

RESIDENTIAL

QUALITY GRADE OR CLASS

The quality grade of materials and workmanship is the one most significant variable to be considered in estimating the replacement cost of a structure. Two buildings may be built from the same general plan, each offering exactly the same facilities and with the same specific features, but with widely different cost due entirely to the quality of materials and workmanship used in their construction. For instance, the cost of a dwelling constructed of high quality materials and with the best of workmanship throughout can be more than twice that of one built from the same floor plan but with inferior materials and workmanship prevailing.

The following schedule has been developed to distinguish between variations in cost. This schedule represents the full range of conventional dwelling construction. The basic specifications for each grade, as to type of facilities furnished is relatively constant; that is, each has a specific type of heating system, two bathrooms, kitchen unit, and other typical living facilities, but with variable quality of materials and workmanship prevailing.

The basic grade represents cost of construction using average quality materials, with average workmanship. The majority of dwellings erected fall within one class above and one class below the base grade of C. The layman or professional appraiser can readily distinguish between these classes. The three classes of quality grade for this group of dwellings have been established as follows:

GRADE	QUALITY	FACTOR
C+	ABOVE AVERAGE	110%
C	AVERAGE	100%
C-	BELOW AVERAGE	95%

In order to justify variation in cost, maintain uniformity and retain complete control throughout the cost range, we have established these base grades. The pricing spread of 20% ± between each grade is based upon the use of better grade materials and higher quality workmanship from C Grade to B Grade. B Grade dwellings are found to have better individual features and interior finish, which reflects approximately 25% higher costs than C Grade. Likewise, the D Grade dwelling would be constructed of approximately 15% less quality than C Grade, due to the type of materials used and workmanship. Consequently, better quality of construction or construction of cheaper quality can be comparatively observed.

To cover the entire range of dwelling construction, three additional classes of dwellings above the three base grade dwellings must be considered along with one grade dwelling below the base three grades.

The three base grades above are:

GRADE	QUALITY	FACTOR
AAA	SUPERIOR	350%
AA	EXCELLENT	250%
A	VERY GOOD	155%

The A, AA and AAA Grade dwelling incorporates the best quality of materials and workmanship. Construction costs of AAA Grade dwellings usually run 350% and higher than the cost of C Grade dwellings. The prestige type and the mansion, or country estate-type homes are usually in this class. The AA Grade dwellings having exceptional architectural style and design are generally the custom built homes and are 250% better in overall construction than the C Grade dwellings. The A Grade dwellings having outstanding architectural style and design are generally the custom built homes and are 155% better in overall construction than the C Grade dwellings.

The dwelling of the cheapest quality construction built of low-grade materials and is the E Grade quality, with a factor of 55% compared to C Grade.

These eight (8) established base grades or classes of quality will cover the entire range of dwelling construction, from the cheapest to the finest in quality.

USE OF GRADE FACTORS

The grading method is based on C Grade as standards of quality and design. Differences in quality grade level from the highest grade to the lowest grade are established by means of grade factor multipliers. Since not all dwellings are constructed to fall into one of the precise grade levels with no adjustments, it becomes necessary to further refine our grading system. It is not unusual for conventional houses to be built incorporating qualities that fall above or below these established grades. If the house that is being appraised does not fall exactly on a specific grade, but should be classified within that grade, the use of Grade Factor Symbols (+ or -) will allow for recognition of specific differences.

Example: A dwelling with outstanding architectural style and design, constructed with the finest quality materials and workmanship throughout, superior quality interior finish, with extensive built-in features, deluxe heating system and high-grade lighting and plumbing fixtures may be graded A+. The A+ Grade places this house in the Excellent Quality range. The + part of the A+ Grade places this house one level above the A Grade category. Grade A+ has a multiplier of 165%. Thus, once you have priced this house to the base level of C, a multiplier of 165% would be applied to adjust the C Grade base level to adjust to the A+ Grade level you desired.

The same approach would apply should you have a house constructed with a very cheap grade of materials, usually culls and seconds, and very poor quality workmanship resulting from unskilled, inexperienced, do-it-yourself type labor. Minimal code, low-grade mechanical features and fixtures may be graded E. The E

Grade places this house in the poor quality range. Grade E has a multiplier of 55%. Once you have priced this house to the base level of “C”, a multiplier of 55% would be applied to adjust the C Grade base level down to the E Grade level you desired.

NOTE: The quality factor ultimately selected is to represent a composite judgment of the overall Quality Grade. Generally, the quality of materials and workmanship is fairly consistent throughout the construction of a specific building; however, since this is not always the case, it is frequently necessary to weigh the quality of each major component in order to arrive at the proper overall Quality Grade; equal consideration must also be given to any additions which are constructed of materials and workmanship inconsistent with the quality of the main building.

The appraiser must use extreme caution not to confuse Quality and Condition when establishing grades for older houses in which a deteriorated condition may have a noticeable effect on their appearance. Grades should be established on the original quality of construction; as if a new dwelling, and not be influenced by physical condition. Proper grading must reflect replacement cost of new buildings. Bear in mind a house should always retain its initial grade of construction, regardless of its present deteriorated condition.

RESIDENTIAL COST SCHEDULES

The Cost Approach to value lends itself best to property valuation for tax purposes for two principle reasons.

- 1) Appraisals for Ad Valorem purposes require separate land value estimates.
- 2) The Cost Approach can be applied to all classes of property.

The use of one approach to the exclusion of others is contrary to the appraisal process. The approach outlined in this manual includes cost schedules which have been developed and are supported through analysis and incorporation of economic factors indicated by all three approaches to value; Cost, Income and Market.

The following cost schedules are based on a model residence constructed using typical components, average quality workmanship and materials, consisting of one thousand three hundred (1300) square feet, one full bath, central heating system and crawl space.

All adjustments from base specifications are included in the following schedules.

AAA Quality Dwellings

These dwellings are constructed of the finest quality materials and workmanship, exhibiting unique and elaborate architectural styling and treatment, and having all the features typically characteristic of mansion-type homes.

BASE SPECIFICATIONS

FOUNDATION: Brick or reinforced concrete foundation walls on concrete footings with interior piers.

EXTERIOR WALLS: Stone, brick veneer, stucco, log, or frame siding. All exterior walls will be of high quality and constructed with much detail and workmanship. Ample insulation and numerous openings for windows and doors are typical.

ROOF: Slate, tile, cedar shake, or architectural asphalt shingles on quality sheathing with well braced rafters having various slopes and ridges.

INTERIOR FINISH: The interior of these homes is of the highest custom design and construction with much attention given to fine detail and master craftsmanship.

FLOORS: Heavy construction utilizing wood or steel joists and sub floor with the best quality combination of hardwoods, ceramic tile, terrazzo, marble or granite tile, vinyl, or luxurious carpeting.

PLUMBING: A combination of high quality fixtures, good quality materials, and skilled workmanship; considered typical and adequate for the type of construction, generally exceeding a total of twelve fixtures.

CLIMATE CONTROL: A heating system equal to forced air with ample capacity and insulated ductwork throughout. Air conditioning is included as a part of the specifications; however, this item is considered an add-on item and is excluded from base pricing.

ELECTICAL: Good quality wiring, maximum electrical outlets and expensive light fixtures.



Grade AAA

Grade AAA



Grade AAA

AA Quality Dwellings

These homes are architecturally designed and custom built by contractors who specialize in good quality construction. Extensive detail is given to ornamentation with the use of good grade materials and skilled craftsmanship. Homes of this quality are located in affluent areas that will enhance and benefit the home the most.

BASE SPECIFICATIONS

FOUNDATION: Brick or reinforced concrete foundation walls on concrete footings with interior piers.

EXTERIOR WALLS: Stone, brick veneer, stucco, log, or frame siding. All exterior walls will be of high quality and constructed with much detail and workmanship. Ample insulation and numerous openings for windows and doors are typical.

ROOF: Slate, tile, cedar shake, or architectural asphalt shingles on quality sheathing with well braced rafters having various slopes and ridges.

INTERIOR FINISH: The interior of these homes is of the highest custom design and construction with much attention given to fine detail and master craftsmanship.

FLOORS: Heavy construction utilizing wood or steel joists and sub floor with the best quality combination of hardwoods, ceramic tile, terrazzo, marble or granite tile, vinyl, or luxurious carpeting.

PLUMBING: A combination of high quality fixtures, good quality materials, and skilled workmanship; considered typical and adequate for the type of construction, generally exceeds a total of twelve fixtures.

CLIMATE CONTROL: A heating system equal to forced air with ample capacity and insulated ductwork throughout. Air conditioning is included as a part of the specifications; however, this item is considered an add-on item and is excluded from base pricing.

ELECTICAL: Good quality wiring, maximum electrical outlets and expensive light fixtures.



