Residential Standards and Data Definitions

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Land Data: Definitions and Standards

Land Screen

Appraiser's Responsibility - The appraiser is responsible for the verification and maintenance of all the characteristics on the Land, Size/Adjustments, and Crop tabs. The field use will vary depending on the type of property being appraised.

Land Type

Primary

The principal use of the parcel. The majority of land uses the Primary selection.

Secondary

The subordinate use of the property.

Residual

Do not Use

None

Used for mobile homes on personal property and crop records on leased land.

Primary-1

Used for adjusting market value of forestland.

Primary-2 – Do not Use
Primary-3 – Do not Use

Land Flag

A – Agricultural
C – Commercial
CUHS – Current Use Home Site
F – Forest
I – Industrial
MDL – Model Land Value has been applied to these records
N – None – Only used for Crop on Leased Land
R – Residential

Soil Class

Used for agricultural land only. If a question arises concerning the soil class productivity rating of a given parcel, the GIS system has a soils overlay under the "environmental" theme. When you click on a specific color, the box will list a "code" number. You can cross reference this number with the "Soil

Survey of Yakima County" book. The lead Ag appraiser should have a copy or you can access it online at http://www.or.nrcs.usda.gov/pnw_soil/wa_reports.html

1 – Prime is the best quality soil. It has no restricting features, which would prevent it from growing crops common to Yakima County. It will have irrigation rights from an irrigation district or rights to another water source to fully irrigate the crop.

The following types of soils have been designated "Prime Farmland" in the soil survey. These would be **1-Prime** land if they have water rights. Other similar soils with higher slope ratings may also qualify for **1-Prime** status.

2 Ashue loam
4 Bickleton silt loam, 0 to 5 percent slopes
10 Burke silt loam, 2 to 5 percent slopes
18 Cleman very fine sandy loam, 0 to 2 percent slopes
19 Cleman very fine sandy loam, 2 to 5 percent slopes
24 Cowiche loam, 2 to 5 percent slopes
32 Esquatzel silt loam, 0 to 2 percent slopes
33 Esquatzel silt loam, 2 to 5 percent slopes
46 Harwood loam, 2 to 5 percent slopes
50 Harwood-Burke-Wiehl silt loams, 2 to 5 percent slopes
66 Kittitas silt loam (if artificially drained and reclaimed)
79 Mikkalo silt loam, 0 to 5 percent slopes
86 Naches loam
91 Outlook fine sandy loam (if artificially drained and reclaimed)
92 Outlook silt loam (if artificially drained and reclaimed)
97 Renslow silt loam, basalt substratum, 0 to 5 percent slopes
99 Ritzville silt loam, 2 to 5 percent slopes
104 Ritzville silt loam, basalt substratum, 0 to 5 percent slopes
124 Scooteney silt loam, 0 to 2 percent slopes
125 Scooteney silt loam, 2 to 5 percent slopes
128 Selah silt loam, 2 to 5 percent slopes
132 Shano silt loam, 2 to 5 percent slopes
139 Sinloc silt loam, 0 to 2 percent slopes (if artificially drained and reclaimed)
140 Sinloc silt loam, 2 to 5 percent slopes (if artificially drained and reclaimed)
156 Tieton fine sandy loam, 2 to 5 percent slopes
157 Tieton loam, 0 to 2 percent slopes
158 Tieton loam, 2 to 5 percent slopes
163 Toppenish silt loam
168 Umapine silt loam, 0 to 5 percent slopes (if artificially drained and reclaimed)
169 Umapine silt loam, drained, 0 to 2 percent slopes
170 Umapine silt loam, drained, 2 to 5 percent slopes
172 Warden fine sandy loam, 0 to 2 percent slopes
173 Warden fine sandy loam, 2 to 5 percent slopes
176 Warden silt loam, 0 to 2 percent slopes
177 Warden silt loam, 2 to 5 percent slopes
185 Wenas silt loam
186 Willis fine sandy loam, 2 to 5 percent slopes
187 Willis silt loam, 2 to 5 percent slopes
190 Yakima silt loam
192 Zillah silt loam

2 – Medium is the same as Prime except for restrictive conditions such as rockiness, steeper terrain or alkali problems that make it more difficult to farm efficiently.

3 – Fair is more restrictive and has not been developed to the extent of Prime or Medium land. Undulating terrain, ditches or ravines or more restrictive soil conditions are common to this type of land.

