

OTHER BUILDING AND YARD ITEMS PRICING SCHEDULES

The Other Building and Yard Item pricing schedules are provided to calculate the replacement cost new of a variety of types of structures typically associated with residential and commercial property.

Base prices and adjustments are provided for residential swimming pools, detached garages, greenhouses, carports, canopies, utility buildings, tennis courts, boat houses, boat docks and other residential buildings; as well as asphalt paving, fencing, lighting and other commercial and industrial yard items. Each structure has been assigned a unique Structure Type Code to be utilized on Computer-Assisted Mass Appraisal (CAMA) programs.

Depreciation allowances, where applicable, are included on the appropriate schedule. Additional tables can be found in the Depreciation Schedules and Tables section of the Manual.



**CAW
CANOPY**

**CP
CARPORT**



**GF
FRAME
GARAGE**





**STG
STORAGE**

**SWP
SWIMMING
POOL**



**CPM
CARPORT
METAL**



**GPE
GARAGE
PRE-ENG
METAL**

AGRICULTURAL BUILDINGS

This section of the Manual has been developed to be used as a guide for estimating the replacement cost new of agricultural buildings. The Cost Schedules included contain base specifications and prices for normal "C" Grade average construction with additions and deductions to account for variations from the base specifications.





**MKP
MILK
PARLOR**

**PHS
POULTRY
HOUSE**



**SPL
SHED
POLE**



**STB
STABLE**

**BRN
BARN**



**STGP
STG PRE-
ENGINEERED**

OUTBUILDINGS

OB-ATM, ATM BOOTH

AREA	RATE
25	64.00
50	61.10
100	58.20
300	55.25
500	52.50

OB-BBC, BASKETBALL COURT

AREA	RATE
200	11.00
400	10.50
600	10.00
800	9.50
1000	9.00
1200	8.50

OB-BHS, BATH HOUSE

AREA	RATE
100	39.60
150	38.90
200	37.45
250	36.75
300	36.50
400	36.00

OB-BLC, BLEACHERS

AREA	RATE
500	15.00
1000	15.00
1500	15.00
2000	15.00
2500	14.25

OB-BRN, BARN

AREA	RATE
400	11.00
500	10.75
650	10.50
750	10.25
900	10.00
1000	9.75

OB-CAB, CANOPY BANK

AREA	RATE
200	30.60
400	29.40
600	28.20
800	27.00
1000	25.80
1200	24.60

OB-CAC, CANOPY COMMERCIAL

AREA	RATE
200	30.60
400	29.40
600	28.20
800	27.00
1000	25.80
1200	24.60

OB-CAM, CANOPY METAL

AREA	RATE
25	14.00
50	12.90
100	11.70
300	10.50
500	9.45

OB-CAP, CONCRETE APRON

AREA	RATE
600	4.00
800	4.00
1000	4.00
1200	3.50
1400	3.50

OB-CAS, CANOPY SERVICE

AREA	RATE
600	27.00
800	27.00
1000	27.00
1200	26.40
1400	25.80

OB-CAW, CANOPY WOOD

AREA	RATE
25	15.75
50	14.25
100	12.95
300	11.70
500	10.50

OB-CBH, CLUBHOUSE

AREA	RATE
200	61.50
400	60.60
600	58.10
800	52.20

OB-CBN, CABIN/TINY HOME

AREA	RATE
200	48.00
400	45.95
600	43.75
800	41.55

OB-CD, COVERED DECK

AREA	RATE
25	31.35
50	28.45
100	28.05
300	23.30
500	20.90

OB-CP, CARPORT

AREA	RATE
200	23.40
400	22.25
600	20.50
800	18.90

OB-CPM, CARPORT METAL

AREA	RATE
200	3.00
400	3.00
600	3.00
800	3.00

OB-EP, ENCLOSED PORCH

AREA	RATE
25	51.85
50	47.15
100	42.85
300	38.25
500	34.50

OB-GDH, GUARD HOUSE

AREA	RATE
25	100.00
50	100.00
100	100.00
300	90.00
500	75.00

OB-GHS, GUEST HOUSE

AREA	RATE
200	63.00
400	61.90
600	60.65
800	55.75

OB-GNS, GREENHOUSE

AREA	RATE
500	33.00
1000	30.00
1500	30.00
2000	30.00
2500	27.00

OB-GPE, GARAGE PRE-ENG

AREA	RATE
200	21.85
400	20.65
600	19.35
800	18.15
1000	16.85
1200	15.65

OB-HOG, HOG PARLOR

AREA	RATE
500	15.00
1000	12.50
1500	12.50
2000	12.50
2500	10.00

OB-MBL- MISCELLANEOUS

AREA	RATE
200	1.00
400	1.00
600	1.00
800	1.00

OB-MHA, MANF. HOME ADD

AREA	RATE
200	49.85
400	47.55
600	45.30
800	43.05

OB-MKP, MILK PARLOR

AREA	RATE
200	22.00
400	22.00
600	20.00
800	20.00
1000	20.00
1200	18.00

OB-ODE, OUTDOOR ENTERTAIN.

