

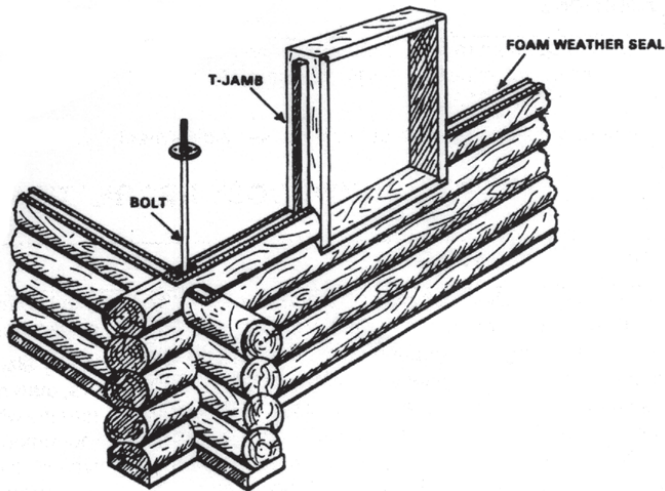
LOG HOMES

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.

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

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; forced-air 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.

For log sizes other than 6" diameter, add the following:

		Pine					
		6"	8"	10"	12"	14"	16"
All Classes							
1 Story	Base	2%	4%	7%	8%	10%	
1 1/2 Story	Base	2%	3%	6%	7%	8%	
2 Story	Base	3%	5%	8%	10%	12%	

		Cedar					
		6"	8"	10"	12"	14"	16"
All Classes							
1 Story	Base	4%	6%	10%	11%	13%	
1 1/2 Story	Base	3%	5%	8%	9%	10%	
2 Story	Base	4%	7%	11%	13%	15%	

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 \$30.15, which, multiplied by 1.15, gives a cost of \$34.67 per square foot for the log wall garage.

DEPRECIATION

Depreciation schedules can be found on Page 156.



GENERAL DESCRIPTION

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.

COMPONENT DESCRIPTIONS

EXTERIOR WALLS: Pine or cedar logs, 6" 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, good-quality 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. Counter tops ceramic tile or laminated plastic.

LOG HOMES

**CLASS B
1 STORY**

SQUARE FOOT COSTS

Ground Area	LOG EXTERIOR WALLS 6" DIAMETER		BASEMENT ADJUSTMENTS			Ground Area
	Pine	Cedar	Wood Basement	Crawl Space Only	Slab on Grade Only	
400	152.35	156.18	-9.26	-38.58	-43.58	400
450	155.13	158.83	-8.91	-36.99	-42.06	450
500	157.91	161.48	-8.61	-35.63	-40.76	500
550	159.00	162.46	-8.35	-34.44	-39.61	550
600	160.08	163.44	-8.12	-33.39	-38.59	600
650	160.27	163.54	-7.91	-32.45	-37.67	650
700	160.45	163.64	-7.73	-31.60	-36.84	700
750	160.13	163.25	-7.56	-30.84	-36.09	750
800	159.81	162.85	-7.40	-30.14	-35.40	800
850	159.68	162.67	-7.26	-29.49	-34.76	850
900	159.55	162.49	-7.13	-28.90	-34.17	900
950	159.23	162.11	-7.00	-28.35	-33.62	950
1000	158.91	161.74	-6.89	-27.83	-33.11	1000
1050	158.46	161.24	-6.78	-27.35	-32.63	1050
1100	158.01	160.75	-6.68	-26.90	-32.17	1100
1150	157.47	160.17	-6.58	-26.48	-31.75	1150
1200	156.93	159.59	-6.49	-26.08	-31.34	1200
1250	156.55	159.17	-6.41	-25.70	-30.96	1250
1300	156.17	158.75	-6.33	-25.35	-30.60	1300
1350	155.74	158.29	-6.25	-25.01	-30.26	1350
1400	155.32	157.83	-6.18	-24.69	-29.93	1400
1450	154.87	157.36	-6.11	-24.38	-29.62	1450
1500	154.42	156.88	-6.04	-24.09	-29.32	1500
1550	153.95	156.39	-5.98	-23.81	-29.03	1550
1600	153.49	155.89	-5.92	-23.54	-28.75	1600
1650	153.14	155.52	-5.86	-23.28	-28.49	1650
1700	152.78	155.14	-5.80	-23.04	-28.24	1700
1750	152.43	154.76	-5.75	-22.80	-27.99	1750
1800	152.07	154.37	-5.70	-22.57	-27.76	1800
1850	151.71	154.00	-5.65	-22.35	-27.53	1850
1900	151.35	153.62	-5.60	-22.14	-27.31	1900
1950	150.99	153.23	-5.55	-21.94	-27.10	1950
2000	150.63	152.85	-5.51	-21.74	-26.89	2000
2050	150.23	152.44	-5.46	-21.55	-26.69	2050
2100	149.84	152.02	-5.42	-21.37	-26.50	2100
2150	149.45	151.61	-5.38	-21.19	-26.32	2150
2200	149.06	151.20	-5.34	-21.02	-26.14	2200
2250	148.66	150.79	-5.30	-20.85	-25.96	2250
2300	148.27	150.39	-5.26	-20.68	-25.79	2300
2350	147.88	149.99	-5.23	-20.53	-25.62	2350
2400	147.50	149.59	-5.19	-20.37	-25.46	2400
2450	147.16	149.23	-5.16	-20.22	-25.30	2450
2500	146.82	148.86	-5.12	-20.08	-25.15	2500
2550	146.47	148.51	-5.09	-19.94	-25.00	2550
2600	146.13	148.16	-5.06	-19.80	-24.86	2600
2650	145.80	147.81	-5.03	-19.67	-24.72	2650
2700	145.47	147.46	-5.00	-19.54	-24.58	2700
2800	144.81	146.78	-4.94	-19.28	-24.31	2800
2900	144.19	146.14	-4.88	-19.04	-24.06	2900
3000	143.59	145.50	-4.83	-18.82	-23.81	3000

ADJUSTMENTS AND ADDITIONS

For diameters greater than 6", see page 141 for the percentage adjustments. For all other adjustments or additions, refer to Class B site-built adjustments, Pages 102 – 105.