4 – Dry/Range/Waste is dry, undeveloped land. If properly developed with a well or irrigation water, Class 4 agricultural land could be improved to an Agricultural Class 1 status.

5 – **Waste** is unsuitable for planting, ditch or drainage areas, steep areas, and any other type of land unusable for agricultural purposes.

6 – Timber is Forest Classified or Forest Designated land.

7 – Dry land Wheat is valued by its yield of bushels per acre. Much of this land is under the Federal Program CRP that pays the farmer not to plant wheat. The acreage under this program is valued as if it was in production.

8 – Do not Use

Soil Quality

Used to select the value from the Land cost tables to correspond to the Method of Valuation and Size chosen on the Size/Adjustment Screen. Cost selections are segregated by costs per Square Foot – Acre – Lot. This selection, used in conjunction with the size or the Method of Valuation or both, calculates the land value for that land record.

Forest Grade

1 highest forest land rate
2
3
4
5
6
7
8 lowest forest land rate

Open Space Pct (Open Space Percentage)

Do Not Use

Calculate Current Use (Calc. CU)

Yes – portion of land receiving the current use valuation.
No –portion of land does not receive the current use valuation.

Water Source

Public – is an underground water system usually managed by the cities and found in residential neighborhoods.
Well – a drilled well in the ground that supplies water.

Water

Allows the input of the total number of wells located on this parcel.

Sewer Source

Sewer – is an underground septic system usually managed by the cities and found in residential neighborhoods.
Septic – is a tank in the ground used for the storage of sewage.

Sewer

Input number of septic systems located on this parcel.

Environmental

Do Not Use

Perm Crop

P - Permanent Crop
O - Open Crop
N - Non Producing

Wheat Yield

The bushels of wheat per acre is entered here

Irrigation Right

Yes – it does have irrigation water.
No – it does not have irrigation water.

Water District

The water district supplying water to the parcel.

Water Shares

The number of water shares for the parcel.

Economic Factor

Do not Use

Flood Plain

Yes - a portion of, or the entire parcel is located in the floodplain.
No – the entire parcel is located outside the floodplain

Lot Shape

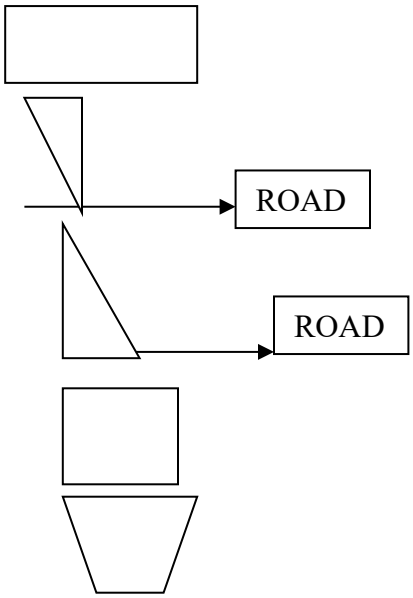
RC- Rectangle

TR – Triangle-Rear

TF - Triangle-Front

SQ – Square

IR – Irregular



Topography – On a residential lot, the topography is related to the most probable building site on the property.

R - Rolling – wavy

L – Level - flat

S – Sloping – an upward or downward incline.

P – Steep – a sharp upward or downward incline.

Land View

With certain land models or neighborhoods, Limited and Excellent View will automatically add value to land records with a CUHS, MDL or R land flag. No View does not add to the value of the parcel.

NO VIEW

The view from the most probable building site on this property does not enhance the salability or value of the parcel.

LIMITED VIEW

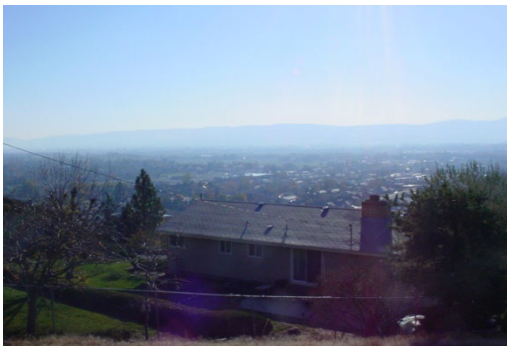
There is a view of some degree from the most probable building site on the property that enhances the value of the property, but it may not be a major selling point.

LIMITED VIEW

There is a view of some degree from the most probable building site on the property that enhances the value of the property, but it may not be a major selling point.