Grade AA

Grade AA



Grade AA



Grade AA

Grade AA



Grade AA

A Quality Dwellings

These homes are architecturally designed and custom built by contractors who specialize in good quality construction. Extensive detail is given to ornamentation with the use of good grade materials and skilled craftsmanship. Homes of this type are located in areas that are specifically developed for this level of quality.

BASE SPECIFICATIONS

FOUNDATION: Brick or reinforced concrete foundation walls on concrete footings with interior piers.

EXTERIOR WALLS: Stone, brick veneer, stucco, log, or frame siding. All exterior walls will be of good quality and constructed with detail and workmanship. Ample insulation and adequate openings for windows and doors is typical.

ROOF: Slate, tile, cedar shake, or architecture asphalt shingles on quality sheathing with well braced rafters having various slopes and ridges.

INTERIOR FINISH: The interior of these homes is of good design and good construction with much attention given to detail and good quality craftsmanship.

FLOORS: Heavy construction utilizing wood or steel joists and sub floor with a good quality combination of hardwoods, ceramic tile, marble or granite tile, vinyl, or good quality carpeting.

PLUMBING: A combination of good quality fixtures, good quality materials, and skilled workmanship; considered typical and adequate for the type of construction, generally exceeds a total of twelve fixtures.

CLIMATE CONTROL: A heating system equal to forced air with ample capacity and insulated ductwork throughout. Air conditioning is included as a part of the specifications; however, this item is considered an add-on item and is excluded from base pricing.

ELECTICAL: Good quality wiring, maximum electrical outlets and expensive light fixtures.



Grade A

Grade A



Grade A

B Quality Dwellings

These homes are architecturally designed and built by contractors who specialize in good quality construction. Much detail is given to ornamentation with the use of good grade materials and skilled workmanship. Custom built homes normally fall into this classification.

BASE SPECIFICATIONS

FOUNDATION: Brick or reinforced concrete foundation walls on concrete footings with interior piers.

EXTERIOR WALLS: Stone, brick veneer, stucco, log, or frame siding. All exterior walls will be of good quality and constructed with detail and workmanship. Ample insulation and adequate openings for windows and doors is typical.

ROOF: Slate, tile, cedar shake, or architecture asphalt shingles on quality sheathing with well braced rafters having various slopes and ridges.

INTERIOR FINISH: The interior of these homes is of good design and good construction and good quality workmanship.

FLOORS: Moderate construction utilizing wood or steel joists and sub floor with a good combination of hardwoods, ceramic tile, vinyl, or good quality carpeting.

PLUMBING: A combination of quality fixtures, quality materials, and skilled workmanship; considered typical and adequate for this type of construction, generally has at least eight fixtures.

CLIMATE CONTROL: A heating system equal to forced air with ample capacity and insulated ductwork throughout. Air conditioning is included as a part of the specifications; however, this item is considered an add-on item and is excluded from base pricing.

ELECTICAL: Good quality wiring, maximum electrical outlets and good light fixtures.



Grade B



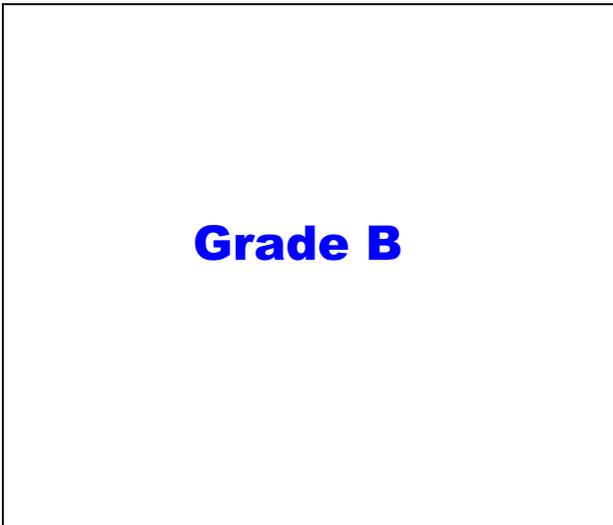
Grade B



Grade B



Grade B



Grade B



Grade B

C Quality Dwellings

These homes are designed and built by contractors who specialize in average quality construction. Adequate detail is given to ornamentation with the use of average grade materials and typical workmanship. Homes of this type are located in areas that are specifically developed for this level of quality. These homes represent the prevalent quality.

BASE SPECIFICATIONS

FOUNDATION: Brick or reinforced concrete foundation walls on concrete footings with interior piers.

EXTERIOR WALLS: Stone, brick veneer, stucco, log, or frame siding. All exterior walls will be average quality and constructed with detail and workmanship. Ample insulation and adequate openings for windows and doors is typical.

ROOF: Tile, cedar shake, or asphalt shingles on average quality sheathing with frame trusses and having typical slopes.

INTERIOR FINISH: The interior of these homes is of average design and average construction with attention given to detail and average quality workmanship.

FLOORS: Moderate construction utilizing wood or steel joists and sub floor with an average combination of hardwoods, ceramic tile, vinyl, or average quality carpeting.

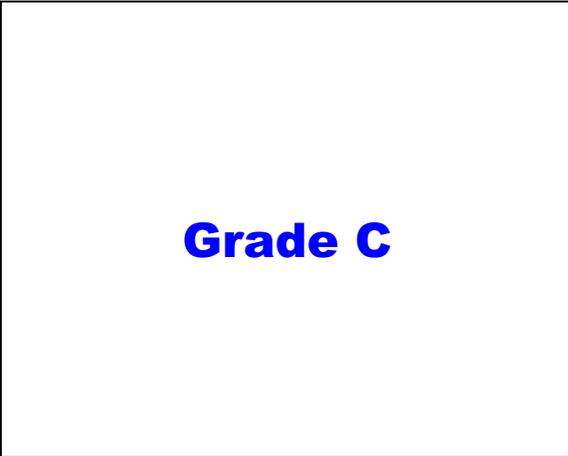
PLUMBING: A combination of average quality fixtures, average quality materials, and workmanship; considered typical and adequate for the type of construction, generally does not exceed a total of ten fixtures.

CLIMATE CONTROL: A heating system equal to forced air with ample capacity and insulated ductwork throughout. Air conditioning is included as a part of the specifications; however, this item is considered an add-on item and is excluded

ELECTICAL: Average quality wiring, adequate electrical outlets and average light fixtures from base pricing.



Grade C



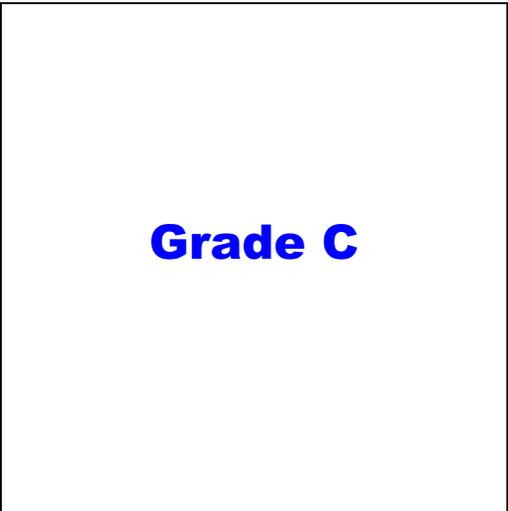
Grade C



Grade C



Grade C



Grade C



Grade C



Grade C

Grade C



D Quality Dwellings

These homes are usually built of fair quality materials with expense-saving construction. Economy built homes would normally fall into this classification.

BASE SPECIFICATIONS

FOUNDATION: Brick or concrete block walls on concrete footings.

EXTERIOR WALLS: Stone, brick veneer, stucco, log, or frame siding. All exterior walls are average quality or less and constructed with minimal detail and workmanship. Insulation is minimal and openings for windows and doors are typical.

ROOF: Light weight asphalt shingles on adequate sheathing and frame trusses with minimal slope.

INTERIOR FINISH: The interior of these homes is below average design and construction with limited attention given to detail and quality workmanship.

FLOORS: Low cost construction utilizing wood or steel joists and sub floor with some hardwoods, vinyl, and/or low quality carpeting.

PLUMBING: A combination of fair quality fixtures and typical quality materials and workmanship; considered typical and adequate for this type of construction, normally has eight fixtures or less.

CLIMATE CONTROL: A heating system equal to forced air with minimal capacity and ductwork throughout. Air conditioning is not a part of the specifications. This item is excluded from base pricing and should be added if applicable.

ELECTICAL: Adequate quality wiring, minimal electrical outlets and low cost light fixtures.



Grade D

Grade D



Grade D

E Quality Dwellings

These homes are constructed of low quality materials and usually designed not to exceed minimal building code. Little detail is given to interior or exterior finish. They are usually built for functional use only. Homes of this type are not specifically located within developments, but may be built as in-fill housing.

