel paint in kitchen and bath.

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

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

**BASEMENT FLOOR:** Concrete slab, floor drains.

**FLOOR CONSTRUCTION:** Wood joists and bridging beams and posts. Wood subfloor also on upper-story floors.

**HEATING AND AIR CONDITIONING:** Forced air heating system with adequate output and ductwork.

**ELECTRICAL:** Adequate number of convenience outlets and some luminous fixtures in kitchen and bath.

**PLUMBING:** Fixtures include lavatory, water closet, bathtub with shower, kitchen sink and water heater.

**BUILT-IN UNITS:** Hardwood or hardwood veneer kitchen cabinets. Counter tops are ceramic tile or laminated plastic.

# TOWN HOUSES AND DUPLEXES

**CLASS BC**

## SQUARE FOOT COSTS

The following Square Foot Cost tables are representative of the occupancies described on the adjacent page. **PLEASE NOTE:** Costs include an unfinished concrete block basement. The columns entitled “Wood Basement”, “Crawl Space” and “Slab on Grade” are for adjusting your occupancy if it differs from the base. For other adjustments, see following pages.

### INSIDE UNIT: Apply to ground floor area.

Ground Area	1 Story	1 1/2 Story	2 Story	Bi-Level	Tri-Level	Wood Basement	Crawl Space	Slab on Grade	Ground Area
400	136.46	169.96	226.36	172.96	183.49	-6.23	-29.20	-32.31	400
500	132.21	165.01	219.83	167.19	178.04	-5.60	-26.90	-30.09	500
600	128.83	161.06	214.63	162.61	173.71	-5.13	-25.16	-28.39	600
700	126.05	157.80	210.33	158.85	170.14	-4.77	-23.77	-27.03	700
800	123.68	155.03	206.68	155.65	167.10	-4.47	-22.64	-25.90	800
900	121.63	152.63	203.51	152.89	164.46	-4.23	-21.68	-24.95	900
1000	119.83	150.51	200.72	150.46	162.14	-4.02	-20.85	-24.12	1000
1200	116.76	146.91	195.97	146.34	158.19	-3.68	-19.50	-22.76	1200
1400	114.24	143.94	192.05	142.95	154.93	-3.42	-18.43	-21.67	1400
1600	112.09	141.41	188.71	140.08	152.17	-3.21	-17.55	-20.77	1600
1800	110.24	139.22	185.82	137.59	149.76	-3.03	-16.80	-20.00	1800
2000	108.60	137.29	183.26	135.41	147.65	-2.88	-16.16	-19.34	2000
2200	107.14	135.56	180.99	133.46	145.76	-2.76	-15.61	-18.76	2200
2400	105.83	134.01	178.93	131.70	144.06	-2.64	-15.12	-18.25	2400
2600	104.63	132.59	177.06	130.11	142.51	-2.54	-14.68	-17.79	2600

### OUTSIDE UNIT: Apply to ground floor area.

Ground Area	1 Story	1 1/2 Story	2 Story	Bi-Level	Tri-Level	Wood Basement	Crawl Space	Slab on Grade	Ground Area
400	146.95	181.74	242.12	183.44	196.39	-6.73	-31.73	-34.84	400
500	142.16	176.32	234.93	177.13	190.31	-6.05	-29.26	-32.45	500
600	138.36	172.02	229.21	172.14	185.48	-5.54	-27.38	-30.61	600
700	135.23	168.46	224.49	168.03	181.49	-5.15	-25.89	-29.14	700
800	132.58	165.43	220.48	164.54	178.11	-4.83	-24.66	-27.93	800
900	130.28	162.81	217.00	161.53	175.18	-4.57	-23.63	-26.90	900
1000	128.26	160.50	213.93	158.89	172.60	-4.34	-22.74	-26.01	1000
1200	124.83	156.57	208.73	154.41	168.22	-3.98	-21.28	-24.54	1200
1400	122.01	153.33	204.43	150.72	164.60	-3.70	-20.12	-23.36	1400
1600	119.61	150.58	200.77	147.59	161.53	-3.47	-19.17	-22.39	1600
1800	117.54	148.19	197.61	144.89	158.87	-3.28	-18.36	-21.56	1800
2000	115.72	146.09	194.81	142.52	156.53	-3.12	-17.67	-20.85	2000
2200	114.09	144.21	192.32	140.40	154.44	-2.98	-17.07	-20.22	2200
2400	112.62	142.52	190.08	138.50	152.56	-2.86	-16.54	-19.67	2400
2600	111.29	140.98	188.03	136.77	150.85	-2.75	-16.06	-19.17	2600

**EXTERIOR FINISH**

For other than wood siding, make the following adjustments to the cost per square foot of ground area:

Masonry veneer .....	+ 6%
Common brick .....	+11%
Face brick/stone .....	+17%
Concrete block .....	+ 4%

**ROOF STRUCTURE**

For other than wood structure with wood shingle, make the following adjustment per square foot of ground area:

Wood shake .....	\$ .36
Concrete or clay tile .....	6.26
Composition roll deduct .....	-3.21
Comp. shingle/built-up rock deduct .....	-1.68

**HEATING AND COOLING: Additions or deductions per square foot of ground area.**

	Number of Stories				
	1	1 1/2	2	Bi	Tri
<b>HEATING SYSTEMS</b>					
Forced-warm-air, without return ducts, deduct .....	-0.73	-1.1	-1.47	-1.47	-1.10
Forced-hot-water/steam, add .....	3.50	5.25	7.00	7.00	5.25
Electric wall heaters, baseboard type, deduct .....	-0.63	-0.95	-1.27	-1.27	-0.95
Electric, ceiling radiant, deduct .....	-1.24	-1.86	-2.48	-2.48	-1.86
Electric wall heaters, deduct .....	-3.03	-4.55	-6.06	-6.06	-4.55
Radiant (in-floor), add .....	4.02	6.03	8.04	8.04	6.03
<b>HEATING AND COOLING COMBINED SYSTEMS</b>					
Forced air, A/C using heating ducts, add .....	6.27	9.40	12.54	12.54	9.40
Heat pump with supplemental heat, add .....	4.54	6.81	9.07	9.07	6.81
Air conditioning only with separate ducts, add .....	7.66	11.49	15.31	15.31	11.49
No heating, deduct. ....	-4.97	-7.45	-9.94	-9.94	-7.45

Wood-burning unit added on to furnace: Add \$2,550 to the final cost of home. Includes material and labor to connect to existing forced-air system. Extra chimney or flue costs which may be required by local codes are not included.