AREA	RATE
200	53.15
400	48.15
600	43.75
800	40.65
1000	36.85

OB-OFC, OFFICE COMMERCIAL

AREA	RATE
200	60.00
400	58.25
600	55.00
800	51.00

OB-OFMD, OFFICE MODULAR

AREA	RATE
600	42.00
800	42.00
1000	39.00
1200	37.80
1400	36.00

OB-OP, OPEN PORCH

AREA	RATE
25	26.50
50	25.00
100	23.50
300	22.50
500	20.00

OB-PER, PIER

AREA	RATE
25	25.00
50	25.00
100	22.50
300	20.00
500	20.00

OB-PHS, POULTRY HOUSE

AREA	RATE
500	6.50
1000	6.00
1500	5.50
2000	5.00
2500	5.00

OB-PIC, PICNIC SHELTER

AREA	RATE
200	12.50
400	10.00
600	10.00
800	9.00

OB-PT, PATIO

AREA	RATE
25	12.50
50	11.40
100	10.35
300	9.30
500	8.35

OB-PVA, PAVING ASPHALT

AREA	RATE
10000	5.00
25000	4.50
40000	4.00
65000	3.50
100000	3.00
150000	2.50
200000	2.00

OB-PVC, PAVING CONCRETE

AREA	RATE
10000	6.00
25000	5.50
40000	5.00
65000	4.50
100000	4.00
150000	3.50
200000	3.00

OB-QUO, QUONSET

AREA	RATE
200	12.00
400	12.00
600	11.50
800	11.50
1000	10.00
1200	10.00

OB-SEQ, SHED EQUIPMENT

AREA	RATE
200	6.50
400	6.50
600	6.25
800	6.25
1000	6.00
1200	5.50

OB-SHP, SHOP

AREA	RATE
200	26.50
400	25.50
600	25.50
800	25.50
1000	24.50
1200	23.50

OB-SLB, SILO BUNKER

AREA	RATE
600	3.00
800	3.00
1000	3.00
1200	3.00
1400	3.00

OB-SLC, SILO CONCRETE

AREA	RATE
600	5.00
800	5.00
1000	5.00
1200	5.00
1400	4.50

OB-SP, SCREEN PORCH

AREA	RATE
25	34.10
50	31.00
100	28.20
300	25.50
500	22.95

OB-SPL, SHED POLE

AREA	RATE
200	6.50
400	6.00
600	6.00
800	6.00
1000	6.00
1200	5.50

OB-STB, STABLE

AREA	RATE
500	28.15
1000	26.85
1500	25.65
2000	24.35
2500	23.15

OB-STG, STORAGE

AREA	RATE
200	18.15
400	17.50
600	16.85
800	16.25

OB-STGP, STORAGE PRE-ENG

AREA	RATE
200	21.85
400	20.65
600	19.35
800	18.15
1000	16.85
1200	15.65

OB-STL, STORAGE LUMBER

AREA	RATE
500	10.75
1000	10.25
1500	10.25
2000	10.25
2500	10.00

OB-SWP, SWIMMING POOL

AREA	RATE
200	55.00
400	50.00
600	50.00
800	50.00
1000	45.00
1200	45.00

OB-TCT, TENNIS COURT

AREA	RATE
500	6.50
1000	6.50
1500	6.50
2000	6.50
2500	6.50

OB-TR, TERRACE

AREA	RATE
25	31.80
50	28.90
100	26.30
300	23.65
500	21.30

OB-WD, WOOD DECK

AREA	RATE
25	15.00
50	15.00
100	15.00
300	15.00
500	15.00

OB-BGF BONUS ROOM/GARAGE FINISHED

AREA	BRICK	CONC	FRAME	LOG	MASONRY	STONE	STUCCO
200	67.35	57.20	63.70	66.80	65.60	67.35	65.60
400	61.30	52.25	57.90	60.75	59.65	61.30	59.65
600	55.80	47.35	52.65	55.25	54.25	55.80	54.25
800	50.20	42.60	47.35	49.70	48.80	50.20	48.80
1000	45.15	38.35	42.60	44.75	43.90	45.15	43.90
1200	40.65	34.50	38.35	40.15	39.50	40.65	39.50