BASE SPECIFICATIONS

FOUNDATION: Brick or concrete block foundation walls on concrete footings, piers, or concrete slab.

EXTERIOR WALLS: Stone, brick veneer, stucco, log, frame siding, or concrete block. All walls are cheaply constructed with minimal detail and workmanship. Little or no insulation and minimal windows and doors are typical.

ROOF: Light weight asphalt shingles, roll roofing, or metal on plywood sheathing and frame trusses with minimal slope.

INTERIOR FINISH: The interior of these homes is of fair design and construction with low cost materials. Little attention is given to detail and quality workmanship.

FLOORS: Low cost construction utilizing wood or steel joists and sub floor with some hardwoods, vinyl, and/or low quality carpeting.

PLUMBING: A combination of fair quality fixtures, typical quality materials, and workmanship; considered adequate for the type of construction. Generally not more than a total of five fixtures.

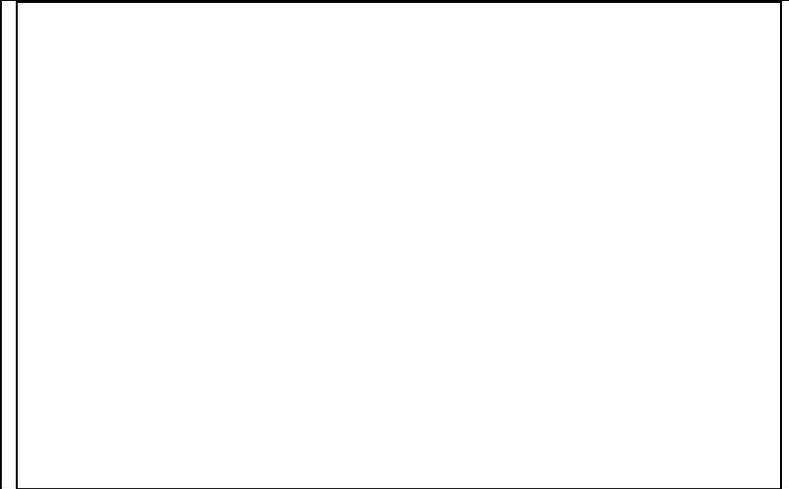
CLIMATE CONTROL: A heating system equal to forced air with minimal capacity and ductwork throughout. Air conditioning is not a part of the specifications. This item is excluded from base pricing and should be added if applicable.

ELECTICAL: Minimal quality wiring, limited electrical outlets and inexpensive lighting.



Grade E

Grade E



Grade E

RES-D DWELLING MAIN AREA RATES

BASE AREA	FRAME OR EQUAL	MASONRY & FRAME	BRICK OR EQUAL	STONE OR EQUAL	STUCCO OR EQUAL	LOG OR EQUAL	CONC BLOCK OR EQUAL
400	210.56	216.88	223.20	227.40	216.88	221.09	189.51
500	183.76	189.28	194.79	198.46	189.28	192.95	165.39
600	165.90	170.87	175.85	179.17	170.87	174.20	149.31
650	159.02	163.79	168.56	171.74	163.79	166.98	143.12
700	153.14	157.74	162.33	165.39	157.74	160.79	137.83
750	148.04	152.47	156.92	159.88	152.47	155.44	133.23
800	143.56	147.87	152.17	155.05	147.87	150.74	129.20
850	139.62	143.81	148.00	150.79	143.81	146.61	125.66
900	136.12	140.20	144.28	147.01	140.20	142.93	122.51
950	132.98	136.97	140.96	143.63	136.97	139.64	119.69
1000	130.16	134.07	137.97	140.57	134.07	136.67	117.14
1050	127.61	131.45	135.27	137.83	131.45	133.99	114.86
1100	125.29	129.05	132.81	135.32	129.05	131.55	112.76
1150	123.18	126.88	130.57	133.04	126.88	129.33	110.87
1200	121.24	124.87	128.51	130.94	124.87	127.30	109.11
1250	119.45	123.03	126.62	129.01	123.03	125.42	107.51
1300	117.80	121.33	124.87	127.22	121.33	123.69	106.02
1350	116.27	119.77	123.26	125.58	119.77	122.09	104.65
1400	114.86	118.31	121.75	124.04	118.31	120.61	103.37
1450	113.53	116.94	120.34	122.61	116.94	119.21	102.18
1500	112.30	115.67	119.03	121.28	115.67	117.92	101.06
1550	111.14	114.48	117.81	120.03	114.48	116.69	100.03
1600	110.07	113.37	116.67	118.87	113.37	115.57	99.05
1650	109.06	112.32	115.61	117.78	112.32	114.50	98.15
1700	108.10	111.34	114.58	116.75	111.34	113.51	97.28
1750	107.19	110.41	113.62	115.76	110.41	112.55	96.47
1800	106.34	109.53	112.72	114.84	109.53	111.65	95.71
1850	105.54	108.70	111.86	113.98	108.70	110.81	94.99
1900	104.78	107.91	111.06	113.16	107.91	110.01	94.30
1950	104.06	107.18	110.30	112.38	107.18	109.25	93.65
2000	103.37	106.47	109.58	111.64	106.47	108.54	93.03
2050	102.72	105.80	108.89	110.93	105.80	107.85	92.44
2100	102.09	105.14	108.22	110.25	105.14	107.19	91.88
2150	101.50	104.54	107.59	109.62	104.54	106.58	91.35
2200	100.93	103.96	106.98	109.00	103.96	105.98	90.84
2250	100.39	103.40	106.42	108.43	103.40	105.41	90.35
2300	99.87	102.86	105.87	107.86	102.86	104.86	89.88

Schedule of Values**Haywood County 2021**

BASE AREA	FRAME OR EQUAL	MASONRY & FRAME	BRICK OR EQUAL	STONE OR EQUAL	STUCCO OR EQUAL	LOG OR EQUAL	CONC BLOCK OR EQUAL
2350	99.37	102.35	105.33	107.32	102.35	104.34	89.43
2400	98.90	101.86	104.83	106.81	101.86	103.85	89.01
2450	98.45	101.40	104.36	106.33	101.40	103.37	88.61
2500	98.00	100.94	103.88	105.84	100.94	102.90	88.20
2600	97.18	100.09	103.01	104.95	100.09	102.03	87.47
2700	96.42	99.30	102.20	104.13	99.30	101.23	86.77
2800	95.71	98.58	101.46	103.36	98.58	100.50	86.14
2900	95.05	97.90	100.76	102.65	97.90	99.80	85.55
3000	94.43	97.27	100.10	101.99	97.27	99.16	85.00
3100	93.86	96.68	99.49	101.36	96.68	98.56	84.47
3200	93.32	96.11	98.92	100.79	96.11	97.99	83.99
3300	92.81	95.59	98.37	100.24	95.59	97.45	79.55
3400	92.33	95.10	97.87	99.72	95.10	96.95	79.15
3500	91.89	94.64	97.40	99.24	94.64	96.48	78.76
3600	91.45	94.20	96.94	98.76	94.20	96.02	77.97
3700	91.05	93.78	96.51	98.34	93.78	95.60	77.19
3800	90.66	93.39	96.10	97.93	93.39	95.20	76.42
3900	90.31	93.01	95.74	97.54	93.01	94.82	75.65
4000	89.98	92.68	95.36	97.16	92.68	94.46	74.89