EXCELLENT VIEW

The view from this type of property is a main selling point of the property and greatly enhances the salability and value of the property.



EXCELLENT VIEW

The view from this type of property is a main selling point of the property and greatly enhances the salability and value of the property.

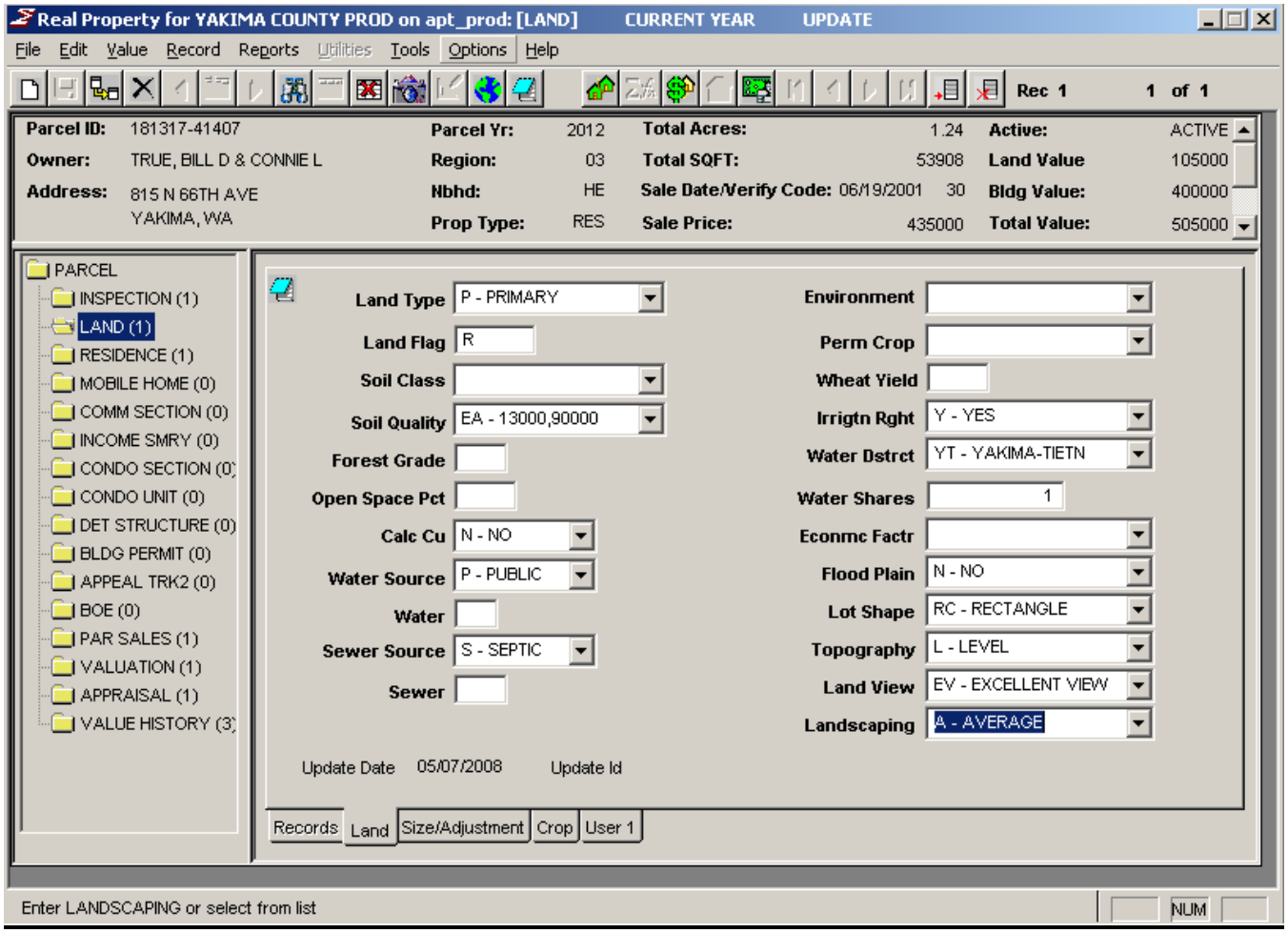
Landscaping

NONE - Land in its natural state.

MINIMAL - Only minimal value added due to a lack of normal landscaping practices. Could also apply to landscaping which has been neglected and may be a negative point to the possible buyer.

