

Amendments to the 2023 Schedule of Values

Building Category 6 (Warehouse) Grade Corrections (Chapter 11)

The *Value Effect* or *Index* of the grades for *Building Category 6* were incorrectly applied to the 2023 Schedule of Value. In AssessPro, there is a system value effect (represented as a factor) and an override value effect that applies to commercial. In this case, the system value effect was applied to a commercial building category, when the override value effect should have been applied.

The correction to *the 2023 Schedule of Values* is as follows:

Before

Grade	Index
E - MINIMUM	0.75
D - FAIR	0.95
C - AVERAGE	1.00
B - GOOD	1.20
A - VERY GOOD	1.45
X - EXCELLENT	1.70
XX - CUSTOM	2.15

Amended

Grade	Index
E - MINIMUM	0.75
D - FAIR	0.85
C - AVERAGE	1.00
B - GOOD	1.25
A - VERY GOOD	1.50
X - EXCELLENT	1.65
XX - CUSTOM	2.00

Building Categories 1, 2 and 3 “Expected Life” Corrections (Chapter 11)

The expected life of Improvement Types within *Building Categories 1* and *3*, which include Single Family Homes, Duplexes, Condos, Townhomes and Patio Homes, erroneously reflected a 65-year life expectancy. It should have reflected an *80-year life*. *Building Category 2* (Manufactured Homes) shows a life expectancy of 30 years. A *45-year life* should have been applied.

The corrections to the *2023 Schedule of Values* are as follows:

Before

Submitted on July 20, 2022

3 Building Type Codes and Base Rates

Base rates for the various Building Groups were derived through a comparison and analysis of data collected through three sources: 1) market research conducted in-house, 2) Marshall & Swift cost services, and 3) surveys conducted to gather estimates from local builders and contractors.

Building Use Code	Description	Base Price	Building Category	Depreciation Expected Life
01	SINGLE FAMILY RESIDENTIAL	150.00	01 - Single-Fam	65
01T	SINGLE FAMILY RES TINY HOME	145.00	01 - Single-Fam	65
02	MANUFACTURED HOME-DOUBLEWIDE	100.00	02 - Manufactured	30
03	MANUFACTURED HOME-SINGLEWIDE	85.00	02 - Manufactured	30
04	CONDOMINIUM < 7 STORIES	165.00	03 - Attached Res	65
05	PATIO HOME	135.00	01 - Single-Fam	65
06	CONDO HI-RISE > 6 STORIES	195.00	03 - Attached Res	65
07	SINGLE FAMILY HISTORICAL PROPERTY	150.00	01 - Single-Fam	65
08	SINGLE FAMILY MODULAR	140.00	01 - Single-Fam	65
09	TOWNHOUSE	135.00	03 - Attached Res	65
10	RETAIL	110.00	07 - Commercial	40

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After

Correction on August 23,2022

3 Building Type Codes and Base Rates

Base rates for the various Building Groups were derived through a comparison and analysis of data collected through three sources: 1) market research conducted in-house, 2) Marshall & Swift cost services, and 3) surveys conducted to gather estimates from local builders and contractors.

Building Use Code	Description	Base Price	Building Category	Depreciation Expected Life
01	SINGLE FAMILY RESIDENTIAL	150.00	01 - Single-Fam	80
01T	SINGLE FAMILY RES TINY HOME	145.00	01 - Single-Fam	80
02	MANUFACTURED HOME-DOUBLEWIDE	100.00	02 - Manufactured	45
03	MANUFACTURED HOME-SINGLEWIDE	85.00	02 - Manufactured	45
04	CONDOMINIUM < 7 STORIES	165.00	03 - Attached Res	80
05	PATIO HOME	135.00	01 - Single-Fam	80
06	CONDO HI-RISE > 6 STORIES	195.00	03 - Attached Res	80
07	SINGLE FAMILY HISTORICAL PROPERTY	150.00	01 - Single-Fam	80
08	SINGLE FAMILY MODULAR	140.00	01 - Single-Fam	80
09	TOWNHOUSE	135.00	03 - Attached Res	80

Unit of Measure Codes (UOM) in Special Features/Yard Items (Chapter 12)

The units of measure for the following *Yard Items* were incorrectly reflected in the 2023 Schedule of Values. The original submittal date of July 20th shows the **UOM** inaccuracies under each **UOM Code**. The August 23rd date reflects the correction of the **UOM code** for all *Yard Items* listed.

SFYI Codes – Alphabetic Order					
Full Description	SFYI Code	Rate	UOM Code	Annual Depreciation	
GOLF COURSE - PAR 3*	GCP3	\$65,000	LEN-Length	1%	Submitted on July 20, 2022
GOLF COURSE - PAR 3*	GCP3	\$65,000	EA-Per Each	1%	Correction August 23, 2022
SFYI Codes – Alphabetic Order					
Full Description	SFYI Code	Rate	UOM Code	Annual Depreciation	
MINIATURE GOLF	85	\$9,000	LEN-Length	0%	Submitted on July 20, 2022
MINIATURE GOLF	85	\$9,000	EA-Per Each	0%	Correction August 23, 2022
SFYI Codes – Alphabetic Order					
Full Description	SFYI Code	Rate	UOM Code	Annual Depreciation	
MOBILE HOME SPACE	15	\$11,000	LEN-Length	0%	Submitted on July 20, 2022
MOBILE HOME SPACE	15	\$11,000	EA-Per Each	0%	Correction August 23, 2022
SFYI Codes – Alphabetic Order					
Full Description	SFYI Code	Rate	UOM Code	Annual Depreciation	
PETRO TANK	36	\$4	SF-Square Feet	3%	Submitted on July 20, 2022
PETRO TANK	36	\$4	CUFT-Cubic Feet	3%	Correction August 23, 2022
SFYI Codes – Alphabetic Order					
Full Description	SFYI Code	Rate	UOM Code	Annual Depreciation	
WATER TANK	35	\$2	SF-Square Feet	3%	Submitted on July 20, 2022
WATER TANK	35	\$2	CUFT-Cubic Feet	3%	Correction August 23, 2022
SFYI Codes – Alphabetic Order					
Full Description	SFYI Code	Rate	UOM Code	Annual Depreciation	
CHAIN LINK FENCE	6	\$14	SF-Square Feet	5%	Submitted on July 20, 2022
CHAIN LINK FENCE	6	\$14	LF-Linear Feet	5%	Correction August 23, 2022

*GS 105-286 Updated

*USPAP Updated