RES-MD MODULAR MAIN AREA RATES

BASE AREA	FRAME OR EQUAL	MASONRY & FRAME	BRICK OR EQUAL	STONE OR EQUAL	STUCCO OR EQUAL	LOG OR EQUAL	CONC BLOCK OR EQUAL
400	189.50	195.20	200.90	204.65	195.20	199.00	170.55
500	165.40	170.35	175.30	178.60	170.35	173.65	148.85
600	149.30	153.80	158.25	161.25	153.80	156.80	134.35
650	143.15	147.40	151.70	154.55	147.40	150.30	128.80
700	137.85	141.95	146.10	148.85	141.95	144.70	124.00
750	133.25	137.25	141.23	143.90	137.25	139.90	119.90
800	129.20	133.05	136.95	139.55	133.05	135.65	116.30
850	125.65	129.45	133.20	135.70	129.45	131.95	113.10
900	122.50	126.20	129.85	132.30	126.20	128.65	110.25
950	119.70	123.30	126.85	129.25	123.30	125.65	107.70
1000	117.15	120.65	124.20	126.55	120.65	123.00	105.45
1050	114.85	118.30	121.75	124.04	118.30	120.60	103.35
1100	112.75	116.15	119.55	121.80	116.15	118.40	101.50
1150	110.85	114.15	117.50	119.75	114.15	116.40	99.75
1200	109.10	112.40	115.65	117.85	112.40	114.55	98.20
1250	107.50	110.75	113.95	116.10	110.75	112.90	96.75
1300	106.00	109.20	112.40	114.50	109.20	111.35	95.40
1350	104.65	107.80	110.90	113.00	107.80	109.90	94.20
1400	103.35	106.45	109.60	111.65	106.45	108.55	93.05
1450	102.20	105.25	108.30	110.35	105.25	107.30	91.95
1500	101.10	104.10	107.15	109.15	104.10	106.15	90.95
1550	100.05	103.05	106.05	108.05	103.05	105.05	90.05
1600	99.05	102.00	105.00	107.00	102.00	104.00	89.15
1650	98.15	101.10	104.05	106.00	101.10	103.05	88.35
1700	97.30	100.20	103.10	105.05	100.20	102.15	87.55
1750	96.50	99.40	102.25	104.20	99.40	101.30	86.85
1800	95.70	98.60	101.45	103.35	98.60	100.50	86.15
1850	95.00	97.85	100.70	102.60	97.85	99.75	85.50
1900	94.30	97.15	99.95	101.85	97.15	99.00	84.90
1950	93.65	96.45	99.25	101.15	96.45	98.35	84.30
2000	93.05	95.85	98.60	100.45	95.85	97.70	83.75
2050	92.45	95.20	98.00	99.85	95.20	97.05	83.20
2100	91.90	94.65	97.40	99.25	94.65	96.50	82.70
2150	91.35	94.10	96.85	98.65	94.10	95.90	82.20
2200	90.85	93.55	96.30	98.10	93.55	95.40	81.75
2250	90.35	93.05	95.75	97.60	93.05	94.85	81.30
2300	89.90	92.55	95.25	97.05	92.55	94.35	80.90

Schedule of Values**Haywood County 2021**

BASE RATE	FRAME OR EQUAL	MASONRY & FRAME	BRICK OR EQUAL	STONE OR EQUAL	STUCCO OR EQUAL	LOG OR EQUAL	CONC BLOCK OR EQUAL
2350	89.45	92.10	94.80	96.60	92.10	93.90	80.50
2400	89.00	91.70	94.35	96.15	91.70	93.45	80.10
2450	88.60	91.25	93.90	95.70	91.25	93.05	79.75
2500	88.20	90.85	93.50	95.25	90.85	92.60	79.40
2600	87.45	90.10	92.70	94.45	90.10	91.85	78.75
2700	86.80	89.40	92.00	93.75	89.40	91.15	78.10
2800	86.15	88.75	91.30	93.05	88.75	90.45	77.50
2900	85.55	88.10	90.70	92.40	88.10	89.85	77.00
3000	85.00	87.55	90.10	91.80	87.55	89.25	76.50
3100	84.50	87.00	89.55	91.25	87.00	88.70	76.00
3200	84.00	86.50	89.05	90.70	86.50	88.20	75.60
3300	83.55	86.05	88.55	90.20	86.05	87.70	75.20
3400	83.10	85.60	88.10	89.75	85.60	87.25	74.80
3500	82.70	85.15	87.65	89.30	85.15	86.80	74.40
3600	82.30	84.75	87.25	88.90	84.75	86.45	74.00
3700	81.95	84.40	86.85	88.50	84.40	86.05	73.75
3800	81.60	84.05	86.50	88.15	84.05	85.70	73.45
3900	81.30	83.70	86.15	87.80	83.70	85.35	73.15
4000	80.95	83.40	85.82	87.45	83.40	85.00	72.85

RES-CRS CONVERTED RESIDENCE MAIN AREA RATES

BASE AREA	FRAME OR EQUAL	MASONRY & FRAME	BRICK OR EQUAL	STONE OR EQUAL	STUCCO OR EQUAL	LOG OR EQUAL	CONC BLOCK OR EQUAL
400	210.56	216.88	223.20	227.40	216.88	221.09	189.51
500	183.76	189.28	194.79	198.46	189.28	192.95	165.39
600	165.90	170.87	175.85	179.17	170.87	174.20	149.31
650	159.02	163.79	168.56	171.74	163.79	166.98	143.12
700	153.14	157.74	162.33	165.39	157.74	160.79	137.83
750	148.04	152.47	156.92	159.88	152.47	155.44	133.23
800	143.56	147.87	152.17	155.05	147.87	150.74	129.20
850	139.62	143.81	148.00	150.79	143.81	146.61	125.66
900	136.12	140.20	144.28	147.01	140.20	142.93	122.51
950	132.98	136.97	140.96	143.63	136.97	139.64	119.69
1000	130.16	134.07	137.97	140.57	134.07	136.67	117.14
1050	127.61	131.45	135.27	137.83	131.45	133.99	114.86
1100	125.29	129.05	132.81	135.32	129.05	131.55	112.76
1150	123.18	126.88	130.57	133.04	126.88	129.33	110.87
1200	121.24	124.87	128.51	130.94	124.87	127.30	109.11
1250	119.45	123.03	126.62	129.01	123.03	125.42	107.51
1300	117.80	121.33	124.87	127.22	121.33	123.69	106.02
1350	116.27	119.77	123.26	125.58	119.77	122.09	104.65
1400	114.86	118.31	121.75	124.04	118.31	120.61	103.37
1450	113.53	116.94	120.34	122.61	116.94	119.21	102.18
1500	112.30	115.67	119.03	121.28	115.67	117.92	101.06
1550	111.14	114.48	117.81	120.03	114.48	116.69	100.03
1600	110.07	113.37	116.67	118.87	113.37	115.57	99.05
1650	109.06	112.32	115.61	117.78	112.32	114.50	98.15
1700	108.10	111.34	114.58	116.75	111.34	113.51	97.28
1750	107.19	110.41	113.62	115.76	110.41	112.55	96.47
1800	106.34	109.53	112.72	114.84	109.53	111.65	95.71
1850	105.54	108.70	111.86	113.98	108.70	110.81	94.99
1900	104.78	107.91	111.06	113.16	107.91	110.01	94.30
1950	104.06	107.18	110.30	112.38	107.18	109.25	93.65
2000	103.37	106.47	109.58	111.64	106.47	108.54	93.03
2050	102.72	105.80	108.89	110.93	105.80	107.85	92.44
2100	102.09	105.14	108.22	110.25	105.14	107.19	91.88
2150	101.50	104.54	107.59	109.62	104.54	106.58	91.35
2200	100.93	103.96	106.98	109.00	103.96	105.98	90.84
2250	100.39	103.40	106.42	108.43	103.40	105.41	90.35
2300	99.87	102.86	105.87	107.86	102.86	104.86	89.88

Schedule of Values**Haywood County 2021**

BASE RATE	FRAME OR EQUAL	MASONRY & FRAME	BRICK OR EQUAL	STONE OR EQUAL	STUCCO OR EQUAL	LOG OR EQUAL	CONC BLOCK OR EQUAL
2350	99.37	102.35	105.33	107.32	102.35	104.34	89.43
2400	98.90	101.86	104.83	106.81	101.86	103.85	89.01
2450	98.45	101.40	104.36	106.33	101.40	103.37	88.61
2500	98.00	100.94	103.88	105.84	100.94	102.90	88.20
2600	97.18	100.09	103.01	104.95	100.09	102.03	87.47
2700	96.42	99.30	102.20	104.13	99.30	101.23	86.77
2800	95.71	98.58	101.46	103.36	98.58	100.50	86.14
2900	95.05	97.90	100.76	102.65	97.90	99.80	85.55
3000	94.43	97.27	100.10	101.99	97.27	99.16	85.00
3100	93.86	96.68	99.49	101.36	96.68	98.56	84.47
3200	93.32	96.11	98.92	100.79	96.11	97.99	83.99
3300	92.81	95.59	98.37	100.24	95.59	97.45	79.55
3400	92.33	95.10	97.87	99.72	95.10	96.95	79.15
3500	91.89	94.64	97.40	99.24	94.64	96.48	78.76
3600	91.45	94.20	96.94	98.76	94.20	96.02	77.97
3700	91.05	93.78	96.51	98.34	93.78	95.60	77.19
3800	90.66	93.39	96.10	97.93	93.39	95.20	76.42
3900	90.31	93.01	95.74	97.54	93.01	94.82	75.65
4000	89.98	92.68	95.36	97.16	92.68	94.46	74.89