**PLUMBING**

Average cost per fixture .....	\$1,590
Extra bath, three fixtures .....	5,000
Two fixtures .....	3,350
Water softener, automatic .....	1,845
Manual .....	1,275
Extra toilet .....	1,605
Extra sink .....	1,030
Separate shower (ceramic tile) .....	2,025
Bathroom vent fan .....	265

**FIREPLACES**

Stories	1	2
Inside chimney .....	\$5,150	\$6,325
Outside chimney .....	6,350	7,700
Prefabricated .....	2,730	3,375

For other fireplaces, see Unit-in-Place costs.

**PORCHES**

For exterior stairways, add per flight as follows: .

	Unfinished Soffit	Plastered Soffit
Wood .....	\$1,800	\$2,075
Cement composition .....	3,025	3,375

For porches, refer to Class BC residential porch schedule, page 87, or see next page.

**BASEMENT FINISH**

Costs per square foot of floor area:

Recreation room .....	\$20.35
Finished living area .....	39.90
Walk-out, below grade, cost of door .....	1,775
Walk-out, hillside, cost of door .....	2,725

**BUILT-INS**

Appliance allowance, (if not itemized) .....	\$2,960
Cooktop, countertop, four burners .....	905
Dishwasher, built-in .....	875
Garbage disposal .....	270
Heater, bathroom, without fan .....	210
With fan .....	300
Hot tub, with whirlpool, built-in .....	7,080
Hood, range, unvented .....	355
Vented .....	595
Intercom system, master station .....	755
Satellite .....	140
Whirlpool tub (Jacuzzi) .....	8,855
Whirlpool tub when it replaces regular bathtub .....	6,855
Oven, single, built-in .....	1,515
Microwave .....	605
Range, drop in, with standard oven .....	1,270
With self cleaning oven .....	1,815
Sauna with heater and controls .....	7,705
Trash compactor .....	800
Vacuum, central system .....	2,165

**WATER AND WASTE DISPOSAL**

City water and sewer connections .....	\$2,850
Water well, 200 feet .....	8,725
Septic system, 1,500 gallons .....	6,250
2,000 gallons .....	8,100

The cost for each unit over one for water and sewer will vary by location.

**OTHER ADJUSTMENTS**

Please refer to Class BC Site-built residences, Adjustments and Additions, Pages 86 – 89 and Unit-in-Place sections.

# ADJUSTMENTS AND ADDITIONS

CLASS BC

## GARAGES: Base costs include electric lighting.

On slab – 18" Foundation				On slab – 42" Foundation				
Size in Sq. Ft.	Siding	Block	Brick	Siding	Block	Brick	Finished Interior	Size in Sq. Ft.
240	48.45	55.45	64.40	53.44	62.55	70.05	8.90	240
308	44.60	50.85	58.75	49.08	57.05	63.80	8.40	308
352	42.65	48.55	55.95	46.89	54.35	60.70	8.10	352
400	40.90	46.45	53.40	44.88	51.85	57.90	7.85	400
440	39.75	45.05	51.70	43.58	50.20	56.00	7.70	440
480	38.75	43.85	50.20	42.42	48.80	54.30	7.55	480
528	37.70	42.55	48.60	41.18	47.25	52.55	7.40	528
600	36.30	40.85	46.55	39.58	45.25	50.25	7.25	600
800	33.25	37.20	42.05	36.09	40.90	45.20	6.80	800
1020	31.60	35.15	39.55	34.18	38.55	42.45	6.55	1020

Common wall deduction for attached garage								
1/2-wall	-950	-1,150	-1,455	-1,120	-1,385	-1,645	----	1/2-wall
1-wall	-1,905	-2,365	-2,915	-2,240	-2,770	-3,290	----	1-wall
1 1/2-wall	-2,855	-3,545	-4,370	-3,360	-4,155	-4,935	----	1 1/2-wall
2-wall	-3,805	-4,725	-5,825	-4,475	-5,540	-6,580	----	2-wall

No concrete floor, deduct ..... -\$6.00

Base cost includes uninsulated single or double garage doors, depending on the size of the garage. For insulated garage doors, add per square foot of door:  
 Single ..... \$5.25      Double ..... \$3.90  
 Door opener, add for radio controlled ..... 500

For basement garage, add to residence:  
 1-car ..... \$2,100      2-car ..... \$2,975  
 1 1/2-car ..... 2,550      3-car ..... 4,050

For pole construction deduct 25% from 18' Foundation, Siding rate.

For living area above garage use overhang rates. (Base cost contains forced-warm-air heat only. For other types of heating/cooling, use the 1-Story Heating and Cooling Adjustments for this square footage only).

For storage area above garage, add \$13.15 per square foot (stairway, floorboards, electrical, 6-foot headroom).

### CARPORTS

Cost per square foot of area covered. Includes roof structure and cover, posts, bracing, paint and concrete slab.

Aluminum, corrugated .....	\$12.85
Composition shingles .....	14.80
Built-up tar and gravel .....	15.55
Wood shingles .....	16.85
Fiberglass .....	12.55

## PORCHES AND DECKS

Sym.	CONCRETE FLOOR with 42" foundation				WOOD FLOOR with 42" foundation				Sym.
Size for Rates	PLATFORM PORCH CPP	COVERED PORCH CCP	SCREEN-ENCLOSED PORCH CSEP	GLASS-ENCLOSED PORCH CGEP	PLATFORM PORCH WPP	COVERED PORCH WCP	SCREEN-ENCLOSED PORCH WSEP	GLASS-ENCLOSED PORCH WGEP	Size for Rates
25	23.55	44.95	78.85	112.75	44.35	65.75	64.40	98.25	25
50	20.50	39.65	63.70	86.30	37.15	56.35	51.55	74.10	50
75	19.40	38.00	58.60	77.40	31.45	50.10	47.30	66.15	75
100	18.30	36.35	55.25	72.20	25.80	43.85	44.85	61.80	100
125	17.75	35.55	52.65	67.40	24.35	42.10	42.70	57.50	125
150	17.35	34.85	50.60	63.75	23.25	40.75	41.00	54.20	150
175	16.85	33.80	48.90	61.05	21.85	39.10	39.80	51.90	175
200	16.40	33.35	47.50	58.75	20.75	37.70	38.75	50.05	200
250	15.35	31.65	44.90	55.10	17.75	34.15	37.05	47.30	250
300	14.50	30.35	42.85	52.25	15.65	31.50	35.75	45.15	300
400	14.05	29.80	42.25	51.60	15.50	31.25	35.55	44.90	400
450	13.85	29.60	42.00	51.30	15.45	31.15	35.45	44.75	450
500	13.70	29.40	41.75	51.05	15.40	31.10	35.35	44.65	500
600	13.40	29.05	41.35	50.65	15.35	30.95	35.20	44.50	600
700	13.20	28.75	41.05	50.30	15.25	30.80	35.10	44.30	700