AVERAGE - Level of landscaping generally accepted within an average quality neighborhood; ample lawn with some trees, shrubs and flowers.

VERY GOOD - Beyond the normal quality and extent of landscaping for an average home. This may be the norm for lots in an above average neighborhood. This will most likely include under ground sprinklers, sculptured lawns, bushes, flowerbeds, trees and possibly water features.



Size/Adjustments Screen

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Number of Lots

Do not use

Effective Frontage (Eff Frontage)

The useable width of the lot facing the street - Information only.

Effective Depth (Eff Depth)

The useable depth of the lot - Information only.

Square Feet

The total square footage of a residential lot is to be input when it is less than 1 acre.

Acres

The total acreage of a parcel.

Zone

The assigned code designating the allowable use; zoning is determined by the Planning Department

Units Buildable

Do not use.

Value Method

Determines the method to be used to calculate the land value. Is used in conjunction with the square feet or acre selection and the Soil Quality selection from the Land Screen.

A - Acres - Used for Agricultural parcels, modeled Ag nbhd parcels and Residential parcels over 3 acres in size. Value does not include water & sewer.
R - Forest
L - Lot – Used for Residential parcels 3 acres or under. Value includes water & sewer.
S - Square Feet - Used for Commercial properties and Residential land models.
W - Wheat
N – Improvements on Leased Land.

Land Value

The result of the computer systems calculation of the market value based on the information input on the land characteristic screens and the size from this screen and records the result in this area.

Examples of the Calculation of Land Value

Selecting EA – 13,000 (per acre) – 90,000 (per lot) in the Soil Quality drop-down on the Land Screen and selecting LOT as your Value Method on this screen will value the land on this record at $90,000.

Selecting EO – 20,000 (per acre) – 120,000 (per lot) in the Soil Quality drop down on the Land Screen and entering 4 acres in the Acre field on this page and Acre as the Value Method will value the land on this record at $80,000.

Selecting CB – 14.00 (per sq. foot) – 5,500 (per acre) – 40,000 (per lot) in the Soil Quality drop down on the Land Screen and entering 7500 square foot in the Square Feet field on this page and Sq Feet as the Value Method will value the land on this record at $105,000.

Override Value

Do not Use

Current Use Value

The computer will calculate this value if the land record is listed as Yes in Current Use on the Land record and the parcel is listed as Yes for Current Use on the Parcel screen.

Income Flag

Yes – Sigma will add the cost of this structure to the income value on the Valuation Screen under Economic Income Info in the field Added Bldg.

No or blank – Sigma will not add the cost of the structure to the income value on the Valuation Screen.

Interest Pct

Do not Use

Exempt Flag

Do not Use

Size Adjustment Override (Size Adj Ovr)

Do not Use. This is used only by your lead appraiser on modeled parcels that have some unusable land and should be valued as if the parcel was smaller.

Override Rate

Do not Use

Master Percel ID (Mstr Parcel ID)

Do not Use

Pct Ownership

Do Not Use

Allocated Value

Do not Use

Influence

The following land influences have been identified as having an effect on land value. By analyzing sales that have these characteristics, their influence on value can be determined. This information can then be used to value other properties with the same characteristics. To accomplish this goal, it is necessary that each characteristic be adequately defined and then consistently applied to all properties. The goal is to standardize the way in which land characteristics are identified in the field and then coded on the property record.