LOG HOMES

SQUARE FOOT COSTS

Ground Area	LOG EXTERIOR WALLS 6" DIAMETER		BASEMENT ADJUSTMENTS			Ground Area
	Pine	Cedar	Wood Basement	Crawl Space Only	Slab on Grade Only	
400	213.00	216.81	-9.26	-36.86	-44.36	400
450	213.48	217.16	-8.91	-35.25	-42.86	450
500	213.97	217.51	-8.61	-33.86	-41.56	500
550	214.45	217.86	-8.35	-32.65	-40.42	550
600	214.94	218.21	-8.12	-31.59	-39.40	600
650	213.93	217.12	-7.91	-30.64	-38.49	650
700	212.92	216.03	-7.73	-29.79	-37.67	700
750	211.91	214.94	-7.56	-29.02	-36.91	750
800	210.91	213.84	-7.40	-28.31	-36.22	800
850	210.00	212.87	-7.26	-27.67	-35.59	850
900	209.09	211.91	-7.13	-27.07	-35.00	900
950	208.18	210.94	-7.00	-26.52	-34.45	950
1000	207.28	209.97	-6.89	-26.01	-33.94	1000
1050	206.25	208.90	-6.78	-25.53	-33.46	1050
1100	205.23	207.83	-6.68	-25.08	-33.00	1100
1150	204.21	206.76	-6.58	-24.66	-32.58	1150
1200	203.19	205.69	-6.49	-24.26	-32.17	1200
1250	202.35	204.82	-6.41	-23.89	-31.79	1250
1300	201.52	203.95	-6.33	-23.53	-31.43	1300
1350	200.69	203.08	-6.25	-23.20	-31.09	1350
1400	199.86	202.21	-6.18	-22.88	-30.76	1400
1450	199.04	201.37	-6.11	-22.58	-30.44	1450
1500	198.22	200.52	-6.04	-22.29	-30.14	1500
1550	197.40	199.68	-5.98	-22.01	-29.86	1550
1600	196.58	198.83	-5.92	-21.75	-29.58	1600
1650	195.92	198.15	-5.86	-21.49	-29.31	1650
1700	195.27	197.46	-5.80	-21.25	-29.06	1700
1750	194.61	196.78	-5.75	-21.02	-28.81	1750
1800	193.95	196.09	-5.70	-20.79	-28.58	1800
1850	193.32	195.44	-5.65	-20.58	-28.35	1850
1900	192.70	194.79	-5.60	-20.37	-28.13	1900
1950	192.07	194.14	-5.55	-20.17	-27.92	1950
2000	191.44	193.49	-5.51	-19.97	-27.71	2000
2050	190.81	192.85	-5.46	-19.79	-27.51	2050
2100	190.19	192.20	-5.42	-19.61	-27.32	2100
2150	189.56	191.55	-5.38	-19.43	-27.13	2150
2200	188.93	190.91	-5.34	-19.26	-26.95	2200
2250	188.34	190.29	-5.30	-19.10	-26.77	2250
2300	187.74	189.67	-5.26	-18.94	-26.60	2300
2350	187.14	189.06	-5.23	-18.79	-26.44	2350
2400	186.54	188.44	-5.19	-18.64	-26.27	2400
2450	186.01	187.90	-5.16	-18.49	-26.12	2450
2500	185.48	187.36	-5.12	-18.35	-25.96	2500
2550	184.95	186.81	-5.09	-18.21	-25.81	2550
2600	184.42	186.27	-5.06	-18.08	-25.67	2600
2650	183.92	185.75	-5.03	-17.95	-25.52	2650
2700	183.42	185.23	-5.00	-17.82	-25.38	2700
2800	182.42	184.19	-4.97	-17.69	-25.25	2800
2900	181.49	183.25	-4.94	-17.57	-25.12	2900
3000	180.56	182.30	-4.91	-17.46	-24.99	3000

ADJUSTMENTS AND ADDITIONS

For diameters greater than 6", see page 141 for the percentage adjustments. For all other adjustments or additions, refer to Class B site-built adjustments, Pages 102 – 105.

LOG HOMES

**CLASS B
2 STORY**

SQUARE FOOT COSTS

Ground Area	LOG EXTERIOR WALLS 6" DIAMETER		BASEMENT ADJUSTMENTS			Ground Area
	Pine	Cedar	Wood Basement	Crawl Space Only	Slab on Grade Only	
400	288.87	295.66	-9.26	-35.54	-45.54	400
450	288.41	294.96	-8.91	-33.90	-44.05	450
500	287.95	294.25	-8.61	-32.49	-42.76	500
550	286.49	292.62	-8.35	-31.26	-41.62	550
600	285.04	290.99	-8.12	-30.19	-40.61	600
650	283.16	288.96	-7.91	-29.23	-39.70	650
700	281.29	286.93	-7.73	-28.37	-38.88	700
750	279.24	284.76	-7.56	-27.59	-38.13	750
800	277.19	282.59	-7.40	-26.88	-37.44	800
850	275.58	280.89	-7.26	-26.23	-36.81	850
900	273.98	279.18	-7.13	-25.64	-36.22	900
950	272.37	277.48	-7.00	-25.08	-35.67	950
1000	270.76	275.78	-6.89	-24.57	-35.16	1000
1050	269.17	274.11	-6.78	-24.09	-34.67	1050
1100	267.58	272.44	-6.68	-23.65	-34.22	1100
1150	266.03	270.82	-6.58	-23.23	-33.80	1150
1200	264.47	269.20	-6.49	-22.83	-33.39	1200
1250	263.17	267.83	-6.41	-22.46	-33.01	1250
1300	261.87	266.46	-6.33	-22.11	-32.64	1300
1350	260.61	265.15	-6.25	-21.77	-32.30	1350
1400	259.36	263.84	-6.18	-21.46	-31.97	1400
1450	258.14	262.58	-6.11	-21.15	-31.65	1450
1500	256.93	261.31	-6.04	-20.87	-31.35	1500
1550	255.75	260.09	-5.98	-20.59	-31.06	1550
1600	254.58	258.86	-5.92	-20.33	-30.79	1600
1650	253.58	257.82	-5.86	-20.08	-30.52	1650
1700	252.58	256.78	-5.80	-19.84	-30.26	1700
1750	251.61	255.77	-5.75	-19.61	-30.02	1750
1800	250.64	254.76	-5.70	-19.39	-29.78	1800
1850	249.71	253.80	-5.65	-19.18	-29.55	1850
1900	248.79	252.84	-5.60	-18.97	-29.33	1900
1950	247.90	251.91	-5.55	-18.77	-29.11	1950
2000	247.02	250.98	-5.51	-18.58	-28.91	2000
2050	246.13	250.05	-5.46	-18.40	-28.70	2050
2100	245.23	249.13	-5.42	-18.22	-28.51	2100
2150	244.37	248.23	-5.38	-18.05	-28.32	2150
2200	243.50	247.34	-5.34	-17.88	-28.14	2200
2250	242.67	246.47	-5.30	-17.72	-27.96	2250
2300	241.84	245.61	-5.26	-17.57	-27.79	2300
2350	241.03	244.78	-5.23	-17.41	-27.62	2350
2400	240.22	243.95	-5.19	-17.27	-27.45	2400
2450	239.47	243.18	-5.16	-17.12	-27.30	2450
2500	238.72	242.41	-5.12	-16.99	-27.14	2500
2550	238.00	241.66	-5.09	-16.85	-26.99	2550
2600	237.28	240.91	-5.06	-16.72	-26.84	2600
2650	236.59	240.20	-5.03	-16.59	-26.70	2650
2700	235.89	239.48	-5.00	-16.47	-26.56	2700
2800	234.53	238.08	-4.97	-16.35	-26.42	2800
2900	233.26	236.75	-4.94	-16.23	-26.28	2900
3000	232.02	235.47	-4.91	-16.11	-26.15	3000

ADJUSTMENTS AND ADDITIONS

For diameters greater than 6", see page 141 for the percentage adjustments. For all other adjustments or additions, refer to Class B site-built adjustments, Pages 102 – 105.



GENERAL DESCRIPTION

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.

COMPONENT DESCRIPTIONS

EXTERIOR WALLS: Pine or cedar logs, 6" 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, good-quality 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. Counter tops ceramic tile or laminated plastic.