ADD	DEDUCT	WOOD DECKS				
Size for Rates	BASEMENT UNDER	SHALLOW FOUNDATION	TREATED WOOD	PINE OR SIMILAR	REDWOOD OR CEDAR	Size for Rates
25	23.75	-12.80	35.95	28.75	39.00	25
50	23.10	-9.35	26.70	21.35	29.90	50
75	22.75	-7.75	22.05	17.64	26.91	75
100	22.50	-6.80	19.50	15.60	23.15	100
125	22.30	-6.15	18.50	14.81	22.81	125
150	22.10	-5.65	17.38	13.91	21.50	150
175	22.00	-5.30	16.49	13.19	20.45	175
200	21.85	-4.95	15.85	12.65	19.25	200
250	21.65	-4.50	14.59	11.67	18.22	250
300	21.50	-4.15	13.70	10.96	17.17	300
400	21.25	-3.65	12.42	9.93	15.64	400
450	21.15	-3.45	11.92	9.54	15.06	450
500	21.05	-3.30	11.50	9.20	14.55	500
600	20.90	-3.00	10.80	8.64	13.71	600
700	20.80	-2.80	10.25	8.20	13.05	700

For details of building materials included in Porches, see Glossary under symbol name. Example: For concrete platform porch, see Glossary under "CPP". For a more complete discussion of porches and decks, refer to Class BC Site-built, "Adjustments and Additions", Page 87.

## PHOTOGRAPHS



## GENERAL DESCRIPTION

Class B Town Houses and Duplexes can be of custom designed, stock plans or can be individually designed. Much consideration is given to both exterior and interior details and refinements. Materials and workmanship are of high quality.

## COMPONENT DESCRIPTIONS

**EXTERIOR WALLS:** Wood frame with siding. Well designed fenestration using a high-grade sash.

**ROOF STRUCTURE:** Wood structure with wood shakes.

**INTERIOR PARTITIONS AND FINISH:** Wood framed, with well finished drywall. Some walls can be wallpapered or paneled. Doors are high-quality hardwood or panel. Common partition wall with adjacent units will have good soundproofing. Bedrooms have spacious walk-in closets or wardrobes with sliding doors and built-in features. Base, casing and moldings are well finished hardwood.

**INSULATION:** Wall and ceiling insulation based on an extreme climate are included in the base costs.

**FLOOR FINISH:** Carpet, hardwood, and vinyl tile or linoleum.

**CEILING:** Well finished drywall. Some ceilings are sprayed. Enamel paint in kitchen and bath.

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

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

**BASEMENT FLOOR:** Concrete slab, floor drains.

**FLOOR CONSTRUCTION:** Wood joists and bridging beams and posts. Wood subfloor also on upper-story floors.

**HEATING AND AIR CONDITIONING:** Forced air heating system with substantial output and ductwork.

**ELECTRICAL:** Numerous convenience outlets. Luminous fixtures in kitchen and baths.

**PLUMBING:** Fixtures include lavatory, water closet, bathtub with shower, kitchen sink and water heater.

**BUILT-IN UNITS:** Hardwood or hardwood veneer kitchen cabinets. Counter tops are ceramic tile. Cabinets can include built-in features such as desk or island bar.

# TOWN HOUSES AND DUPLEXES

**CLASS B**

## SQUARE FOOT COSTS

The following Square Foot Cost tables are representative of the occupancies described on the adjacent page. **PLEASE NOTE:** Costs include an unfinished concrete block basement. The columns entitled "Wood Basement", "Crawl Space" and "Slab on Grade" are for adjusting your occupancy if it differs from the base. For other adjustments, see following pages.

### INSIDE UNIT: Apply to ground floor area.

Ground Area	1 Story	1 1/2 Story	2 Story	Bi-Level	Tri-Level	Wood Basement	Crawl Space	Slab on Grade	Ground Area
400	154.04	191.76	269.32	196.84	208.75	-6.86	-32.94	-36.64	400
500	149.86	187.21	262.45	190.96	203.45	-5.99	-30.50	-34.28	500
600	146.53	183.57	256.97	186.28	199.22	-5.37	-28.65	-32.47	600
700	143.78	180.55	252.43	182.42	195.71	-4.89	-27.16	-31.01	700
800	141.43	177.98	248.55	179.14	192.72	-4.51	-25.94	-29.81	800
900	139.40	175.74	245.19	176.30	190.12	-4.20	-24.91	-28.78	900
1000	137.60	173.76	242.22	173.79	187.83	-3.94	-24.02	-27.89	1000
1200	134.54	170.38	237.16	169.54	183.92	-3.52	-22.56	-26.41	1200
1400	132.01	167.58	232.97	166.02	180.68	-3.21	-21.39	-25.23	1400
1600	129.86	165.19	229.39	163.04	177.92	-2.96	-20.43	-24.24	1600
1800	127.99	163.11	226.29	160.45	175.52	-2.76	-19.62	-23.41	1800
2000	126.34	161.27	223.54	158.17	173.40	-2.58	-18.92	-22.69	2000
2200	124.87	159.63	221.09	156.13	171.51	-2.44	-18.31	-22.05	2200
2400	123.54	158.14	218.88	154.30	169.79	-2.31	-17.77	-21.49	2400
2600	122.33	156.78	216.86	152.63	168.23	-2.20	-17.28	-20.98	2600

### OUTSIDE UNIT: Apply to ground floor area.

Ground Area	1 Story	1 1/2 Story	2 Story	Bi-Level	Tri-Level	Wood Basement	Crawl Space	Slab on Grade	Ground Area
400	165.62	205.95	287.38	208.42	223.94	-7.42	-35.78	-39.48	400
500	160.86	200.73	279.75	201.95	217.91	-6.48	-33.16	-36.94	500
600	157.08	196.57	273.66	196.83	213.10	-5.81	-31.15	-34.98	600
700	153.95	193.11	268.62	192.59	209.12	-5.29	-29.55	-33.40	700
800	151.30	190.17	264.32	189.00	205.73	-4.88	-28.24	-32.10	800
900	148.99	187.61	260.59	185.88	202.78	-4.54	-27.12	-30.99	900
1000	146.96	185.35	257.30	183.14	200.18	-4.26	-26.16	-30.03	1000
1200	143.50	181.50	251.70	178.49	195.76	-3.81	-24.58	-28.44	1200
1400	140.64	178.31	247.06	174.64	192.10	-3.47	-23.32	-27.16	1400
1600	138.22	175.60	243.11	171.38	188.99	-3.20	-22.28	-26.09	1600
1800	136.11	173.23	239.68	168.56	186.28	-2.98	-21.40	-25.19	1800
2000	134.25	171.15	236.65	166.07	183.90	-2.80	-20.64	-24.41	2000
2200	132.59	169.28	233.94	163.85	181.76	-2.64	-19.98	-23.73	2200
2400	131.09	167.60	231.50	161.85	179.84	-2.51	-19.40	-23.12	2400
2600	129.73	166.06	229.28	160.04	178.08	-2.39	-18.87	-22.57	2600