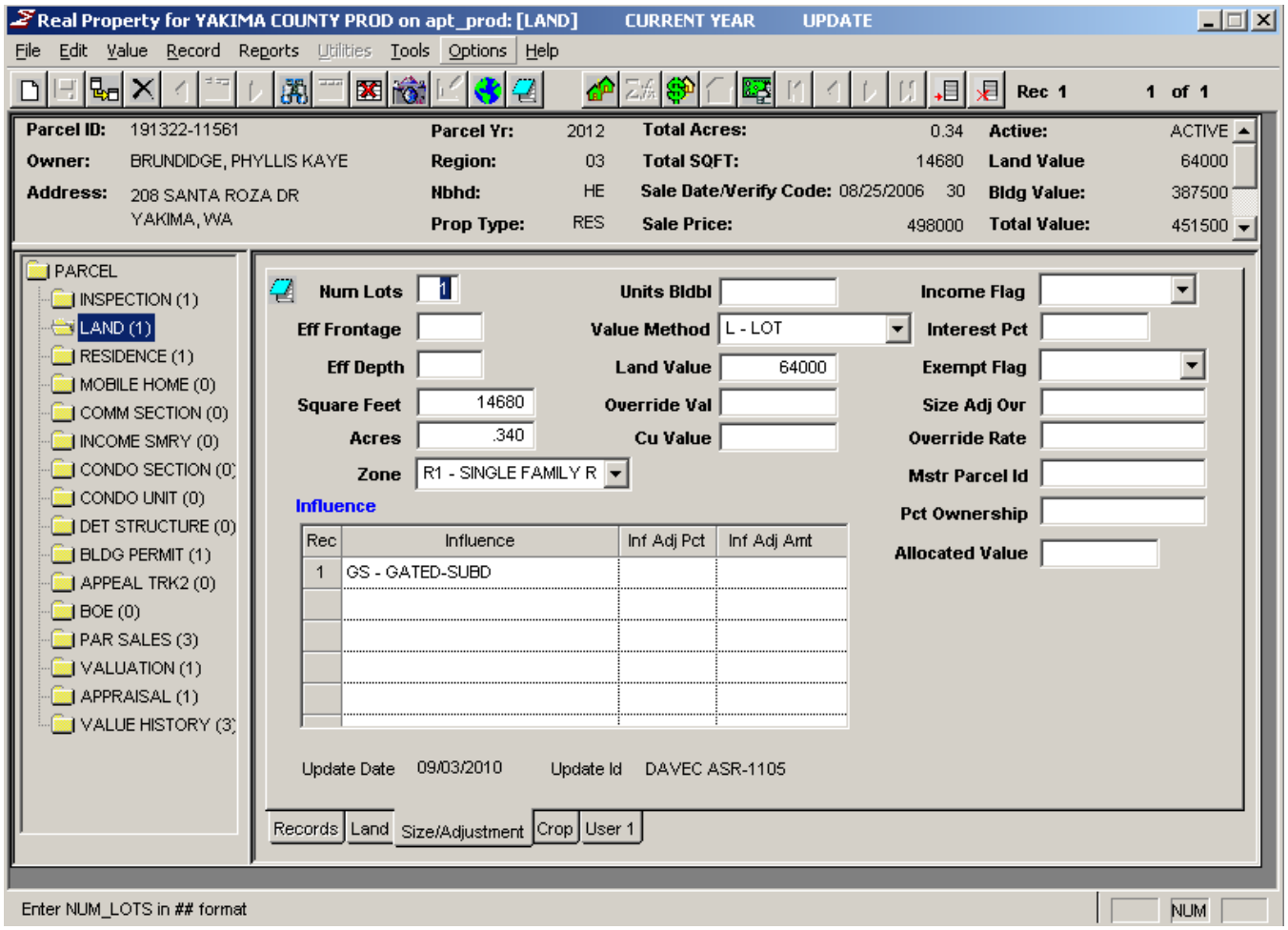
Two important things should be kept in mind when applying these characteristics. The characteristic or condition can change when the property goes from vacant to improved. An example might be a parcel that has shape limitations that require considerable excavation to produce an adequate building site. The condition that may have originally reduced the value or selling price of the vacant lot is cured by the site work that is needed to build the house**.**

The other thing to remember is that multiple characteristics can apply to one lot. The lot may have poor seasonal access that detracts from the value and a view of Mount Adams that adds to the value. **Any and all of the following characteristics that apply to the property should be captured on the record.**

The land characteristics described below are entered in the Land Influence box on the Size/Adjustments Tab of the land record.

Code	Description	Explanation
UN	UNBUILDABLE	The property is not accessible or is not currently considered as a building site due to government restrictions or zoning regulations. **This influence will automatically place a 50% reduction on the land value.**

Code	Description	Explanation
NU	NO UTILITIES	The parcel has no well or septic. **This influence automatically puts a $12,000 reduction on the land value.**
NW	NO WELL	The parcel has no well or water system. **This influence automatically puts a $4500 reduction on the land value.**
NS	NO SEPTIC	The parcel has no septic system. **This influence automatically puts a $7500 reduction on the land value.**
RF	RIVERFRONT	The property has a river frontage.
GS	GATED-SUBD	The property is located within a gated subdivision.
GH	GOLF COURSE INFL	The property is located on a golf course or within a golf course community.
GH	GOLF HOLES	The lump sum amount that is assessed to the land based on the number of holes on the golf course.
PA	POOR SEASONAL ACCESS	Applies to residential development lots that have poorly maintained or very steep access roads. These properties normally require a four-wheel drive vehicle for access and may become inaccessible in extreme weather.
BB	BILL BOARDS	**This influence automatically adds a +10,000 addition adjustment to capture the cash flow for the Bill Board.**
SF	SPORTS FIELD	**This influence automatically adds a +100,000 addition adjustment for the improvement to the land for the sports field.**