OB-BGU BONUS ROOM/GARAGE UNFINISHED

AREA	BRICK	CONC	FRAME	LOG	MASONRY	STONE	STUCCO
200	67.35	57.20	63.70	66.80	65.60	67.35	65.60
400	61.30	52.25	57.90	60.75	59.65	61.30	59.65
600	55.80	47.35	52.65	55.25	54.25	55.80	54.25
800	50.20	42.60	47.35	49.70	48.80	50.20	48.80
1000	45.15	38.35	42.60	44.75	43.90	45.15	43.90
1200	40.65	34.50	38.35	40.15	39.50	40.65	39.50

OB-GF, GARAGE FINISHED

AREA	BRICK	CONC	FRAME	LOG	MASONRY	STONE	STUCCO
200	33.45	28.35	31.55	33.15	33.45	33.45	31.55
400	32.25	27.35	30.45	31.95	32.25	32.25	30.45
600	31.00	26.30	29.25	30.55	31.00	31.00	29.25
800	29.50	25.00	27.80	29.20	29.50	29.50	27.80
1000	28.00	23.80	26.45	27.70	28.00	28.00	26.45
1200	26.50	22.50	25.00	26.25	26.50	26.50	25.00

OB-GLQ, GARAGE LIVING QUARTERS

AREA	BRICK	CONC	FRAME	LOG	MASONRY	STONE	STUCCO
200	85.45	72.55	80.65	84.65	85.45	85.45	83.05
400	82.30	69.95	77.70	81.55	82.30	82.30	80.00
600	79.20	67.20	74.70	78.45	79.20	79.20	76.85
800	76.00	64.50	71.70	75.25	76.00	76.00	73.75
1000	72.80	61.80	68.70	72.15	72.80	72.80	70.75
1200	69.70	59.20	65.75	69.05	69.70	69.70	67.70

OB-GU, GARAGE UNFINISHED

AREA	BRICK	CONC	FRAME	LOG	MASONRY	STONE	STUCCO
200	27.20	22.20	25.30	26.85	27.20	27.20	26.25
400	26.00	21.15	24.20	25.35	26.00	26.00	25.00
600	24.75	20.00	23.00	24.45	24.75	24.75	23.85
800	23.25	18.75	21.55	22.95	23.25	23.25	22.35
1000	21.85	17.50	20.20	21.45	21.85	21.85	20.95
1200	20.25	16.25	18.75	20.00	20.25	20.25	19.50

OUTBUILDINGS AND YARD ITEMS SPECIAL PRICING

DESCRIPTION	CODE	METHOD	C GRADE RATE
CHAIN LINK FENCE	OB-CLF	PER LINEAR FOOT	15.00
CHAIN LINK FENCE HIGH	OB-CLH	PER LINEAR FOOT	20.00
GOLF COURSE MINATURE	OB-GCM	FLAT RATE PER HOLE	2500.00
GOLF COURSE REGULATION	OB-GOL	FLAT RATE PER HOLE	100000.00
METAL GRAIN BIN	OB-GRB	FLAT RATE PER BIN	5000.00
GAZEBO	OB-GZB	FLAT RATE	2500.00
YARD LIGHTING MULTIPLE	OB-LMT	FLAT RATE PER POLE	3500.00
YARD LIGHTING SINGLE	OB-LSG	FLAT RATE PER POLE	2500.00
MOBILE HOME SITE	OB-MHS	FLAT RATE PER SITE	8000.00
RAILROAD SPUR	OB-RRS	PER LINEAR FOOT	125.00
RESEVOIR	OB-RSV	PER GALLON	.50
RV SITE	OB-RVS	FLAT RATE PER SITE	4000.00
SPA	OB-SPA	FLAT RATE PER UNIT	6500.00
TANKS	OB-TNK	PER GALLON	1.00
WROUGHT IRON FENCING	OB-WIF	PER LINEAR FOOT	10.00

For mobile homes or recreational vehicle sites located in rural areas of Haywood County that are not part of a planned park, have minimal site improvements or are secondary sites located on parcels where other main area structures exist; use quality grade "D" or "E".