# CLASS B

# ADJUSTMENTS AND ADDITIONS

## EXTERIOR FINISH

For other than wood siding, make the following adjustments to the cost per square foot of ground area:

Masonry veneer .....	+ 6%
Common brick .....	+10%
Face brick/stone .....	+14%
Concrete block .....	+ 3%

## ROOF STRUCTURE

For other than wood structure with wood shake, make the following adjustment per square foot of ground area:

Wood shingle .....	-\$ .37
Concrete tile .....	6.71
Composition roll deduct .....	- 3.89
Comp. shingle/built-up rock deduct .....	- 2.12
Metal, preformed .....	.74

## HEATING AND COOLING: Additions or deductions per square foot of ground area.

	Number of Stories				
	1	1 1/2	2	Bi	Tri
<b>HEATING SYSTEMS</b>					
Forced-warm-air, without return ducts, deduct .....	-.72	-1.09	-1.45	-1.45	-1.09
Forced-hot-water/steam, add .....	3.89	5.84	7.79	7.79	5.84
Electric wall heaters, baseboard type, deduct .....	-.74	-1.11	-1.48	-1.48	-1.11
Electric, ceiling radiant, deduct .....	-1.48	-2.22	-2.95	-2.95	-2.22
Electric wall heaters, deduct .....	-3.46	-5.18	-6.91	-6.91	-5.18
Radiant (in-floor), add .....	4.60	6.90	9.20	9.20	6.90
<b>HEATING AND COOLING COMBINED SYSTEMS</b>					
Forced air, A/C using heating ducts, add .....	6.90	10.35	13.80	13.80	10.35
Heat pump with supplemental heat, add .....	5.15	7.72	10.30	10.30	7.72
Air conditioning only with separate ducts, add .....	8.56	12.83	17.11	17.11	12.83
No heating, deduct .....	-5.58	-8.36	-11.15	-11.15	-8.36

Wood-burning unit added on to furnace: Add \$2,975 to the final cost of home. Includes material and labor to connect to existing forced-air system. Extra chimney or flue costs which may be required by local codes are not included.

## PLUMBING

Average cost per fixture .....	\$2,425
Extra bath, three fixtures .....	7,650
Two fixtures .....	5,100
Water softener, automatic .....	1,885
Manual .....	1,350
Extra toilet .....	1,945
Extra sink .....	1,270
Separate shower (ceramic tile) .....	2,325
Bathroom vent fan .....	320

## FIREPLACES

Stories	1	2
Inside chimney .....	\$5,875	\$7,150
Outside chimney .....	7,275	8,775
Prefabricated .....	3,250	4,045

For other fireplaces, see Unit-in-Place costs.

## PORCHES

For exterior stairwys, add per flight as follows:

	Unfinished Soffit	Plastered Soffit
Wood .....	\$2,025	\$2,350
Cement composition .....	3,450	3,750

For porches, refer to Class B residential porch schedule, page 103, or see next page.

## BASEMENT FINISH

Costs per square foot of floor area:

Recreation room .....	\$22.55
Finished living area .....	43.35
Walk-out, below grade, cost of door .....	2,030
Walk-out, above grade, cost of door .....	3,290

## BUILT-INS

Appliance allowance, (if not itemized) .....	\$ 5,100
Cooktop, countertop, four burners .....	1,135
Dishwasher, built-in .....	1,075
Garbage disposal .....	325
Heater, bathroom, without fan .....	235
With fan .....	340
Hot tub, with whirlpool, built-in .....	8,110
Hood, range, unvented .....	425
Vented .....	700
Intercom system, master station .....	860
Satellite .....	155
Whirlpool tub (Jacuzzi) .....	10,725
Whirlpool tub when it replaces regular bathtub .....	7,975
Oven, single, built-in .....	1,865
Microwave .....	840
Range, drop in, with standard oven .....	1,470
With self cleaning oven .....	2,155
Sauna with heater and controls .....	9,620
Trash compactor .....	880
Vacuum, central system .....	2,285

## WATER AND WASTE DISPOSAL

City water and sewer connections .....	\$3,275
Water well, 200 feet .....	9,200
Septic system, 1,500 gallons .....	6,725
2,000 gallons .....	8,725

The cost for each unit over one for water and sewer will vary by location.

## OTHER ADJUSTMENTS

Please refer to Class B Site-built residences, Adjustments and Additions, Pages 102 – 105 and Unit-in-Place sections.



# ADJUSTMENTS AND ADDITIONS

CLASS B

**GARAGES: Base costs include electric lighting.**

On slab – 18" Foundation				On slab – 42" Foundation				
Size in Sq. Ft.	Siding	Block	Brick	Siding	Block	Brick	Finished Interior	Size in Sq. Ft.
240	59.20	66.65	73.05	64.50	73.25	79.15	10.30	240
308	54.25	60.50	66.10	59.00	66.30	71.50	9.55	308
352	51.80	57.45	62.65	56.25	62.90	67.70	9.20	352
400	49.55	54.65	59.55	53.75	59.75	64.25	8.85	400
440	48.20	53.00	57.65	52.20	57.90	62.15	8.60	440
480	46.95	51.55	56.00	50.80	56.20	60.30	8.45	480
528	45.65	49.95	54.20	49.35	54.45	58.35	8.25	528
600	43.95	47.95	51.95	47.45	52.15	55.85	7.95	600
800	40.40	43.90	47.35	43.45	47.55	50.75	7.40	800
1020	37.50	40.40	43.40	40.15	43.60	46.35	6.75	1020

Common wall deduction for attached garage								
1/2-wall	-1,145	-1,310	-1,525	-1,310	-1,545	-1,715	----	1/2-wall
1-wall	-2,285	-2,680	-3,055	-2,620	-3,085	-3,430	----	1-wall
1 1/2-wall	-3,430	-4,020	-4,580	-3,930	-4,630	-5,145	----	1 1/2-wall
2-wall	-4,570	-5,360	-6,105	-5,240	-6,175	-6,860	----	2-wall

No concrete floor, deduct ..... -\$6.70  
 Base cost includes insulated single or double garage doors, depending on the size of the garage. For insulated garage doors, add per square foot of door:  
 Single ..... \$6.30      Double ..... \$4.70  
 Door opener, add for radio controlled ..... 560

For basement garage, add to residence:  
 1-car ..... \$2,250      2-car ..... \$3,200  
 1 1/2-car ..... 2,725      3-car ..... 4,350

For pole construction deduct 25% from 18" Foundation, Siding rate.  
 For living area above garage use overhang rates. (Base cost contains forced-warm-air heat only. For other types of heating/cooling, use the 1-Story Heating and Cooling Adjustments for this square footage only).  
 For storage area above garage, add \$15.85 per square foot (stairway, floorboards, electrical, 6-foot headroom).