RES-B&B BED AND BREAKFAST MAIN AREA RATES

BASE AREA	FRAME OR EQUAL	MASONRY & FRAME	BRICK OR EQUAL	STONE OR EQUAL	STUCCO OR EQUAL	LOG OR EQUAL	CONC BLOCK OR EQUAL
400	210.56	216.88	223.20	227.40	216.88	221.09	189.51
500	183.76	189.28	194.79	198.46	189.28	192.95	165.39
600	165.90	170.87	175.85	179.17	170.87	174.20	149.31
650	159.02	163.79	168.56	171.74	163.79	166.98	143.12
700	153.14	157.74	162.33	165.39	157.74	160.79	137.83
750	148.04	152.47	156.92	159.88	152.47	155.44	133.23
800	143.56	147.87	152.17	155.05	147.87	150.74	129.20
850	139.62	143.81	148.00	150.79	143.81	146.61	125.66
900	136.12	140.20	144.28	147.01	140.20	142.93	122.51
950	132.98	136.97	140.96	143.63	136.97	139.64	119.69
1000	130.16	134.07	137.97	140.57	134.07	136.67	117.14
1050	127.61	131.45	135.27	137.83	131.45	133.99	114.86
1100	125.29	129.05	132.81	135.32	129.05	131.55	112.76
1150	123.18	126.88	130.57	133.04	126.88	129.33	110.87
1200	121.24	124.87	128.51	130.94	124.87	127.30	109.11
1250	119.45	123.03	126.62	129.01	123.03	125.42	107.51
1300	117.80	121.33	124.87	127.22	121.33	123.69	106.02
1350	116.27	119.77	123.26	125.58	119.77	122.09	104.65
1400	114.86	118.31	121.75	124.04	118.31	120.61	103.37
1450	113.53	116.94	120.34	122.61	116.94	119.21	102.18
1500	112.30	115.67	119.03	121.28	115.67	117.92	101.06
1550	111.14	114.48	117.81	120.03	114.48	116.69	100.03
1600	110.07	113.37	116.67	118.87	113.37	115.57	99.05
1650	109.06	112.32	115.61	117.78	112.32	114.50	98.15
1700	108.10	111.34	114.58	116.75	111.34	113.51	97.28
1750	107.19	110.41	113.62	115.76	110.41	112.55	96.47
1800	106.34	109.53	112.72	114.84	109.53	111.65	95.71
1850	105.54	108.70	111.86	113.98	108.70	110.81	94.99
1900	104.78	107.91	111.06	113.16	107.91	110.01	94.30
1950	104.06	107.18	110.30	112.38	107.18	109.25	93.65
2000	103.37	106.47	109.58	111.64	106.47	108.54	93.03
2050	102.72	105.80	108.89	110.93	105.80	107.85	92.44
2100	102.09	105.14	108.22	110.25	105.14	107.19	91.88
2150	101.50	104.54	107.59	109.62	104.54	106.58	91.35
2200	100.93	103.96	106.98	109.00	103.96	105.98	90.84
2250	100.39	103.40	106.42	108.43	103.40	105.41	90.35
2300	99.87	102.86	105.87	107.86	102.86	104.86	89.88

Schedule of Values**Haywood County 2021**

BASE RATE	FRAME OR EQUAL	MASONRY & FRAME	BRICK OR EQUAL	STONE OR EQUAL	STUCCO OR EQUAL	LOG OR EQUAL	CONC BLOCK OR EQUAL
2350	99.37	102.35	105.33	107.32	102.35	104.34	89.43
2400	98.90	101.86	104.83	106.81	101.86	103.85	89.01
2450	98.45	101.40	104.36	106.33	101.40	103.37	88.61
2500	98.00	100.94	103.88	105.84	100.94	102.90	88.20
2600	97.18	100.09	103.01	104.95	100.09	102.03	87.47
2700	96.42	99.30	102.20	104.13	99.30	101.23	86.77
2800	95.71	98.58	101.46	103.36	98.58	100.50	86.14
2900	95.05	97.90	100.76	102.65	97.90	99.80	85.55
3000	94.43	97.27	100.10	101.99	97.27	99.16	85.00
3100	93.86	96.68	99.49	101.36	96.68	98.56	84.47
3200	93.32	96.11	98.92	100.79	96.11	97.99	83.99
3300	92.81	95.59	98.37	100.24	95.59	97.45	79.55
3400	92.33	95.10	97.87	99.72	95.10	96.95	79.15
3500	91.89	94.64	97.40	99.24	94.64	96.48	78.76
3600	91.45	94.20	96.94	98.76	94.20	96.02	77.97
3700	91.05	93.78	96.51	98.34	93.78	95.60	77.19
3800	90.66	93.39	96.10	97.93	93.39	95.20	76.42
3900	90.31	93.01	95.74	97.54	93.01	94.82	75.65
4000	89.98	92.68	95.36	97.16	92.68	94.46	74.89

RES-CTT CONDO/TOWNHOUSE/TIME SHARE MAIN AREA RATES

BASE AREA	FRAME OR EQUAL	MASONRY & FRAME	BRICK OR EQUAL	STONE OR EQUAL	STUCCO OR EQUAL	LOG OR EQUAL	CONC BLOCK OR EQUAL
400	189.50	195.20	199.00	199.00	195.20	199.00	170.55
500	165.40	170.35	173.65	173.65	170.35	173.65	148.85
600	149.30	153.80	156.75	156.75	153.80	156.75	134.40
650	143.15	147.45	150.30	150.30	147.45	150.30	128.85
700	137.85	141.95	144.70	144.70	141.95	144.70	124.05
750	133.25	137.25	139.90	139.90	137.25	139.90	119.90
800	129.20	133.05	135.65	135.65	133.10	135.65	116.30
850	125.65	129.45	131.95	131.95	129.45	131.85	113.10
900	122.50	126.20	128.65	128.65	126.20	128.65	110.25
950	119.70	123.30	125.65	125.65	123.30	125.65	107.70
1000	117.15	120.65	123.00	123.00	120.70	123.00	105.45
1050	114.85	118.30	120.60	120.60	118.30	120.60	103.40
1100	112.80	116.15	118.40	118.40	116.15	118.40	101.50
1150	110.85	114.20	116.40	116.40	114.20	116.40	99.75
1200	109.10	112.35	114.55	114.55	112.40	114.55	98.20
1250	107.50	110.75	112.90	112.90	110.75	112.90	96.75
1300	106.00	109.20	111.35	111.35	109.20	111.35	95.45
1350	104.65	107.80	109.90	109.90	107.80	109.90	94.20
1400	103.35	106.50	108.55	108.55	106.50	108.55	93.00
1450	102.20	105.25	107.30	107.30	105.25	107.30	91.95
1500	101.00	104.10	106.15	106.15	104.10	106.15	91.00
1550	100.00	103.05	105.05	105.05	103.05	105.05	90.05
1600	99.05	102.00	104.00	104.00	102.00	104.00	89.15
1650	98.15	101.10	103.05	103.05	101.10	103.05	88.35
1700	97.30	100.20	102.15	102.15	100.20	102.15	87.55
1750	96.50	99.40	101.30	101.30	99.40	101.30	86.85
1800	95.70	98.60	100.50	100.50	98.60	100.50	86.15
1850	95.00	97.85	99.75	99.75	97.85	99.75	85.50
1900	94.30	97.15	99.00	99.00	97.15	99.00	84.90
1950	93.65	96.45	98.35	98.35	96.45	98.35	84.30
2000	93.00	95.85	97.70	97.70	95.85	97.70	83.75
2050	92.45	95.20	97.05	97.05	95.20	97.05	83.20
2100	91.90	94.65	96.50	96.50	94.65	96.50	82.70
2150	91.35	94.10	95.90	95.90	94.10	95.90	82.20
2200	90.85	93.55	95.40	95.40	93.55	95.40	81.75
2250	90.35	93.10	94.85	94.85	93.10	94.85	81.35
2300	89.90	92.60	94.40	94.40	92.60	94.40	80.90

Schedule of Values**Haywood County 2021**

BASE RATE	FRAME OR EQUAL	MASONRY & FRAME	BRICK OR EQUAL	STONE OR EQUAL	STUCCO OR EQUAL	LOG OR EQUAL	CONC BLOCK OR EQUAL
2350	89.45	92.10	93.90	93.90	92.10	93.90	80.50
2400	89.00	91.70	93.45	93.45	91.70	93.45	80.10
2450	88.60	91.25	93.00	93.00	91.25	93.00	79.75
2500	88.20	90.85	92.60	92.60	90.85	92.60	79.40
2600	87.45	90.10	91.85	91.85	90.10	91.85	78.75
2700	86.80	89.40	91.15	91.15	89.40	91.10	78.10
2800	86.15	88.75	90.45	90.45	88.75	90.45	77.55
2900	85.55	88.15	89.85	89.85	88.15	89.85	77.00
3000	85.00	87.50	89.25	89.25	87.50	89.25	76.50
3100	84.50	87.00	88.70	88.70	87.00	88.70	76.00
3200	84.00	86.50	88.20	88.20	86.50	88.20	75.60
3300	83.50	86.05	87.70	87.70	86.05	87.70	75.20
3400	83.10	85.60	87.25	87.25	85.60	87.25	74.80
3500	82.70	85.15	86.85	86.85	85.15	86.85	74.45
3600	82.30	84.80	86.45	86.45	84.75	86.45	74.10
3700	81.95	84.40	86.05	86.05	84.40	86.05	73.75
3800	81.60	84.05	85.70	85.70	84.05	85.70	73.45
3900	81.30	83.75	85.35	85.35	83.75	85.35	73.15
4000	80.95	83.40	85.00	85.00	83.40	85.00	72.75