LOG HOMES

**CLASS BC
1 STORY**

SQUARE FOOT COSTS

Ground Area	LOG EXTERIOR WALLS 6" DIAMETER		BASEMENT ADJUSTMENTS			Ground Area
	Pine	Cedar	Wood Basement	Crawl Space Only	Slab on Grade Only	
400	146.14	149.57	-5.67	-30.90	-35.21	400
450	146.73	150.04	-5.48	-29.66	-34.03	450
500	147.31	150.51	-5.32	-28.59	-33.01	500
550	147.06	150.17	-5.17	-27.66	-32.11	550
600	146.80	149.83	-5.04	-26.84	-31.31	600
650	146.14	149.09	-4.93	-26.10	-30.59	650
700	145.47	148.35	-4.82	-25.44	-29.94	700
750	144.58	147.40	-4.73	-24.83	-29.35	750
800	143.70	146.45	-4.64	-24.28	-28.81	800
850	143.12	145.83	-4.56	-23.78	-28.31	850
900	142.55	145.21	-4.48	-23.31	-27.84	900
950	141.91	144.52	-4.41	-22.87	-27.41	950
1000	141.27	143.83	-4.35	-22.47	-27.01	1000
1050	140.59	143.11	-4.29	-22.09	-26.63	1050
1100	139.90	142.39	-4.23	-21.74	-26.27	1100
1150	139.20	141.65	-4.17	-21.40	-25.93	1150
1200	138.49	140.91	-4.12	-21.09	-25.62	1200
1250	137.96	140.35	-4.07	-20.79	-25.32	1250
1300	137.44	139.79	-4.03	-20.51	-25.03	1300
1350	136.90	139.23	-3.98	-20.24	-24.76	1350
1400	136.37	138.68	-3.94	-19.99	-24.50	1400
1450	135.84	138.12	-3.90	-19.75	-24.25	1450
1500	135.32	137.57	-3.86	-19.52	-24.01	1500
1550	134.79	137.02	-3.83	-19.29	-23.79	1550
1600	134.27	136.47	-3.79	-19.08	-23.57	1600
1650	133.87	136.05	-3.76	-18.88	-23.36	1650
1700	133.46	135.63	-3.73	-18.68	-23.16	1700
1750	133.07	135.21	-3.69	-18.50	-22.97	1750
1800	132.68	134.79	-3.66	-18.32	-22.78	1800
1850	132.29	134.39	-3.64	-18.14	-22.60	1850
1900	131.90	133.98	-3.61	-17.98	-22.43	1900
1950	131.53	133.59	-3.58	-17.81	-22.26	1950
2000	131.15	133.19	-3.55	-17.66	-22.10	2000
2050	130.75	132.77	-3.53	-17.51	-21.94	2050
2100	130.34	132.35	-3.50	-17.36	-21.79	2100
2150	129.95	131.94	-3.48	-17.22	-21.64	2150
2200	129.55	131.53	-3.46	-17.08	-21.49	2200
2250	129.17	131.13	-3.43	-16.95	-21.35	2250
2300	128.78	130.74	-3.41	-16.82	-21.22	2300
2350	128.40	130.35	-3.39	-16.69	-21.09	2350
2400	128.03	129.95	-3.37	-16.57	-20.96	2400
2450	127.92	129.83	-3.35	-16.45	-20.83	2450
2500	127.81	129.71	-3.33	-16.34	-20.71	2500
2550	127.58	129.47	-3.31	-16.23	-20.59	2550
2600	127.36	129.22	-3.29	-16.12	-20.48	2600
2650	127.07	128.92	-3.27	-16.01	-20.37	2650
2700	126.78	128.62	-3.26	-15.91	-20.26	2700
2800	126.21	128.04	-3.22	-15.71	-20.04	2800
2900	125.66	127.45	-3.19	-15.52	-19.84	2900
3000	125.11	126.90	-3.16	-15.34	-19.65	3000

ADJUSTMENTS AND ADDITIONS

For diameters greater than 6", see page 141 for the percentage adjustments. For all other adjustments or additions, refer to Class BC site-built adjustments, Pages 86 – 89.

LOG HOMES

SQUARE FOOT COSTS

Ground Area	LOG EXTERIOR WALLS 6" DIAMETER		BASEMENT ADJUSTMENTS			Ground Area
	Pine	Cedar	Wood Basement	Crawl Space Only	Slab on Grade Only	
400	187.19	190.59	-5.67	-29.50	-35.96	400
450	186.54	189.83	-5.48	-28.23	-34.79	450
500	185.90	189.07	-5.32	-27.15	-33.78	500
550	185.25	188.31	-5.17	-26.20	-32.88	550
600	184.60	187.55	-5.04	-25.36	-32.09	600
650	183.29	186.16	-4.93	-24.62	-31.37	650
700	181.98	184.78	-4.82	-23.95	-30.72	700
750	180.67	183.39	-4.73	-23.34	-30.13	750
800	179.36	182.00	-4.64	-22.79	-29.59	800
850	178.35	180.95	-4.56	-22.28	-29.09	850
900	177.35	179.90	-4.48	-21.81	-28.63	900
950	176.35	178.85	-4.41	-21.38	-28.19	950
1000	175.35	177.80	-4.35	-20.97	-27.79	1000
1050	174.35	176.76	-4.29	-20.60	-27.41	1050
1100	173.35	175.72	-4.23	-20.24	-27.06	1100
1150	172.36	174.68	-4.17	-19.91	-26.72	1150
1200	171.36	173.64	-4.12	-19.60	-26.40	1200
1250	170.58	172.82	-4.07	-19.30	-26.10	1250
1300	169.80	172.01	-4.03	-19.02	-25.81	1300
1350	169.02	171.20	-3.98	-18.76	-25.54	1350
1400	168.25	170.39	-3.94	-18.50	-25.28	1400
1450	167.51	169.63	-3.90	-18.26	-25.03	1450
1500	166.77	168.87	-3.86	-18.03	-24.79	1500
1550	166.03	168.10	-3.83	-17.82	-24.57	1550
1600	165.29	167.34	-3.79	-17.61	-24.35	1600
1650	164.71	166.74	-3.76	-17.41	-24.14	1650
1700	164.14	166.13	-3.73	-17.21	-23.94	1700
1750	163.56	165.53	-3.69	-17.03	-23.74	1750
1800	162.98	164.92	-3.66	-16.85	-23.55	1800
1850	162.44	164.37	-3.64	-16.68	-23.37	1850
1900	161.91	163.81	-3.61	-16.52	-23.20	1900
1950	161.37	163.25	-3.58	-16.36	-23.03	1950
2000	160.83	162.70	-3.55	-16.20	-22.87	2000
2050	160.29	162.14	-3.53	-16.05	-22.71	2050
2100	159.76	161.58	-3.50	-15.91	-22.55	2100
2150	159.22	161.03	-3.48	-15.77	-22.41	2150
2200	158.68	160.47	-3.46	-15.64	-22.26	2200
2250	158.17	159.95	-3.43	-15.51	-22.12	2250
2300	157.67	159.43	-3.41	-15.38	-21.98	2300
2350	157.16	158.90	-3.39	-15.26	-21.85	2350
2400	156.65	158.38	-3.37	-15.14	-21.72	2400
2450	156.38	158.09	-3.35	-15.02	-21.60	2450
2500	156.10	157.79	-3.33	-14.91	-21.47	2500
2550	155.82	157.50	-3.31	-14.80	-21.36	2550
2600	155.54	157.21	-3.29	-14.70	-21.24	2600
2650	155.15	156.81	-3.27	-14.59	-21.13	2650
2700	154.76	156.41	-3.26	-14.49	-21.01	2700
2800	153.99	155.61	-3.24	-14.39	-20.91	2800
2900	153.25	154.85	-3.22	-14.30	-20.80	2900
3000	152.52	154.10	-3.21	-14.20	-20.70	3000

ADJUSTMENTS AND ADDITIONS

For diameters greater than 6", see page 141 for the percentage adjustments. For all other adjustments or additions, refer to Class BC site-built adjustments, Pages 86 – 89.