**CARPORTS**

Cost per square foot of area covered. Includes roof structure and cover, posts, bracing, paint and concrete slab.

Aluminum, corrugated .....	\$14.15
Composition shingles .....	16.50
Built-up tar and gravel .....	17.40
Wood shingles .....	18.75
Fiberglass .....	13.80

**PORCHES & DECKS**

Sym.	CONCRETE FLOOR: with 42" foundation				WOOD FLOOR: with 42" foundation				Sym.
Size for Rates	PLATFORM PORCH CPP	COVERED PORCH CCP	SCREEN-ENCLOSED PORCH CSEP	GLASS-ENCLOSED PORCH CGEP	PLATFORM PORCH WPP	COVERED PORCH WCP	SCREEN-ENCLOSED PORCH WSEP	GLASS-ENCLOSED PORCH WGEP	Size for Rates
25	25.25	48.80	89.35	129.00	47.05	70.60	74.00	113.65	25
50	22.45	43.75	72.25	98.70	41.50	62.80	58.95	85.35	50
75	21.55	42.25	66.60	88.65	35.15	55.85	53.95	76.00	75
100	20.70	40.75	63.10	82.95	28.80	48.85	51.10	70.95	100
125	20.10	39.85	60.10	77.40	27.25	47.00	48.60	65.95	125
150	19.65	39.15	57.75	73.20	26.00	45.55	46.65	62.10	150
175	19.05	38.00	55.85	70.05	24.50	43.75	45.25	59.50	175
200	18.60	37.55	54.25	67.45	23.25	42.20	44.10	57.30	200
250	17.40	35.70	51.35	63.30	20.05	38.40	42.20	54.20	250
300	16.50	34.30	49.05	60.10	17.75	35.55	40.75	51.75	300
400	16.05	33.75	48.40	59.35	17.60	35.30	40.50	51.45	400
450	15.85	33.50	48.15	59.05	17.55	35.20	40.40	51.30	450
500	15.70	33.30	47.90	58.80	17.50	35.10	40.30	51.20	500
600	15.40	32.95	47.50	58.35	17.45	34.95	40.15	51.00	600
700	15.15	32.65	47.15	58.00	17.35	34.80	40.00	50.80	700

ADD	DEDUCT		WOOD DECKS			
Size for Rates	BASEMENT UNDER	SHALLOW FOUNDATION	TREATED WOOD	PINE OR SIMILAR	REDWOOD OR CEDAR	Size for Rates
25	26.35	-12.90	37.35	29.90	40.55	25
50	25.60	-9.45	27.80	22.20	31.15	50
75	25.20	-7.85	22.95	18.36	27.99	75
100	24.90	-6.90	20.35	16.25	24.15	100
125	24.65	-6.25	19.28	15.42	23.73	125
150	24.45	-5.75	18.11	14.49	22.37	150
175	24.30	-5.35	17.18	13.74	21.28	175
200	24.20	-5.05	16.50	13.20	20.05	200
250	23.95	-4.55	15.21	12.17	18.96	250
300	23.80	-4.20	14.29	11.43	17.87	300
400	23.50	-3.65	12.95	10.36	16.28	400
450	23.40	-3.50	12.44	9.95	15.68	450
500	23.30	-3.30	12.00	9.60	15.15	500
600	23.10	-3.05	11.27	9.02	14.28	600
700	22.95	-2.85	10.70	8.56	13.59	700

For details of building materials included in Porches, see Glossary under symbol name. Example: For concrete platform porch, see Glossary under "CPP". For a more complete discussion of porches and decks, refer to Class B Site-built, "Adjustments and Additions", Page 103.

## PHOTOGRAPHS



## GENERAL DESCRIPTION

Class A Town Houses and Duplexes are individually designed, with much consideration given to both exterior and interior detail and refinements. Materials and workmanship are of high quality.

## COMPONENT DESCRIPTIONS

**EXTERIOR WALLS:** Wood frame with siding. Well designed fenestration, using a high-grade sash.

**ROOF STRUCTURE:** Wood structure with wood shakes.

**INTERIOR PARTITIONS AND FINISH:** Wood framed, with well finished drywall. Many walls may be wallpapered or paneled. Doors are high-quality hardwood or raised panel. Common partition wall with adjacent units will have very good soundproofing. Bedrooms have spacious walk-in closets or wardrobes with sliding doors and built-in features. Base, casing, and moldings are well finished hardwood.

**INSULATION:** Wall and ceiling insulation based upon an extreme climate is included in the base costs.

**FLOOR FINISH:** High-quality carpet, hardwood and vinyl tile.

**CEILING:** Well finished drywall. Some ceilings are sprayed. Enamel paint in kitchen and bath.

**FOUNDATION:** Concrete perimeter foundation with continuous foundation under interior bearing walls.

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

**BASEMENT FLOOR:** Concrete slab, floor drains.

**FLOOR CONSTRUCTION:** Wood joists and bridging beams and posts. Wood subfloor also on upper-story floors.

**HEATING AND AIR CONDITIONING:** Forced air heating system with substantial output and ductwork.

**ELECTRICAL:** Convenience outlets throughout. Luminous fixtures in kitchen and baths.

**PLUMBING:** Fixtures include lavatory, water closet, bathtub with shower, kitchen sink and water heater.

**BUILT-IN UNITS:** Hardwood or hardwood veneer kitchen cabinets. Counter tops are ceramic tile. Cabinets can include built-in features such as desk or island bar.

# TOWN HOUSES AND DUPLEXES

**CLASS A**

## SQUARE FOOT COSTS

The following Square Foot Cost tables are representative of the occupancies described on the adjacent page. **PLEASE NOTE:** Costs include an unfinished concrete block basement. The columns entitled "Wood Basement", "Crawl Space" and "Slab on Grade" are for adjusting your occupancy if it differs from the base. For other adjustments, see following pages.