BASE PRICE FOR SCHEDULE RES-D SINGLE FAMILY RESIDENCE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
	\$117.80	STORY HEIGHT: FIRST FLOOR AREA 1300 SQUARE FEET
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING
		EXTERIOR WALLS: VINYL SIDING OR EQUAL
		PARTITIONS: ADEQUATE FOR SEPARATION OF ROOMS/STORAGE AREAS
		FRAMING: WOOD JOIST
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/CARPET
ADD FOR FIREPLACES		INTERIOR FINISH: DRYWALL/PANEL
GARAGES/PORCHES/BASEMENT AREAS		HEATING/COOLING: FORCED HOT AIR OR EQUAL
ADDITIONAL PLUMBING		PLUMBING: 5 PLUMBING FIXTURES
ADD FOR COOLING SYSTEM		

BASE PRICE FOR SCHEDULE RES-MD MODULAR RESIDENCE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
	\$ 106.00	STORY HEIGHT: FIRST FLOOR AREA 1300 SQUARE FEET
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING
		EXTERIOR WALLS: VINYL SIDING OR EQUAL
		PARTITIONS: ADEQUATE FOR SEPARATION OF ROOMS/STORAGE AREAS
		FRAMING: WOOD JOIST
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/CARPET
ADD FOR FIREPLACES		INTERIOR FINISH: DRYWALL/PANEL
GARAGES/PORCHES/BASEMENT AREAS		HEATING/COOLING: FORCED HOT AIR OR EQUAL
ADDITIONAL PLUMBING		PLUMBING: 5 PLUMBING FIXTURES
ADD FOR COOLING SYSTEM		

**BASE PRICE FOR SCHEDULE RES-CRS CONVERTED RESIDENCE
(FORMER DWELLING CONVERTED TO COMMERCIAL USE)**

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
	\$ 117.80	STORY HEIGHT: FIRST FLOOR AREA 1300 SQUARE FEET
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING
		EXTERIOR WALLS: VINYL SIDING OR EQUAL
		PARTITIONS: ADEQUATE FOR SEPARATION OF ROOMS/STORAGE AREAS
		FRAMING: WOOD JOIST
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/CARPET
ADD FOR ATTACHMENTS		
ADD FOR EXTRA PLUMBING		
ADD FOR COOLING SYSTEM		
		INTERIOR FINISH: DRYWALL/PANEL
		HEATING/COOLING: FORCED HOT AIR
		PLUMBING: 5 PLUMBING FIXTURES

**BASE PRICE FOR SCHEDULE RES-B&B BED & BREAKFAST
(FORMER DWELLING CONVERTED TO B&B USE)**

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
	\$ 117.80	STORY HEIGHT: FIRST FLOOR AREA 1300 SQUARE FEET
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING
		EXTERIOR WALLS: VINYL SIDING OR EQUAL
		PARTITIONS: ADEQUATE FOR SEPARATION OF ROOMS/STORAGE AREAS
		FRAMING: WOOD JOIST
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/CARPET
ADD FOR ATTACHMENTS		
ADD FOR EXTRA PLUMBING		
ADD FOR COOLING SYSTEM		
		INTERIOR FINISH: DRYWALL/PANEL
		HEATING/COOLING: FORCED HOT AIR
		PLUMBING: 5 PLUMBING FIXTURES

BASE PRICE FOR SCHEDULE RES-CTT CONDO/TOWNHOUSE

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
	\$ 106.00	STORY HEIGHT: FIRST FLOOR AREA 1300 SQUARE FEET
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING
		EXTERIOR WALLS: VINYL SIDING OR EQUAL
		PARTITIONS: ADEQUATE FOR SEPARATION OF ROOMS/STORAGE AREAS
		FRAMING: WOOD JOIST
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/CARPET
ADD FOR ATTACHMENTS		
ADD FOR EXTRA PLUMBING		
ADD FOR COOLING SYSTEM		
		INTERIOR FINISH: DRYWALL/PANEL
		HEATING/COOLING: FORCED HOT AIR
		PLUMBING: 5 PLUMBING FIXTURES

**RESIDENTIAL BASEMENT AREA
RES-BSMT-DWG**

BASE AREA	FINISHED RATE	UNFIN RATE	REC ROOM RATE
400	68.50	29.50	39.33
500	63.50	25.75	35.35
600	57.25	23.25	31.91
650	54.90	22.25	30.59
700	52.85	21.45	29.46
750	51.00	20.75	28.48
800	49.50	20.10	27.62
850	48.25	19.55	26.86
900	47.00	19.00	26.18
950	45.50	18.65	25.59
1000	45.00	18.25	25.04
1050	44.00	17.75	24.55
1100	43.25	17.55	24.10
1150	42.50	17.25	23.71
1200	41.85	17.00	23.32
1250	41.25	16.75	22.98
1300	40.65	16.50	22.66
1350	40.15	16.25	22.36
1400	39.65	16.10	22.10
1450	39.25	15.90	21.84
1500	38.75	15.75	21.60
1550	38.35	15.55	21.38
1600	38.00	15.40	21.18
1650	37.65	15.25	20.98
1700	37.25	15.15	20.79
1750	37.00	15.00	20.63
1800	36.75	14.85	20.46
1850	36.45	14.75	20.31
1900	36.15	14.65	20.15
1950	35.90	14.55	20.02
2000	35.75	14.45	19.89
2050	35.50	14.35	19.76
2100	35.15	14.30	19.64
2150	35.00	14.20	19.53
2200	34.85	14.15	19.42
2250	34.65	14.05	19.32
2300	34.50	14.00	19.22
2350	34.25	13.90	19.12
2400	34.15	13.85	19.03
2450	34.00	13.80	18.94
2500	33.85	13.75	18.85
2600	33.50	13.60	18.70
2700	33.25	13.50	18.55
2800	33.00	13.40	18.41

Schedule of Values**Haywood County 2021**

BASE AREA	FINISHED RATE	UNFIN RATE	REC ROOM RATE
2900	32.85	13.30	18.28
3000	32.60	13.20	18.16
3100	32.40	13.15	18.05
3200	32.25	13.05	17.95
3300	32.00	13.00	17.85
3400	31.85	12.95	17.77
3500	31.75	12.85	17.68
3600	31.60	12.80	17.59
3700	31.45	12.75	17.51
3800	31.30	12.70	17.45
3900	31.15	12.65	17.37
4000	31.05	12.60	17.30

RESIDENTIAL ATTACHMENTS

LIVING AREA ADDITIONS

Tables are provided for various residential attachment rates to allow for pricing of individual additions and mechanical or other features.

Residential living area additions will be valued by including the size of the addition in the calculated main living area to allow for residential size factor and quality grade adjustments to be applied to the replacement cost of the total living area.

Finished upper stories (FUS) will be converted to living area and included in the total calculated main living area to allow for residential size factor and quality grade adjustments to be applied to the replacement cost of the total living area.

Unfinished upper stories (UUS) will be priced based on the table listed within this section.

In the event that a living area addition is under construction and the living area addition is less than 100% complete; the following table will be applied to the incomplete living area and adjusted based on the actual % complete.

RES-AA ATTACHED ADDITION RATES

BASE AREA	FRAME OR EQUAL	MASONRY & FRAME	BRICK OR EQUAL	STONE OR EQUAL	STUCCO OR EQUAL	LOG OR EQUAL	CONC BLOCK OR EQUAL
200	83.00	85.50	88.00	88.00	85.50	87.00	74.75
400	79.50	81.50	84.00	84.00	81.50	83.25	71.50
600	75.50	78.00	80.00	80.00	78.00	79.50	68.00
800	71.75	74.00	76.00	76.00	74.00	75.50	64.50
1000	68.00	70.00	72.00	72.00	70.00	71.50	61.00
1200	64.50	66.50	68.50	68.50	66.50	67.75	58.00

RESIDENTIAL GARAGES

The following tables are provided for the valuation of attached residential garages that are attached to single story dwellings; rates are provided for residential garages with finished and unfinished bonus rooms.