LOG HOMES

**CLASS BC
2 STORY**

SQUARE FOOT COSTS

Ground Area	LOG EXTERIOR WALLS 6" DIAMETER		BASEMENT ADJUSTMENTS			Ground Area
	Pine	Cedar	Wood Basement	Crawl Space Only	Slab on Grade Only	
400	251.78	258.76	-5.67	-27.68	-36.30	400
450	249.87	256.54	-5.48	-26.37	-35.13	450
500	247.96	254.32	-5.32	-25.26	-34.12	500
550	245.76	251.89	-5.17	-24.29	-33.23	550
600	243.56	249.46	-5.04	-23.44	-32.43	600
650	241.31	247.02	-4.93	-22.68	-31.72	650
700	239.06	244.59	-4.82	-22.00	-31.07	700
750	236.84	242.21	-4.73	-21.39	-30.48	750
800	234.61	239.83	-4.64	-20.83	-29.94	800
850	232.91	237.99	-4.56	-20.32	-29.44	850
900	231.20	236.15	-4.48	-19.85	-28.98	900
950	229.56	234.40	-4.41	-19.41	-28.55	950
1000	227.92	232.65	-4.35	-19.01	-28.14	1000
1050	226.36	231.00	-4.29	-18.63	-27.76	1050
1100	224.79	229.34	-4.23	-18.28	-27.41	1100
1150	223.31	227.76	-4.17	-17.95	-27.07	1150
1200	221.82	226.19	-4.12	-17.64	-26.75	1200
1250	220.59	224.87	-4.07	-17.35	-26.45	1250
1300	219.36	223.56	-4.03	-17.07	-26.16	1300
1350	218.18	222.32	-3.98	-16.81	-25.89	1350
1400	217.00	221.08	-3.94	-16.56	-25.63	1400
1450	215.89	219.89	-3.90	-16.32	-25.38	1450
1500	214.77	218.71	-3.86	-16.10	-25.14	1500
1550	213.70	217.58	-3.83	-15.88	-24.92	1550
1600	212.62	216.46	-3.79	-15.68	-24.70	1600
1650	211.72	215.49	-3.76	-15.48	-24.49	1650
1700	210.82	214.53	-3.73	-15.29	-24.28	1700
1750	209.95	213.61	-3.69	-15.11	-24.09	1750
1800	209.09	212.70	-3.66	-14.94	-23.90	1800
1850	208.26	211.83	-3.64	-14.77	-23.72	1850
1900	207.43	210.96	-3.61	-14.61	-23.54	1900
1950	206.65	210.13	-3.58	-14.46	-23.38	1950
2000	205.87	209.30	-3.55	-14.31	-23.21	2000
2050	205.08	208.47	-3.53	-14.16	-23.05	2050
2100	204.28	207.65	-3.50	-14.02	-22.90	2100
2150	203.53	206.84	-3.48	-13.89	-22.75	2150
2200	202.78	206.04	-3.46	-13.76	-22.61	2200
2250	202.05	205.28	-3.43	-13.63	-22.46	2250
2300	201.32	204.52	-3.41	-13.51	-22.33	2300
2350	200.62	203.78	-3.39	-13.39	-22.19	2350
2400	199.92	203.04	-3.37	-13.28	-22.07	2400
2450	199.49	202.59	-3.35	-13.16	-21.94	2450
2500	199.07	202.15	-3.33	-13.06	-21.82	2500
2550	198.54	201.59	-3.31	-12.95	-21.70	2550
2600	198.02	201.04	-3.29	-12.85	-21.58	2600
2650	197.45	200.44	-3.27	-12.75	-21.47	2650
2700	196.88	199.84	-3.26	-12.65	-21.35	2700
2800	195.78	198.68	-3.24	-12.55	-21.25	2800
2900	194.71	197.55	-3.22	-12.46	-21.14	2900
3000	193.69	196.48	-3.21	-12.37	-21.04	3000

ADJUSTMENTS AND ADDITIONS

For diameters greater than 6", see page 141 for the percentage adjustments. For all other adjustments or additions, refer to Class BC site-built adjustments, Pages 86 – 89.



GENERAL DESCRIPTION

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.

COMPONENT DESCRIPTIONS

EXTERIOR WALLS: Pine or cedar logs, 6" 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. Counter tops are laminated plastic or plain tile.

LOG HOMES

**CLASS C
1 STORY**

SQUARE FOOT COSTS

Ground Area	LOG EXTERIOR WALLS 6" DIAMETER		BASEMENT ADJUSTMENTS			Ground Area
	Pine	Cedar	Wood Basement	Crawl Space Only	Slab on Grade Only	
400	133.00	136.24	-2.35	-21.32	-24.33	400
450	131.10	134.23	-2.28	-20.49	-23.54	450
500	129.20	132.22	-2.22	-19.78	-22.86	500
550	127.29	130.23	-2.16	-19.15	-22.26	550
600	125.39	128.24	-2.12	-18.60	-21.72	600
650	124.20	126.99	-2.07	-18.11	-21.24	650
700	123.02	125.73	-2.04	-17.66	-20.80	700
750	121.89	124.55	-2.00	-17.26	-20.41	750
800	120.77	123.37	-1.97	-16.89	-20.04	800
850	119.72	122.27	-1.94	-16.55	-19.70	850
900	118.67	121.17	-1.91	-16.23	-19.39	900
950	117.68	120.13	-1.88	-15.94	-19.10	950
1000	116.68	119.09	-1.86	-15.67	-18.83	1000
1050	115.74	118.11	-1.83	-15.41	-18.57	1050
1100	114.80	117.14	-1.81	-15.17	-18.33	1100
1150	113.90	116.21	-1.79	-14.95	-18.10	1150
1200	113.01	115.28	-1.77	-14.73	-17.89	1200
1250	112.30	114.54	-1.75	-14.53	-17.69	1250
1300	111.60	113.81	-1.74	-14.34	-17.49	1300
1350	110.93	113.11	-1.72	-14.16	-17.31	1350
1400	110.26	112.41	-1.70	-13.99	-17.13	1400
1450	109.62	111.75	-1.69	-13.83	-16.97	1450
1500	108.98	111.09	-1.67	-13.67	-16.80	1500
1550	108.37	110.46	-1.66	-13.52	-16.65	1550
1600	107.77	109.83	-1.65	-13.38	-16.50	1600
1650	107.28	109.32	-1.63	-13.24	-16.36	1650
1700	106.79	108.81	-1.62	-13.11	-16.23	1700
1750	106.32	108.33	-1.61	-12.98	-16.09	1750
1800	105.86	107.84	-1.60	-12.86	-15.97	1800
1850	105.41	107.38	-1.59	-12.74	-15.85	1850
1900	104.97	106.91	-1.58	-12.62	-15.73	1900
1950	104.54	106.47	-1.57	-12.51	-15.61	1950
2000	104.12	106.03	-1.56	-12.41	-15.50	2000
2050	103.70	105.59	-1.55	-12.31	-15.40	2050
2100	103.28	105.16	-1.54	-12.21	-15.29	2100
2150	102.88	104.75	-1.53	-12.11	-15.19	2150
2200	102.48	104.33	-1.52	-12.02	-15.10	2200
2250	102.09	103.93	-1.51	-11.93	-15.00	2250
2300	101.70	103.53	-1.50	-11.84	-14.91	2300
2350	101.33	103.15	-1.49	-11.75	-14.82	2350
2400	100.96	102.77	-1.49	-11.67	-14.73	2400
2450	100.64	102.43	-1.48	-11.59	-14.65	2450
2500	100.31	102.09	-1.47	-11.51	-14.56	2500
2550	99.99	101.75	-1.46	-11.43	-14.48	2550
2600	99.66	101.41	-1.45	-11.36	-14.41	2600
2650	99.33	101.07	-1.45	-11.29	-14.33	2650
2700	99.00	100.74	-1.44	-11.22	-14.25	2700
2800	98.37	100.07	-1.43	-11.08	-14.11	2800
2900	97.76	99.44	-1.41	-10.95	-13.97	2900
3000	97.16	98.82	-1.40	-10.83	-13.84	3000