### INSIDE UNIT: Apply to ground floor area.

Ground Area	1 Story	1 1/2 Story	2 Story	Bi-Level	Tri-Level	Wood Basement	Crawl Space	Slab on Grade	Ground Area
900	159.03	189.88	270.38	197.53	224.32	-5.02	-27.64	-31.95	900
1000	157.53	187.29	267.84	195.28	221.78	-4.69	-26.81	-31.14	1000
1200	154.96	182.90	263.51	191.44	217.44	-4.15	-25.43	-29.78	1200
1400	152.82	179.27	259.91	188.25	213.84	-3.75	-24.32	-28.68	1400
1600	151.00	176.18	256.82	185.54	210.77	-3.43	-23.39	-27.76	1600
1800	149.40	173.50	254.13	183.17	208.09	-3.17	-22.61	-26.97	1800
2000	147.99	171.14	251.75	181.08	205.73	-2.96	-21.93	-26.28	2000
2200	146.72	169.03	249.61	179.22	203.62	-2.78	-21.33	-25.68	2200
2400	145.58	167.13	247.68	177.53	201.71	-2.62	-20.80	-25.14	2400
2600	144.53	165.40	245.91	175.99	199.97	-2.49	-20.32	-24.65	2600
2650	144.28	164.99	245.49	175.62	199.55	-2.46	-20.21	-24.53	2650
2700	144.04	164.59	245.08	175.26	199.15	-2.42	-20.10	-24.42	2700
2750	143.80	164.20	244.68	174.91	198.75	-2.40	-19.99	-24.31	2750
2800	143.57	163.81	244.29	174.57	198.37	-2.37	-19.89	-24.21	2800
2850	143.34	163.43	243.90	174.24	197.99	-2.34	-19.78	-24.10	2850
2900	143.11	163.07	243.52	173.91	197.61	-2.31	-19.69	-24.00	2900
2950	142.89	162.70	243.15	173.58	197.25	-2.29	-19.59	-23.90	2950
3000	142.68	162.35	242.78	173.27	196.89	-2.26	-19.49	-23.80	3000

### OUTSIDE UNIT: Apply to ground floor area.

Ground Area	1 Story	1 1/2 Story	2 Story	Bi-Level	Tri-Level	Wood Basement	Crawl Space	Slab on Grade	Ground Area
900	170.28	201.32	286.77	208.78	238.69	-3.57	-30.09	-34.40	900
1000	168.53	198.51	283.98	206.28	235.86	-3.45	-29.21	-33.54	1000
1200	165.54	193.75	279.20	202.02	231.06	-3.27	-27.76	-32.11	1200
1400	163.06	189.82	275.23	198.48	227.07	-3.12	-26.58	-30.94	1400
1600	160.94	186.47	271.83	195.47	223.67	-2.99	-25.61	-29.97	1600
1800	159.09	183.57	268.87	192.85	220.72	-2.88	-24.77	-29.13	1800
2000	157.45	181.02	266.24	190.54	218.11	-2.79	-24.05	-28.40	2000
2200	155.99	178.73	263.89	188.47	215.77	-2.71	-23.42	-27.76	2200
2400	154.66	176.68	261.77	186.61	213.66	-2.64	-22.85	-27.19	2400
2600	153.45	174.80	259.82	184.91	211.74	-2.58	-22.35	-26.67	2600
2650	153.17	174.36	259.36	184.50	211.28	-2.56	-22.23	-26.55	2650
2700	152.89	173.93	258.91	184.11	210.84	-2.55	-22.11	-26.43	2700
2750	152.61	173.50	258.47	183.72	210.40	-2.53	-22.00	-26.32	2750
2800	152.34	173.09	258.04	183.34	209.97	-2.52	-21.89	-26.20	2800
2850	152.08	172.68	257.62	182.97	209.56	-2.51	-21.78	-26.09	2850
2900	151.82	172.28	257.20	182.61	209.14	-2.49	-21.67	-25.98	2900
2950	151.56	171.89	256.79	182.25	208.74	-2.48	-21.57	-25.88	2950
3000	151.31	171.51	256.39	181.90	208.35	-2.47	-21.47	-25.77	3000

# CLASS A

# ADJUSTMENTS AND ADDITIONS

## EXTERIOR FINISH

For other than wood siding, make the following adjustments to the cost per square foot of ground area:

Masonry veneer .....	+ 5%
Common brick .....	+ 8%
Face brick/stone .....	+12%
Concrete block .....	+ 2%

## ROOF STRUCTURE

For other than wood structure with wood shake, make the following adjustment per square foot of ground area:

Wood shingle deduct .....	-\$ .40
Concrete or clay tile .....	7.72
Composition roll deduct .....	- 4.32
Comp. shingle/built-up rock deduct .....	- 2.23
Metal, formed .....	.80

## HEATING AND COOLING: Additions or deductions per square foot of ground area.

	Number of Stories				
	1	1 1/2	2	Bi	Tri
<b>HEATING SYSTEMS</b>					
Forced-warm-air, without return ducts, deduct .....	- .71	-1.06	-1.41	-1.41	-1.06
Forced-hot-water/steam, add .....	4.39	6.58	8.77	8.77	6.58
Electric wall heaters, baseboard type, deduct .....	- .87	-1.31	-1.75	-1.75	-1.31
Electric, ceiling radiant, deduct .....	-1.77	-2.66	-3.55	-3.55	-2.66
Electric wall heaters, deduct .....	-3.99	-5.99	-7.98	-7.98	-5.99
Radiant (in-floor), add .....	5.33	8.00	10.66	10.66	8.00
<b>HEATING AND COOLING COMBINED SYSTEMS</b>					
Forced air, A/C using heating ducts, add .....	7.77	11.65	15.54	15.54	11.65
Heat pump with supplemental heat, add .....	5.97	8.95	11.93	11.93	8.95
Air conditioning only with separate ducts, add .....	9.83	14.74	19.65	19.65	14.74
No heating, deduct .....	-6.34	-9.51	-12.68	-12.68	-9.51

Wood-burning unit added on to furnace: Add \$3,525 to the final cost of home. Includes material and labor to connect to existing forced-air system. Extra chimney or flue costs which may be required by local codes are not included.

## PLUMBING

Average cost per fixture .....	\$3,000
Extra bath, three fixtures .....	9,450
Two fixtures .....	6,300
Water softener, automatic .....	1,925
Manual .....	1,475
Extra toilet .....	2,400
Extra sink .....	1,580
Separate shower (ceramic tile) .....	2,710
Bathroom vent fan .....	390

## FIREPLACES

Stories	1	2
Inside chimney .....	\$6,675	\$8,100
Outside chimney .....	8,300	9,975
Prefabricated .....	3,870	4,860

For other fireplaces, see Unit-in-Place costs.