RES-BGF BONUS ROOM/GARAGE FINISHED

BASE AREA	FRAME OR EQUAL	MASONRY & FRAME	BRICK OR EQUAL	STONE OR EQUAL	STUCCO OR EQUAL	LOG OR EQUAL	CONC BLOCK OR EQUAL
200	69.50	73.50	73.50	73.50	69.50	73.00	62.50
400	63.25	67.00	67.00	67.00	63.25	66.25	57.00
600	57.50	61.00	61.00	61.00	57.50	60.25	51.50
800	51.50	54.75	54.75	54.75	51.50	54.25	46.50
1000	46.50	49.25	49.25	49.25	46.50	48.75	41.75
1200	41.75	44.25	44.25	44.25	41.75	43.75	37.50

RES-BGU BONUS ROOM/GARAGE UNFINISHED

BASE AREA	FRAME OR EQUAL	MASONRY & FRAME	BRICK OR EQUAL	STONE OR EQUAL	STUCCO OR EQUAL	LOG OR EQUAL	CONC BLOCK OR EQUAL
200	63.50	67.50	67.50	67.50	63.50	67.00	56.50
400	57.25	61.00	61.00	61.00	57.25	60.25	51.00
600	51.50	55.00	55.00	55.00	51.50	54.25	45.50
800	45.50	48.75	48.75	48.75	45.50	48.25	40.50
1000	40.50	43.25	43.25	43.25	40.50	42.85	35.75
1200	35.75	38.50	38.50	38.50	35.75	37.75	31.50

RES-GF GARAGE FINISHED

BASE AREA	FRAME OR EQUAL	MASONRY & FRAME	BRICK OR EQUAL	STONE OR EQUAL	STUCCO OR EQUAL	LOG OR EQUAL	CONC BLOCK OR EQUAL
200	37.75	41.95	41.95	41.95	37.75	41.50	35.50
400	36.00	38.15	38.15	38.15	36.00	37.75	32.25
600	32.75	34.75	34.75	34.75	32.75	34.50	29.50
800	29.50	31.25	31.25	31.25	29.50	31.00	26.50
1000	26.55	28.15	28.15	28.15	26.55	27.85	23.85
1200	23.85	25.25	25.25	25.25	23.85	25.00	21.55

RES-GU GARAGE UNFINISHED

BASE AREA	FRAME OR EQUAL	MASONRY & FRAME	BRICK OR EQUAL	STONE OR EQUAL	STUCCO OR EQUAL	LOG OR EQUAL	CONC BLOCK OR EQUAL
200	32.00	34.00	34.00	34.00	32.00	26.95	23.05
400	29.15	30.85	30.85	30.85	29.15	24.45	21.00
600	26.50	28.15	28.15	28.15	26.50	22.25	19.10
800	23.85	25.25	25.25	25.25	23.85	20.05	17.20
1000	21.50	22.75	22.75	22.75	21.50	18.10	15.50
1200	19.40	20.55	20.55	20.55	19.40	16.25	13.95

ATTIC (FINISHED LIVING AREA) OVER ADDITIONS

The following attachment codes apply to dwellings with upper story living area as well as living areas above various additions:

CODE	DESCRIPTION
ACP	ADDITION/CARPORT
AEP	ADDITION/ENCLOSED PORCH
AGF	ADDITION/GARAGE FINISHED
AGU	ADDITION/GARAGE UNFINISHED
AOP	ADDITION/OPEN PORCH
ASP	ADDITION/SCREENED PORCH

These living areas will be included in the total calculated main living area to allow for residential size factor and quality grade adjustments to be applied to the replacement cost of the total living area.

RESIDENTIAL ATTACHMENTS

RES-BZ BREEZEWAY

AREA	BASE RATE
25	38.75
50	35.15
100	32.00
300	28.75
500	26.00

RES-CAM CANOPY, METAL

AREA	BASE RATE
25	14.00
50	13.00
100	11.65
300	10.50
500	9.50

RES-CAW CANOPY, WOOD

AREA	BASE RATE
25	15.75
50	14.25
100	13.00
300	11.75
500	10.50

RES-CD COVERED DECK

AREA	BASE RATE
25	34.25
50	31.00
100	30.50
300	25.50
500	22.75

RES-CP CARPORT

AREA	BASE RATE
200	23.50
400	21.50
600	19.50
800	17.50

RES-CPM CARPORT METAL

AREA	BASE RATE
200	5.75
400	5.00
600	4.50
800	4.00

RES-CPT COVERED PATIO

AREA	BASE RATE
25	30.50
50	27.90
100	25.40
300	22.85
500	20.60

RES-EP ENCLOSED PORCH

AREA	BASE RATE
25	62.25
50	56.60
100	51.45
300	45.90
500	41.50

RES-OEP OPEN/ENCLOSED PORCH

AREA	BASE RATE
25	78.65
50	71.50
100	65.00
300	58.50
500	52.65

RES-OP OPEN PORCH

AREA	BASE RATE
25	38.75
50	35.25
100	32.00
300	28.85
500	26.00

RES-OPD OPEN PORCH/WOOD DECK

AREA	BASE RATE
25	55.50
50	52.25
100	49.00
300	44.25
500	40.00

RES-OPT OPEN PORCH/PATIO

AREA	BASE RATE
25	52.25
50	47.50
100	43.00
300	39.00
500	35.00

RES-PT PATIO

AREA	BASE RATE
25	15.00
50	13.75
100	12.50
300	11.15
500	10.00

RES-SP SCREENED PORCH

AREA	BASE RATE
25	42.65
50	38.75
100	35.25
300	31.90
500	28.65

RES-SR SUNROOM

AREA	BASE RATE
200	69.50
400	62.50
600	56.25
800	50.50

RES-ST STOOP

AREA	BASE RATE
25	20.50
50	18.50
100	17.00
300	15.25
500	13.75

RES-STG ATTACHED STORAGE

AREA	BASE RATE
25	30.00
50	27.50
100	24.75
300	22.25
500	20.00

RES-TR TERRACE

AREA	BASE RATE
25	34.50
50	31.50
100	28.65
300	25.75
500	23.25

RES-UR UTILITY STORAGE

AREA	BASE RATE
25	35.25
50	32.00
100	29.25
300	26.25
500	23.50

RES-WD WOOD DECK

AREA	BASE RATE
200	18.50
400	16.50
600	15.00
800	13.50

RES-WDPT WOOD DECK/PATIO

AREA	BASE RATE
200	29.50
400	26.50
600	25.00
800	23.50

RESIDENTIAL MECHANICAL & OTHER FEATURES

RESIDENTIAL HEATING & AIR

RES-HEAT-AIR

CODE	DESCRIPTION	RATE
AIR	AIR	3.75
E	ELECTRIC BB/CEILING	-
F	FORCED HOT AIR	-
G	GEOHERMAL	9.25
H	STEAM/HOT WATER	-
M	MONITOR	-1.75
N	NONE	-3.75
P	HEAT PUMP	3.75
UA	UNIT HEAT & AIR	-
W	WALL/FLOOR FURNACE	-1.75
WF	WOOD FIRED	-

RES-PLUMB...RESIDENTIAL PLUMBING ADD PER FIXTURE \$2000.00

(FULL BATH=3 FIXTURES, HALF BATH=2 FIXTURES)

RESIDENTIAL FEATURES FLAT RATES

RES-FEAT

CODE	DESCRIPTION	RATE
EP	ELEVATOR PASSENGER	15000
GEN	GENERATOR	5000

RESIDENTIAL RATES % OF BASE METHOD

CODE	DESCRIPTION	PERCENTAGE RATE
RES-UUS	UNFINISHED UPPER	50%
RES-OH	OVERHANG	85%
RES-ATTIC	ATTIC	25%

****PERCENTAGE RATE IS BASED ON % OF BASE MAIN AREA RATE****

RESIDENTIAL FIREPLACE RATES

RES-FIRE

1ST OPENING \$3000, 2ND OPENING \$2500

CODE	PRICE
STACK	4500
FP1	-
FP2	2500
FP3	4500
FP4	6500
PF (PRE-FAB)	-
FPS	3000

MANUFACTURED HOUSING

While many site-built homes are constructed according to a specific building code to ensure proper design and safety, all manufactured homes are constructed in accordance with the Federal Manufactured Home Construction and Safety Standards, in effect since June 15, 1976. This building code, administered by the United States Department of Housing and Urban Development (HUD) and known as the HUD Code, regulates manufactured home design and construction, strength and durability, fire resistance, and energy efficiency. In the early 1990s, this building code was revised to enhance energy efficiency and ventilation standards and to improve the wind resistance of manufactured homes in areas prone to winds of hurricane force. Every manufactured home has red and silver label certifying that it was built and inspected in compliance with the HUD Code. No manufactured home may be shipped from the factory unless it complies with the HUD Code and receives the certification label from an independent, third-party inspection agency.