ADJUSTMENTS AND ADDITIONS

For diameters greater than 6", see page 141 for the percentage adjustments. For all other adjustments or additions, refer to Class C site-built adjustments, Pages 70 – 73.

LOG HOMES

SQUARE FOOT COSTS

**LOG EXTERIOR WALLS
6" DIAMETER**

BASEMENT ADJUSTMENTS

Ground Area	LOG EXTERIOR WALLS 6" DIAMETER		BASEMENT ADJUSTMENTS			Ground Area
	Pine	Cedar	Wood Basement	Crawl Space Only	Slab on Grade Only	
400	162.58	165.99	-2.35	-19.64	-24.16	400
450	160.28	163.56	-2.28	-18.78	-23.37	450
500	157.98	161.14	-2.22	-18.04	-22.68	500
550	155.68	158.71	-2.16	-17.40	-22.08	550
600	153.38	156.29	-2.12	-16.84	-21.54	600
650	151.96	154.79	-2.07	-16.33	-21.06	650
700	150.54	153.28	-2.04	-15.88	-20.62	700
750	149.11	151.78	-2.00	-15.47	-20.22	750
800	147.69	150.28	-1.97	-15.10	-19.86	800
850	146.47	148.99	-1.94	-14.75	-19.52	850
900	145.24	147.71	-1.91	-14.44	-19.21	900
950	144.02	146.42	-1.88	-14.14	-18.91	950
1000	142.79	145.13	-1.86	-13.87	-18.64	1000
1050	141.71	144.01	-1.83	-13.62	-18.39	1050
1100	140.63	142.89	-1.81	-13.38	-18.15	1100
1150	139.55	141.77	-1.79	-13.15	-17.92	1150
1200	138.47	140.64	-1.77	-12.94	-17.70	1200
1250	137.65	139.79	-1.75	-12.75	-17.50	1250
1300	136.83	138.93	-1.74	-12.56	-17.31	1300
1350	136.01	138.08	-1.72	-12.38	-17.12	1350
1400	135.19	137.22	-1.70	-12.21	-16.95	1400
1450	134.45	136.46	-1.69	-12.05	-16.78	1450
1500	133.72	135.69	-1.67	-11.89	-16.62	1500
1550	132.98	134.92	-1.66	-11.75	-16.47	1550
1600	132.25	134.16	-1.65	-11.61	-16.32	1600
1650	131.67	133.56	-1.63	-11.47	-16.18	1650
1700	131.10	132.95	-1.62	-11.34	-16.04	1700
1750	130.52	132.35	-1.61	-11.22	-15.91	1750
1800	129.95	131.75	-1.60	-11.10	-15.79	1800
1850	129.43	131.21	-1.59	-10.98	-15.66	1850
1900	128.91	130.67	-1.58	-10.87	-15.55	1900
1950	128.39	130.12	-1.57	-10.77	-15.43	1950
2000	127.87	129.58	-1.56	-10.66	-15.32	2000
2050	127.38	129.08	-1.55	-10.56	-15.22	2050
2100	126.90	128.57	-1.54	-10.47	-15.11	2100
2150	126.41	128.07	-1.53	-10.37	-15.01	2150
2200	125.92	127.56	-1.52	-10.28	-14.92	2200
2250	125.47	127.09	-1.51	-10.20	-14.82	2250
2300	125.02	126.63	-1.50	-10.11	-14.73	2300
2350	124.57	126.16	-1.49	-10.03	-14.64	2350
2400	124.12	125.70	-1.49	-9.95	-14.55	2400
2450	123.73	125.29	-1.48	-9.87	-14.47	2450
2500	123.34	124.89	-1.47	-9.80	-14.39	2500
2550	122.95	124.48	-1.46	-9.72	-14.31	2550
2600	122.56	124.08	-1.45	-9.65	-14.23	2600
2650	122.19	123.69	-1.45	-9.58	-14.15	2650
2700	121.81	123.29	-1.44	-9.52	-14.08	2700
2800	121.05	122.50	-1.43	-9.45	-14.00	2800
2900	120.34	121.77	-1.43	-9.39	-13.93	2900
3000	119.62	121.03	-1.42	-9.32	-13.86	3000

ADJUSTMENTS AND ADDITIONS

For diameters greater than 6", see page 141 for the percentage adjustments. For all other adjustments or additions, refer to Class C site-built adjustments, Pages 70 – 73.

LOG HOMES

**CLASS C
2 STORY**

SQUARE FOOT COSTS

Ground Area	LOG EXTERIOR WALLS 6" DIAMETER		BASEMENT ADJUSTMENTS			Ground Area
	Pine	Cedar	Wood Basement	Crawl Space Only	Slab on Grade Only	
400	210.25	216.92	-2.35	-17.66	-23.69	400
450	205.80	212.18	-2.28	-16.76	-22.89	450
500	201.35	207.45	-2.22	-15.98	-22.20	500
550	197.52	203.41	-2.16	-15.32	-21.60	550
600	193.69	199.38	-2.12	-14.73	-21.06	600
650	190.68	196.20	-2.07	-14.21	-20.57	650
700	187.68	193.02	-2.04	-13.75	-20.14	700
750	185.02	190.22	-2.00	-13.33	-19.74	750
800	182.37	187.42	-1.97	-12.95	-19.37	800
850	180.12	185.06	-1.94	-12.61	-19.03	850
900	177.88	182.69	-1.91	-12.29	-18.72	900
950	175.85	180.56	-1.88	-11.99	-18.43	950
1000	173.83	178.44	-1.86	-11.72	-18.15	1000
1050	171.98	176.50	-1.83	-11.47	-17.90	1050
1100	170.13	174.57	-1.81	-11.23	-17.66	1100
1150	168.43	172.80	-1.79	-11.01	-17.43	1150
1200	166.74	171.03	-1.77	-10.80	-17.22	1200
1250	165.31	169.52	-1.75	-10.61	-17.02	1250
1300	163.87	168.01	-1.74	-10.42	-16.82	1300
1350	162.55	166.62	-1.72	-10.25	-16.64	1350
1400	161.23	165.22	-1.70	-10.08	-16.46	1400
1450	159.99	163.94	-1.69	-9.93	-16.30	1450
1500	158.75	162.65	-1.67	-9.78	-16.14	1500
1550	157.60	161.44	-1.66	-9.63	-15.98	1550
1600	156.44	160.23	-1.65	-9.50	-15.84	1600
1650	155.44	159.19	-1.63	-9.37	-15.70	1650
1700	154.45	158.14	-1.62	-9.24	-15.56	1700
1750	153.51	157.15	-1.61	-9.12	-15.43	1750
1800	152.57	156.16	-1.60	-9.01	-15.31	1800
1850	151.68	155.24	-1.59	-8.90	-15.18	1850
1900	150.79	154.32	-1.58	-8.80	-15.07	1900
1950	149.96	153.43	-1.57	-8.69	-14.95	1950
2000	149.13	152.55	-1.56	-8.60	-14.84	2000
2050	148.33	151.73	-1.55	-8.50	-14.74	2050
2100	147.52	150.91	-1.54	-8.41	-14.64	2100
2150	146.78	150.13	-1.53	-8.32	-14.54	2150
2200	146.04	149.35	-1.52	-8.24	-14.44	2200
2250	145.31	148.58	-1.51	-8.15	-14.35	2250
2300	144.58	147.82	-1.50	-8.07	-14.25	2300
2350	143.91	147.12	-1.49	-8.00	-14.17	2350
2400	143.24	146.42	-1.49	-7.92	-14.08	2400
2450	142.55	145.70	-1.48	-7.85	-13.99	2450
2500	141.87	144.99	-1.47	-7.78	-13.91	2500
2550	141.25	144.34	-1.46	-7.71	-13.83	2550
2600	140.64	143.70	-1.45	-7.64	-13.76	2600
2650	140.04	143.06	-1.45	-7.58	-13.68	2650
2700	139.43	142.43	-1.44	-7.52	-13.61	2700
2800	138.28	141.24	-1.43	-7.45	-13.53	2800
2900	137.16	140.07	-1.43	-7.39	-13.46	2900
3000	136.07	138.95	-1.42	-7.34	-13.39	3000