## PORCHES

For exterior stairwys, add per flight as follows:

	Unfinished		Plastered	
	Soffit		Soffit	
Wood .....	\$2,350		\$2,700	
Cement composition .....	4,050		4,375	

For porches, refer to Class A residential porch schedule, page 119, or see next page.

## BASEMENT FINISH

Costs per square foot of floor area:	
Recreation room .....	\$26.45
Finished living area .....	52.05
Walk-out, below grade, cost of door .....	2,340
Walk-out, above grade, cost of door .....	3,960

## BUILT-INS

Appliance allowance, (if not itemized) .....	\$ 7,200
Cooktop, countertop, four burners .....	1,415
Dishwasher, built-in .....	1,320
Garbage disposal .....	385
Heater, bathroom, without fan .....	270
With fan .....	390
Hot tub, with whirlpool, built-in .....	9,410
Hood, range, unvented .....	515
Vented .....	825
Intercom system, master station .....	980
Satellite .....	170
Whirlpool tub (Jacuzzi) .....	13,165
Whirlpool tub when it replaces regular bathtub .....	9,640
Oven, single, built-in .....	2,295
Microwave .....	1,165
Range, drop in, with standard oven .....	1,705
With self cleaning oven .....	2,560
Sauna with heater and controls .....	12,010
Trash compactor .....	970
Vacuum, central system .....	2,405

## WATER AND WASTE DISPOSAL

City water and sewer connections .....	\$3,800
Water well, 200 feet .....	9,825
Septic system, 1,500 gallons. ....	7,300
2,000 gallons .....	9,550

The cost for each unit over one for water and sewer will vary by location.

## OTHER ADJUSTMENTS

Please refer to Class A Site-built residences, Adjustments and Additions, Pages 118 – 121 and Unit-in-Place sections.

# ADJUSTMENTS AND ADDITIONS

CLASS A

**GARAGES: Base costs include electric lighting.**

On slab – 18" Foundation				On slab – 42" Foundation				
Size in Sq. Ft.	Siding	Block	Brick	Siding	Block	Brick	Finished Interior	Size in Sq. Ft.
240	76.30	80.70	88.20	81.30	87.10	93.85	11.90	240
308	70.80	74.85	81.35	75.30	80.55	86.40	11.15	308
352	68.00	71.85	77.90	72.25	77.25	82.65	10.80	352
400	65.45	69.15	74.75	69.45	74.25	79.25	10.45	400
440	63.85	67.40	72.75	67.65	72.30	77.00	10.20	440
480	62.40	65.85	70.90	66.05	70.55	75.05	10.00	480
528	60.85	64.20	69.00	64.35	68.70	72.95	9.80	528
600	58.85	62.05	66.50	62.15	66.30	70.20	9.50	600
800	54.50	57.60	61.05	57.30	61.30	64.20	8.85	800
1020	50.95	53.95	57.10	53.35	57.15	59.90	8.15	1020

Common wall deduction for attached garage								
1/2-wall	-1,370	-1,415	-1,745	-1,535	-1,650	-1,935	----	1/2-wall
1-wall	-2,740	-2,890	-3,490	-3,075	-3,300	-3,870	----	1-wall
1 1/2-wall	-4,110	-4,335	-5,235	-4,610	-4,950	-5,800	----	1 1/2-wall
2-wall	-5,475	-5,785	-6,980	-6,145	-6,595	-7,735	----	2-wall

No concrete floor, deduct ..... -\$7.60  
 Base cost includes uninsulated single or double garage doors, depending on the size of the garage. For insulated garage doors, add per square foot of door:  
 Single ..... \$7.50      Double ..... \$5.55  
 Door opener, add for radio controlled ..... 630

For basement garage, add to residence:  
 1-car ..... \$2,450      2-car ..... \$3,450  
 1 1/2-car ..... 2,950      3-car ..... 4,725

For pole construction deduct 25% from 18" Foundation, Siding rate.  
 For living area above garage use overhang rates. (Base cost contains forced-warm-air heat only. For other types of heating/cooling, use the 1-Story Heating and Cooling Adjustments for this square footage only).  
 For storage area above garage, add \$21.20 per square foot (stairway, floorboards, electrical, 6-foot headroom).

**CARPORTS**

Cost per square foot of area covered. Includes roof structure and cover, posts, bracing, paint and concrete slab.

Aluminum, corrugated	\$15.80
Composition shingles	18.60
Built-up tar and gravel	19.80
Wood shingles	21.15
Clay tile	30.80
Wood shingles	24.85
Wood shingles	15.40

**PORCHES & DECKS**

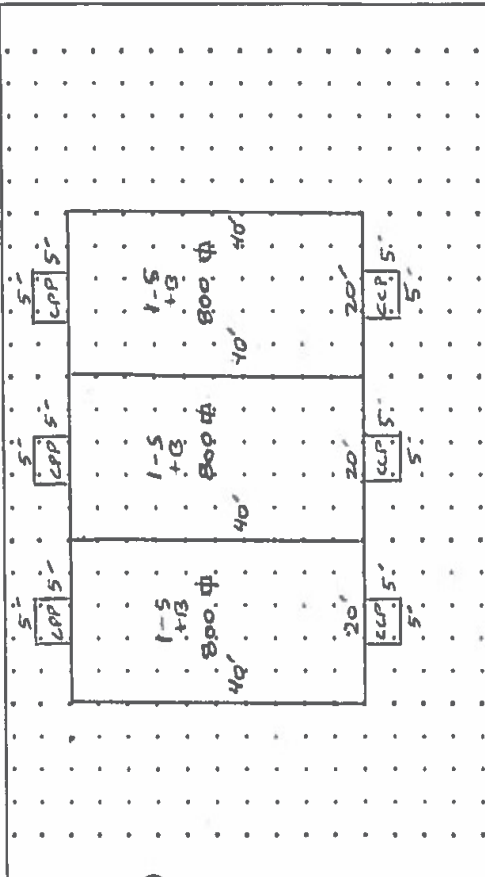
Sym.	CONCRETE FLOOR: with 42" foundation				WOOD FLOOR: with 42" foundation				Sym.
Size for Rates	PLATFORM PORCH CPP	COVERED PORCH CCP	SCREEN-ENCLOSED PORCH CSEP	GLASS-ENCLOSED PORCH CGEP	PLATFORM PORCH WPP	COVERED PORCH WCP	SCREEN-ENCLOSED PORCH WSEP	GLASS-ENCLOSED PORCH WGEP	Size for Rates
25	27.50	63.65	112.75	160.45	49.90	86.05	96.30	143.95	25
50	24.95	58.75	93.50	125.25	46.40	80.20	78.75	110.50	50
75	24.35	57.55	87.05	113.55	39.25	72.45	72.65	99.15	75
100	23.70	56.30	83.30	107.15	32.10	64.75	69.25	93.10	100
125	23.05	55.35	79.60	100.45	30.45	62.75	66.15	87.00	125
150	22.55	54.55	76.75	95.30	29.10	61.15	63.75	82.30	150
175	21.90	53.35	74.50	91.60	27.50	59.20	62.10	79.15	175
200	21.35	52.80	72.65	88.55	26.15	57.55	60.70	76.55	200
250	20.05	50.85	69.35	83.75	22.65	53.50	58.55	72.95	250
300	19.05	49.30	66.75	80.00	20.15	50.40	56.85	70.10	300
400	18.60	48.70	66.05	79.20	20.00	50.05	56.50	69.65	400
450	18.40	48.45	65.75	78.85	19.95	49.95	56.35	69.45	450
500	18.25	48.20	65.50	78.55	19.90	49.80	56.20	69.30	500
600	18.00	47.80	65.00	78.05	19.80	49.60	56.00	69.05	600
700	17.80	47.50	64.65	77.65	19.75	49.45	55.80	68.80	700