MANUFACTURED HOME CLASSIFICATION STANDARDS

Any manufactured home will be considered *real property* and will be valued in accordance with the schedule of values if the owner of the land and the owner of the home placed upon the land are the same, having the towing hitch and axle assembly removed and placed upon a permanent foundation as required by the Haywood County Building Inspection Department.

If the owner of the manufactured home does not own the land it occupies, the home will be considered a *personal property* item. If the manufactured home is considered a *personal* item, it will be noted within the miscellaneous items section of the property record card. The home will be valued using established methods of personal property valuation currently in use in the Haywood County Tax Department.



**C RES-SW
Singlewide
Manufactured
Home**

**C RES-DW
Doublewide
Manufactured
Home**



**C RES-PM
PARK MODEL
Manufactured
Home**

RES-DW DOUBLE WIDE RATES

BASE AREA	VINYL OR EQUAL	FRAME OR EQUAL	METAL OR EQUAL	BRICK OR EQUAL
400	123.75	127.45	111.35	131.15
500	107.25	110.45	96.50	113.70
600	96.25	99.15	86.65	102.00
650	92.00	94.75	82.85	97.55
700	88.40	91.05	79.55	93.70
750	85.25	87.80	76.75	90.35
800	82.50	85.00	74.25	87.45
850	80.00	82.50	72.05	84.85
900	78.00	80.25	70.15	82.60
950	76.00	78.25	68.40	80.55
1000	74.25	76.50	66.85	78.70
1050	72.65	74.85	65.40	77.05
1100	71.25	73.40	64.15	75.50
1150	69.95	72.05	62.95	74.15
1200	68.75	70.80	61.85	72.85
1250	67.65	69.65	60.90	71.70
1300	66.65	68.65	60.00	70.65
1350	65.70	67.65	59.15	69.65
1400	64.85	66.75	58.35	68.70
1450	64.00	65.95	57.60	67.85
1500	63.25	65.15	56.95	67.05
1550	62.50	64.40	56.25	66.30
1600	61.85	63.75	55.65	65.60
1650	61.25	63.10	55.15	64.95
1700	60.65	62.50	54.60	64.30
1750	60.00	62.95	54.00	63.75
1800	59.60	61.35	53.65	63.15
1850	59.10	60.85	53.15	62.65
1900	58.60	60.35	52.75	62.15
1950	58.15	59.90	52.35	61.65
2000	57.75	59.50	52.00	61.20
2050	57.35	59.05	51.60	60.80
2100	56.95	58.65	51.25	60.35
2150	56.60	58.30	50.95	60.00
2200	56.25	57.80	50.65	59.65
2250	55.90	57.45	50.35	59.25
2300	55.60	57.25	50.00	58.95
2350	55.25	56.95	49.75	58.60
2400	55.00	56.65	49.50	58.30
2450	54.75	56.35	49.25	58.00
2500	54.45	56.10	49.00	57.70

RES-PM PARK MODEL RATES

BASE AREA	VINYL OR EQUAL	FRAME OR EQUAL	METAL OR EQUAL	LOG OR EQUAL
300	98.45	98.45	85.95	106.50
350	96.00	96.00	83.75	103.80
400	93.75	93.75	81.85	101.40
450	91.40	91.40	79.80	98.85
500	89.15	89.15	77.80	96.40
550	86.90	86.90	75.85	93.95
600	84.75	84.75	73.95	91.65

RES-SW SINGLE WIDE RATES

BASE AREA	VINYL OR EQUAL	FRAME OR EQUAL	METAL OR EQUAL
400	68.00	68.00	59.25
450	62.15	62.15	53.15
500	57.50	57.50	49.15
550	53.70	53.70	45.95
600	50.50	50.50	43.15
650	47.80	47.80	40.85
700	45.50	45.50	38.90
750	43.50	43.50	37.20
800	41.75	41.75	36.65
850	40.25	40.25	34.40
900	38.85	38.85	33.20
950	37.65	37.65	32.15
1000	36.50	36.50	31.25
1050	35.50	35.50	30.35
1100	34.60	34.60	29.60
1150	33.75	33.75	28.90
1200	33.00	33.00	28.25

RES-BSMT-MH BASEMENT AREA RATE (MH)

BASE AREA	FINISHED RATE	UNFINISHED RATE	REC ROOM RATE
400	35.00	16.85	22.32
500	30.35	14.60	19.34
600	27.25	13.10	17.36
650	26.00	12.50	16.60
700	25.00	12.00	15.94
750	24.15	11.60	15.38
800	23.35	11.25	14.88
850	22.65	10.90	14.44
900	22.00	10.60	14.05
950	21.50	10.35	13.71
1000	21.00	10.00	13.39
1050	20.55	9.85	13.11
1100	20.15	9.70	12.85
1150	19.80	9.50	12.62
1200	19.45	9.35	12.40
1250	19.15	9.20	12.20
1300	18.85	9.05	12.02
1350	18.60	8.95	11.85
1400	18.35	8.80	11.69
1450	18.15	8.70	11.54
1500	17.90	8.60	11.41
1550	17.70	8.50	11.28
1600	17.50	8.40	11.16
1650	17.35	8.30	11.05
1700	17.15	8.25	10.94
1750	17.00	8.15	10.84
1800	16.85	8.10	10.75
1850	16.75	8.05	10.66
1900	16.60	7.95	10.57
1950	16.50	7.90	10.49
2000	16.35	7.85	10.42
2050	16.25	7.80	10.34
2100	16.15	7.75	10.27
2150	16.00	7.70	10.21
2200	15.95	7.65	10.15
2250	15.85	7.60	10.09
2300	15.75	7.55	10.03
2350	15.65	7.50	9.97
2400	15.55	7.45	9.92
2450	15.50	7.40	9.87
2500	15.40	7.35	9.82

RES-MHA MANUFACTURED HOME ADDITION

BASE AREA	VINYL OR EQUAL	FRAME OR EQUAL	METAL OR EQUAL	BRICK OR EQUAL	LOG OR EQUAL
200	49.85	49.85	44.85	52.85	52.35
400	47.55	47.55	42.80	50.45	49.95
600	45.30	45.30	40.80	48.35	47.55
800	43.05	43.05	38.75	45.65	45.15
1000	40.80	40.80	36.75	43.25	42.85
1200	38.75	38.75	34.85	41.00	40.75

**BASE PRICE FOR SCHEDULE RES-DW MANUFACTURED HOME
(MULTI- SECTION)**

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
	\$ 68.75	STORY HEIGHT: FIRST FLOOR AREA 1200 SQUARE FEET
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING
		EXTERIOR WALLS: VINYL SIDING OR EQUAL
		PARTITIONS: ADEQUATE FOR SEPARATION OF ROOMS/STORAGE AREAS
		FRAMING: WOOD JOIST
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/CARPET
ADD FOR ATTACHMENTS ADD FOR EXTRA PLUMBING ADD FOR COOLING SYSTEM		INTERIOR FINISH: DRYWALL/PANEL
		HEATING/COOLING: FORCED HOT AIR
		PLUMBING: 5 PLUMBING FIXTURES

BASE PRICE FOR SCHEDULE RES-SW MANUFACTURED HOME (SINGLE SECTION)

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
	\$47.80	STORY HEIGHT: FIRST FLOOR AREA 650 SQUARE FEET
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING
		EXTERIOR WALLS: VINYL SIDING OR EQUAL
		PARTITIONS: ADEQUATE FOR SEPARATION OF ROOMS/STORAGE AREAS
		FRAMING: WOOD JOIST
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/CARPET
ADD FOR ATTACHMENTS		INTERIOR FINISH: DRYWALL/PANEL
ADD FOR EXTRA PLUMBING		HEATING/COOLING: FORCED HOT AIR
ADD FOR COOLING SYSTEM		PLUMBING: 5 PLUMBING FIXTURES

BASE PRICE FOR SCHEDULE RES-PM PARK MODEL MANUFACTURED HOME

WALL HEIGHT	BASE PRICE	BASE SPECIFICATIONS
	\$93.75	STORY HEIGHT: FIRST FLOOR AREA 400 SQUARE FEET
		FOUNDATION/BASEMENT: CONTINUOUS FOOTING
		EXTERIOR WALLS: VINYL SIDING OR EQUAL
		PARTITIONS: ADEQUATE FOR SEPARATION OF ROOMS/STORAGE AREAS
		FRAMING: WOOD JOIST
REMARKS/ADDITIONAL FEATURES:		FLOOR COVER/FINISH: VINYL/CARPET
ADD FOR ATTACHMENTS		INTERIOR FINISH: DRYWALL/PANEL
ADD FOR EXTRA PLUMBING		HEATING/COOLING: FORCED HOT AIR
ADD FOR COOLING SYSTEM		PLUMBING: 5 PLUMBING FIXTURES