ADJUSTMENTS AND ADDITIONS

For diameters greater than 6", see page 141 for the percentage adjustments. For all other adjustments or additions, refer to Class C site-built adjustments, Pages 70 – 73.

LOG HOMES



GENERAL DESCRIPTION

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.

COMPONENT DESCRIPTIONS

EXTERIOR WALLS: Pine or cedar logs, 6" 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, Counter tops are laminated plastic or plain tile, with a low splash.

LOG HOMES

**CLASS CD
1 STORY**

SQUARE FOOT COSTS

Ground Area	LOG EXTERIOR WALLS 6" DIAMETER		BASEMENT ADJUSTMENTS			Ground Area
	Pine	Cedar	Wood Basement	Crawl Space Only	Slab on Grade Only	
400	122.43	125.54	-2.57	-19.32	-22.02	400
450	120.24	123.24	-2.47	-18.57	-21.30	450
500	118.06	120.94	-2.38	-17.93	-20.69	500
550	116.07	118.88	-2.30	-17.36	-20.15	550
600	114.09	116.81	-2.23	-16.87	-19.66	600
650	112.61	115.26	-2.17	-16.42	-19.23	650
700	111.14	113.72	-2.12	-16.02	-18.83	700
750	109.79	112.32	-2.07	-15.65	-18.48	750
800	108.45	110.92	-2.02	-15.32	-18.15	800
850	107.34	109.76	-1.98	-15.01	-17.84	850
900	106.23	108.60	-1.94	-14.73	-17.56	900
950	105.21	107.53	-1.91	-14.47	-17.30	950
1000	104.19	106.47	-1.88	-14.22	-17.05	1000
1050	103.23	105.48	-1.84	-13.99	-16.82	1050
1100	102.28	104.49	-1.82	-13.77	-16.60	1100
1150	101.39	103.57	-1.79	-13.57	-16.40	1150
1200	100.50	102.64	-1.76	-13.38	-16.21	1200
1250	99.79	101.91	-1.74	-13.20	-16.02	1250
1300	99.08	101.17	-1.71	-13.03	-15.85	1300
1350	98.42	100.48	-1.69	-12.86	-15.68	1350
1400	97.76	99.79	-1.67	-12.71	-15.52	1400
1450	97.14	99.14	-1.65	-12.56	-15.37	1450
1500	96.51	98.49	-1.63	-12.42	-15.23	1500
1550	95.92	97.88	-1.61	-12.28	-15.09	1550
1600	95.33	97.27	-1.60	-12.15	-14.96	1600
1650	94.85	96.77	-1.58	-12.03	-14.83	1650
1700	94.38	96.27	-1.56	-11.91	-14.71	1700
1750	93.93	95.80	-1.55	-11.79	-14.59	1750
1800	93.48	95.33	-1.53	-11.68	-14.47	1800
1850	93.05	94.89	-1.52	-11.58	-14.36	1850
1900	92.62	94.45	-1.51	-11.47	-14.26	1900
1950	92.22	94.02	-1.49	-11.38	-14.15	1950
2000	91.81	93.60	-1.48	-11.28	-14.05	2000
2050	91.42	93.19	-1.47	-11.19	-13.96	2050
2100	91.02	92.78	-1.46	-11.10	-13.86	2100
2150	90.66	92.39	-1.44	-11.01	-13.77	2150
2200	90.29	92.01	-1.43	-10.93	-13.69	2200
2250	89.92	91.63	-1.42	-10.84	-13.60	2250
2300	89.56	91.25	-1.41	-10.76	-13.52	2300
2350	89.23	90.91	-1.40	-10.69	-13.44	2350
2400	88.91	90.57	-1.39	-10.61	-13.36	2400
2450	88.54	90.19	-1.38	-10.54	-13.28	2450
2500	88.17	89.82	-1.37	-10.47	-13.21	2500
2550	87.87	89.50	-1.36	-10.40	-13.13	2550
2600	87.56	89.18	-1.35	-10.33	-13.06	2600
2650	87.25	88.86	-1.34	-10.27	-12.99	2650
2700	86.94	88.54	-1.34	-10.20	-12.93	2700
2800	86.35	87.94	-1.32	-10.08	-12.79	2800
2900	85.77	87.32	-1.30	-9.96	-12.67	2900
3000	85.20	86.74	-1.29	-9.85	-12.55	3000

ADJUSTMENTS AND ADDITIONS

For diameters greater than 6", see page 141 for the percentage adjustments. For all other adjustments or additions, refer to Class CD site-built adjustments, Pages 54 – 57.