ADD	DEDUCT		WOOD DECKS			
Size for Rates	BASEMENT UNDER	SHALLOW FOUNDATION	TREATED WOOD	PINE OR SIMILAR	REDWOOD OR CEDAR	Size for Rates
25	29.95	-13.05	39.30	31.45	42.70	25
50	29.05	-9.55	29.30	23.40	32.90	50
75	28.50	-7.95	24.18	19.37	29.58	75
100	28.15	-6.95	21.50	17.20	25.50	100
125	27.85	-6.30	20.31	16.27	25.09	125
150	27.65	-5.80	19.08	15.29	23.66	150
175	27.45	-5.40	18.10	14.51	22.51	175
200	27.25	-5.10	17.40	13.90	21.20	200
250	27.00	-4.60	16.03	12.85	20.07	250
300	26.80	-4.25	15.06	12.08	18.92	300
400	26.45	-3.70	13.65	10.95	17.25	400
450	26.30	-3.50	13.11	10.52	16.60	450
500	26.15	-3.35	12.65	10.15	16.05	500
600	25.95	-3.10	11.89	9.54	15.13	600
700	25.75	-2.85	11.28	9.05	14.40	700

For details of building materials included in Porches, see Glossary under symbol name. Example: For concrete platform porch, see Glossary under "CPP". For a more complete discussion of porches and decks, refer to Class A Site-built, "Adjustments and Additions", Page 119.

LOCATED IN INGHAM COUNTY 2014 ASSESSMENT YEAR 1 SPACE = 4' PRICING EXAMPLE

TYPE	Trm & Decoration	12. ELECTRIC
Single Family	Exc. <input checked="" type="checkbox"/> Ord. <input type="checkbox"/> Men	Wall Fur. <input type="checkbox"/> Fire Fur. <input type="checkbox"/> Amps Service EACH
TRC - PLEX	No Heat <input type="checkbox"/> 1st Fl. <input type="checkbox"/> 2nd Fl. <input type="checkbox"/> 3rd Fl. <input type="checkbox"/> No. & Qual. Elec. Features	
Year Built 1995	Year <input checked="" type="checkbox"/> Ord. <input type="checkbox"/> Small	
Number of Rooms 4	Year <input checked="" type="checkbox"/> Ord. <input type="checkbox"/> Small	
Basement	Many <input checked="" type="checkbox"/> Ord. <input type="checkbox"/> Few	
1st floor	Doors <input checked="" type="checkbox"/> Solid <input checked="" type="checkbox"/> H.C.	
2nd floor		
Baths		
Total Bedrooms		
1. EXTERIOR	Excavation	
Wood, Shingle	Water Softer <input type="checkbox"/> Owned <input type="checkbox"/> Leased <input type="checkbox"/>	
Aluminum, Vinyl	Water Heater <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Elec. <input type="checkbox"/>	
Brick	Gasoline: 30	
Brick	2225 x 2 1/2	14450
Insulation	WATER	
	SEWER	
2. WINDOWS	15. BUILT-IN ITEMS/UNIT 620 x 3	1860
Many <input checked="" type="checkbox"/> Avg. <input checked="" type="checkbox"/> Large <input type="checkbox"/> Small	Over	
Few	Drop-in Range	X Disposal 195
Wood Sash	Treated Wood	X Hood <input checked="" type="checkbox"/> 425
Metal Sash	Concrete Floor	Dishwasher
Vinyl Sash	BASEMENT FIN. 8	Free-standing
Double Hung	Wall Finish	Free-standing
Horizontal Sliding	Floor Finish	Chimney 1 Sty. 2 Sty. Inside Outside
Casement	Ceiling Finish	Cupboard Length AVE
Storms & Screens	Walkout	PER UNIT
	Insulation	
3. ROOF	16. FLOOR SUPPORT	
Gable	Joists 2-10" 16" s.c.	
Hip	Unsupported Length 10'	
Flat	SI Pans <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Asphalt Shingles	Phy. Sub Floor	
	Center Support I-BEAM	
	Insulation	
	11. HEATING & AIR COND.	
	Chimney Type BLOCK	
	Front overhang 12'	
	Other overhang 12'	
4. INTERIOR	Gas <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Elec. <input type="checkbox"/>	
Drywall	Wood <input type="checkbox"/> Coal <input type="checkbox"/> Steam <input type="checkbox"/>	
Paneled	Forced Warm Air <input type="checkbox"/>	
	Forced Warm Water <input checked="" type="checkbox"/>	
	Stove or Space Heat <input type="checkbox"/>	



ITEM	SQ. FT./LIN. FT.	UNIT COSTS	BASE COST	COUNTY MULT.	DEPR. % GOOD	DEPRECIATED COST
INSIDE UNIT	800	98.20	78,560			
OUTSIDE UNITS	1600	107.49	167,184			
#13 CCP	3523	37.50	131,350			
#16 CCP	75	20.80	1,560			
TOTAL BASE COST			263,252	1.00	.81	213,234
COUNTY MULT.			1.00			
COST NEW			263,252			213,234
ECF.				X		
Total Cash Value						

\* Cost per unit over city will vary by locale. Base rate here is doubled. no f-triples.

BASE RATES

WATER	INSIDE	95.31	101.60
HEAT	OUTSIDE	2.89	104.49
		<u>98.20</u>	