LOG HOMES

SQUARE FOOT COSTS

**LOG EXTERIOR WALLS
6" DIAMETER**

BASEMENT ADJUSTMENTS

Ground Area	LOG EXTERIOR WALLS 6" DIAMETER		BASEMENT ADJUSTMENTS			Ground Area
	Pine	Cedar	Wood Basement	Crawl Space Only	Slab on Grade Only	
400	147.88	151.31	-2.57	-17.64	-21.69	400
450	145.51	148.80	-2.47	-16.87	-20.98	450
500	143.14	146.29	-2.38	-16.20	-20.36	500
550	140.77	143.79	-2.30	-15.62	-19.81	550
600	138.40	141.28	-2.23	-15.11	-19.33	600
650	136.79	139.58	-2.17	-14.65	-18.89	650
700	135.18	137.89	-2.12	-14.24	-18.50	700
750	133.57	136.19	-2.07	-13.87	-18.14	750
800	131.96	134.50	-2.02	-13.54	-17.81	800
850	130.74	133.22	-1.98	-13.23	-17.50	850
900	129.52	131.94	-1.94	-12.94	-17.22	900
950	128.31	130.66	-1.91	-12.67	-16.96	950
1000	127.09	129.38	-1.88	-12.43	-16.71	1000
1050	126.05	128.29	-1.84	-12.20	-16.48	1050
1100	125.00	127.20	-1.82	-11.98	-16.26	1100
1150	123.96	126.11	-1.79	-11.78	-16.06	1150
1200	122.92	125.02	-1.76	-11.59	-15.86	1200
1250	122.14	124.19	-1.74	-11.41	-15.68	1250
1300	121.35	123.37	-1.71	-11.24	-15.51	1300
1350	120.57	122.54	-1.69	-11.08	-15.34	1350
1400	119.79	121.71	-1.67	-10.93	-15.18	1400
1450	119.09	120.99	-1.65	-10.78	-15.03	1450
1500	118.39	120.26	-1.63	-10.64	-14.89	1500
1550	117.70	119.53	-1.61	-10.51	-14.75	1550
1600	117.00	118.81	-1.60	-10.38	-14.62	1600
1650	116.46	118.24	-1.58	-10.26	-14.49	1650
1700	115.93	117.68	-1.56	-10.15	-14.36	1700
1750	115.39	117.11	-1.55	-10.04	-14.25	1750
1800	114.85	116.55	-1.53	-9.93	-14.13	1800
1850	114.37	116.04	-1.52	-9.82	-14.02	1850
1900	113.88	115.53	-1.51	-9.72	-13.92	1900
1950	113.40	115.02	-1.49	-9.63	-13.81	1950
2000	112.91	114.52	-1.48	-9.54	-13.71	2000
2050	112.47	114.06	-1.47	-9.45	-13.62	2050
2100	112.03	113.60	-1.46	-9.36	-13.53	2100
2150	111.59	113.14	-1.44	-9.28	-13.44	2150
2200	111.16	112.69	-1.43	-9.19	-13.35	2200
2250	110.76	112.27	-1.42	-9.12	-13.26	2250
2300	110.35	111.85	-1.41	-9.04	-13.18	2300
2350	109.95	111.43	-1.40	-8.97	-13.10	2350
2400	109.55	111.01	-1.39	-8.89	-13.02	2400
2450	109.17	110.60	-1.38	-8.82	-12.94	2450
2500	108.79	110.20	-1.37	-8.76	-12.87	2500
2550	108.40	109.80	-1.36	-8.69	-12.80	2550
2600	108.02	109.40	-1.35	-8.63	-12.73	2600
2650	107.67	109.04	-1.34	-8.56	-12.66	2650
2700	107.32	108.68	-1.34	-8.50	-12.59	2700
2800	106.63	107.96	-1.33	-8.44	-12.53	2800
2900	105.96	107.26	-1.32	-8.38	-12.46	2900
3000	105.30	106.57	-1.31	-8.33	-12.40	3000

ADJUSTMENTS AND ADDITIONS

For diameters greater than 6", see page 141 for the percentage adjustments. For all other adjustments or additions, refer to Class CD site-built adjustments, Pages 54 – 57.

LOG HOMES

**CLASS CD
2 STORY**

SQUARE FOOT COSTS

Ground Area	LOG EXTERIOR WALLS 6" DIAMETER		BASEMENT ADJUSTMENTS			Ground Area
	Pine	Cedar	Wood Basement	Crawl Space Only	Slab on Grade Only	
400	200.74	207.47	-2.57	-15.67	-21.07	400
450	196.52	202.96	-2.47	-14.84	-20.35	450
500	192.30	198.44	-2.38	-14.14	-19.72	500
550	188.74	194.65	-2.30	-13.53	-19.17	550
600	185.18	190.85	-2.23	-13.00	-18.68	600
650	182.42	187.91	-2.17	-12.53	-18.25	650
700	179.66	184.96	-2.12	-12.11	-17.85	700
750	177.24	182.40	-2.07	-11.73	-17.49	750
800	174.82	179.84	-2.02	-11.38	-17.16	800
850	172.79	177.69	-1.98	-11.07	-16.85	850
900	170.77	175.54	-1.94	-10.78	-16.57	900
950	168.94	173.60	-1.91	-10.52	-16.31	950
1000	167.12	171.67	-1.88	-10.27	-16.06	1000
1050	165.47	169.92	-1.84	-10.04	-15.83	1050
1100	163.81	168.17	-1.82	-9.83	-15.61	1100
1150	162.29	166.57	-1.79	-9.63	-15.41	1150
1200	160.77	164.97	-1.76	-9.44	-15.21	1200
1250	159.49	163.61	-1.74	-9.27	-15.03	1250
1300	158.22	162.25	-1.71	-9.10	-14.86	1300
1350	157.03	161.01	-1.69	-8.95	-14.69	1350
1400	155.85	159.77	-1.67	-8.80	-14.53	1400
1450	154.76	158.62	-1.65	-8.66	-14.38	1450
1500	153.67	157.46	-1.63	-8.52	-14.24	1500
1550	152.64	156.38	-1.61	-8.39	-14.10	1550
1600	151.61	155.30	-1.60	-8.27	-13.97	1600
1650	150.73	154.36	-1.58	-8.16	-13.84	1650
1700	149.86	153.43	-1.56	-8.04	-13.72	1700
1750	149.04	152.55	-1.55	-7.94	-13.60	1750
1800	148.22	151.68	-1.53	-7.84	-13.49	1800
1850	147.44	150.87	-1.52	-7.74	-13.38	1850
1900	146.66	150.05	-1.51	-7.64	-13.28	1900
1950	145.93	149.28	-1.49	-7.55	-13.17	1950
2000	145.20	148.51	-1.48	-7.46	-13.08	2000
2050	144.50	147.77	-1.47	-7.38	-12.98	2050
2100	143.80	147.03	-1.46	-7.30	-12.89	2100
2150	143.14	146.33	-1.44	-7.22	-12.80	2150
2200	142.48	145.64	-1.43	-7.14	-12.71	2200
2250	141.84	144.97	-1.42	-7.07	-12.63	2250
2300	141.21	144.29	-1.41	-7.00	-12.55	2300
2350	140.62	143.67	-1.40	-6.93	-12.47	2350
2400	140.04	143.05	-1.39	-6.86	-12.39	2400
2450	139.42	142.41	-1.38	-6.80	-12.31	2450
2500	138.81	141.77	-1.37	-6.74	-12.24	2500
2550	138.28	141.20	-1.36	-6.67	-12.17	2550
2600	137.74	140.63	-1.35	-6.61	-12.10	2600
2650	137.20	140.08	-1.34	-6.56	-12.03	2650
2700	136.67	139.52	-1.34	-6.50	-11.96	2700
2800	135.66	138.45	-1.33	-6.45	-11.90	2800
2900	134.65	137.41	-1.32	-6.39	-11.83	2900
3000	133.70	136.41	-1.31	-6.34	-11.77	3000

ADJUSTMENTS AND ADDITIONS

For diameters greater than 6", see page 141 for the percentage adjustments. For all other adjustments or additions, refer to Class CD site-built adjustments, Pages 54 – 57.

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%		
29	71%		
30	70%		

The depreciated condition will be held at 45% as long as the residence is habitable.

Age = Tax Year - date of construction

Example: A 2014 assessment for a building constructed in 1994, the age is 20 years.

The assessor should 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.

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

CEDAR LOG HOME C.P.P. 207

40' 1 1/2' + B 960 sq ft

24' W.C.P. 320 sq ft

TYPE	Trim & Decoration	12. ELECTRIC	
<input checked="" type="checkbox"/> Single Family	Exc. <input checked="" type="checkbox"/> Ord. <input type="checkbox"/> Min	Wall Fur.	Ft. Fur. <input checked="" type="checkbox"/> Amps Service
<input checked="" type="checkbox"/> CEDAR LOG HOME	Size and No. of Closets	No Heat	1st Fl. 2nd Fl. No. & Qual. Elec. Features
Year Built	Lp. <input checked="" type="checkbox"/> Ord. <input type="checkbox"/> Small	Central Air Cond.	Tons No. Electric Outlets
2000	Many <input checked="" type="checkbox"/> Ord. <input type="checkbox"/> Few		Many <input checked="" type="checkbox"/> Ord. <input type="checkbox"/> Few
Number of Rooms	Doors	13. PLUMBING	
1 Basement	Solid <input checked="" type="checkbox"/> H.C.	No. of Baths	\$ 3960
1 1st floor		Extra Stool	3,400
2 2nd floor		Ceramic Floor	
2 Baths		Ceramic Wainscot	
3 Total Bedrooms		1 Tub Alcove	560
1. EXTERIOR \$	<input checked="" type="checkbox"/> Drywall <input type="checkbox"/> Plaster	Separate Shower	
Wood, Shingle	<input type="checkbox"/> Tile <input type="checkbox"/> Suspended	Water Softener	<input type="checkbox"/> Owned <input type="checkbox"/> Leased
Aluminum, Vinyl		Water Heater	Gallons: 30 <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Elec.
Brick		14. 8000 + 3560 =	\$ 11560
<input checked="" type="checkbox"/> 6' MAHOGANY LOGS		WATER	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Well
Insulation		SEWER	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Septic 1000 gal
2. WINDOWS	Height to Joists	16. BUILT-IN ITEMS	\$ 6,400
Many	Large	Oven	
Avg. <input checked="" type="checkbox"/>	Avg. <input checked="" type="checkbox"/>	Drop-in Range	
Few	Small	Hood	VENTED 425
<input checked="" type="checkbox"/> Wood Sash	<input checked="" type="checkbox"/> Concrete Floor	Dishwasher	Compressor
Metal Sash		Free-standing	
Vinyl Sash		Chimney	1 Sty <input checked="" type="checkbox"/> 2 Sty <input type="checkbox"/> inside <input checked="" type="checkbox"/> outside
Double Hung		Cupboard Length	AUG Quality AVG
Horizontal Sliding		16. PORCHES	
Casement		Type	WCPCPP
Double Glass		Width	40 5
Storms & Screens		Depth	8 4
10. FLOOR SUPPORT		17. GARAGE/CARPOT	Year Built
Joists	2x10 16' o.c.	Attached	
Gable	Unsupported Length	Wide	
Hip	11 1/2'	Deep	
Mansard	Sill Plate	Diag. Sub Floor	
Flat	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Ply. Sub Floor	5/8"
Asphalt Shingles		Center Support	WOOD
Insulation		11. HEATING & AIR COND.	
Chimney Type	BRICK	<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Elec.	
Front overhang	12	Wood	Coal
Other overhang		Forced Warm Air	
4. INTERIOR		Forced Warm Water	
Drywall	Plaster	Stone or Space Heat	
Paneled	WOOD		

ITEM	SQ. FT./LIN. FT.	UNIT COSTS	BASE COST	COUNTY MULT.	DEPR. % GOOD	DEPRECIATED COST
1 1/2 + B	960	146.42	140,563			
#13, 14, 15	320	23.70	7,584			
#16 WCP	20	20.80	416			
#16 CPP						
TOTAL BASE			170,483	.96	.86	140,751
COUNTY MULTIPLIER			.96			
COST NEW			163,664			
Total Depr. Cost:						\$ 140,751
E.C.F.					X	
True Cash Value						\$

A-FRAME CABINS

DESCRIPTIONS

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

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.

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

BASEMENT: Poured concrete or concrete block walls.

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" o.c. with 1" subfloor.

HEATING AND AIR CONDITIONING: Forced-air heating system.

PLUMBING: One full bath.

BUILT-IN UNITS: Average-quality veneer or paint-grade cabinets.

SQUARE FOOT COSTS

Per square foot of ground area as follows:

Area	Average Quality	Good Quality
300	76.09	100.57
400	68.76	92.30
500	66.78	89.47
600	65.46	87.58
700	63.90	85.61
800	63.27	84.28
1000	61.27	81.87
1200	59.75	80.04
1400	58.48	78.73
1600	57.69	76.92
1800	56.93	76.10
2000	55.65	74.91

ADDITIONS

Lofts, add per square foot of loft area, with average cost floor cover, minimum partition, some electrical fixtures, \$20.75 – \$26.75.

Stairs \$680 – \$895

Sewage Disposal \$2,525 – \$5,565

Electrical \$60 per outlet

Plumbing \$820 per fixture

Wood decks, add per square foot of deck, \$18.35 – \$35.95

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

LOW-COST RECREATION CABINS

DESCRIPTION

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.

The following costs are averages of cottages or cabins usually erected with local part-time labor to minimum specifications, in resort areas. They are designed primarily for summer use.

Typically, the cabins are of light wood stud or single-wall, box frame construction with exterior walls of board and batten or cheap siding. Floors are light T&G on wood joists and roofs are solid one inch sheathing with composition roll roofing. Low cost cabinets commensurate with the size of the cabin are included.

Plumbing and electrical items and any trim or additional finish such as brick or stone, insulation, ceilings, etc., are

extras. Fireplaces and heating units are not included. Winterizing, including floor sheathing, wall sheathing or composition siding, drywall or plywood ceiling and ceiling insulation, will need to be added to the square foot cost.

Finished cabins will have interior drywall or plywood finish, and drywall or plywood partitions. Unfinished cabins will have exterior walls exposed on the interior, but do include minimum partitioning. Electrical costs, which should be added, include a single 110-volt service with 15 ampere circuits to approximately one outlet, switch, or fixture for each 75 square feet. Plumbing is not included.

Electrical under "Additions" is the amount to be added per additional electrical fixture above the minimum stated above.

Sq. Ft. Space Area	Unfinished Cost	Finished Cost	Electrical Cost
300	\$20.87	\$26.22	\$3.10
400	28.36	33.44	2.70
500	32.11	36.81	2.35
600	34.07	39.24	2.09
700	35.32	40.36	1.90
800	35.32	40.27	1.74
1000	32.21	36.92	1.47
1200	30.05	33.98	1.28
1400	28.59	32.26	1.15
1600	26.95	30.90	1.06
1800	28.12	31.66	.98
2000	28.63	32.37	.93

ADDITIONS

Plumbing costs include bathroom partition, door and miscellaneous small items in the base plumbing service, plus a cost per fixture, generally low quality, all

Base plumbing cost	\$945
Water closet	710
Lavatory	475
Water heater	710
Plumbing fixture	820

Heating may be taken from UIP.

Fireplaces may be taken from UIP.

connected to sewer line. For other plumbing fixtures, or other qualities, see UIP.

Cabinet shower	\$ 735
Tub	920
Tub/Shower	1,350
Kitchen sink	560
Sewage disposal system	2,525
Electrical (per outlet)	60

Winterizing

Unfinished attic with flooring

LOG HOMES

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