Real Property for YAKIMA COUNTY PROD on apt_prod: [LAND] CURRENT YEAR UPDATE
File Edit Value Record Reports Utilities Tools Options Help
Rec 1 1 of 1
Parcel ID: 191322-11561
Parcel Yr: 2012
Total Acres: 0.34
Active: ACTIVE
Owner: BRUNDIDGE, PHYLLIS KAYE
Region: 03
Total SQFT: 14680
Land Value 64000
Address: 208 SANTA ROZA DR
YAKIMA, WA
Nbhd: HE
Sale Date/Verify Code: 08/25/2006 30
Bldg Value: 387500
Prop Type: RES
Sale Price: 498000
Total Value: 451500
PARCEL
INSPECTION (1)
LAND (1)
RESIDENCE (1)
MOBILE HOME (0)
COMM SECTION (0)
INCOME SMRY (0)
CONDO SECTION (0)
CONDO UNIT (0)
DET STRUCTURE (0)
BLDG PERMIT (1)
APPEAL TRK2 (0)
BOE (0)
PAR SALES (3)
VALUATION (1)
APPRAISAL (1)
VALUE HISTORY (3)
Num Lots 1
Units Bldbl
Income Flag
Eff Frontage
Value Method L - LOT
Interest Pct
Eff Depth
Land Value 64000
Exempt Flag
Square Feet 14680
Override Val
Size Adj Ovr
Acres .340
Cu Value
Override Rate
Zone R1 - SINGLE FAMILY R
Mstr Parcel Id
Influence
Pct Ownership
Rec Influence Inf Adj Pct Inf Adj Amt
1 GS - GATED-SUBD
Allocated Value
Update Date 09/03/2010
Update Id DAVEC ASR-1105
Records Land Size/Adjustment Crop User 1
Enter NUM_LOTS in ## format
NUM

Crop Screen

Appraiser's Responsibility - The appraiser is responsible for the verification and maintenance of all the characteristics on the Land, Size/Adjustments, and Crop areas. The field use will vary depending on the type of property being appraised.

Type

Selection of what type of crop is being recorded on the land record. Use crop notes for variety, spacing and notes for all fruit varieties.

ASP - ASPARAGUS.
HOP - HOPS
WGR - WINE GRAPES
JGR - JUICE GRAPES
BER – BERRY
NUT - NUTS
IRR - Irrigation only; used for irrigation value only, no permanent crop.

A1S – Apple group 1 – Standard density
A1H – Apple group 1 – High density
A2S– Apple group 2 – Standard density
A2H– Apple group 2 – High density
A3S– Apple group 3 – Standard density
A3H– Apple group 3 – High density
CHS – Cherries – Standard density
CHH – Cherries – High density
SFS – Soft Fruit – Standard density
SFH– Soft Fruit – High density
PES – Pears – Standard density
PEH – Pears – High density

Apple Group 1: newer variety apples, Fuji, Gala, Honeycrisp, Jazz, Pink Lady, Cosmic Crisp
Apple Group 2: Granny Smith, Goldens, Braeburn, Jonagold
Apple Group 3: Red Delicious, Romes, Winesaps

Standard density is 400 tpa (trees per acre) or less.
High density is > 400 tpa.

Units

The number of acres of the specific crop variety planted.

Year

The year the crop was planted or grafted. For crops that use a default rate without regards to the age, a year of 1900 is sometimes entered. If the correct planting date is known, use it. Any year will result in the same value for ASP, HOP, WGR, JGR, IRR, NUT, or BER. All other crop is year sensitive and generates values according to the age of the crop.

Age Group – this field has been repurposed as explained below

1 – This crop record has permanent irrigation installed for watering the crop. May be under-tree or overhead solid sets, drip irrigation or a permanent micro-sprinkler system.

0 - No permanent irrigation system installed. May be irrigated with portable hand lines, ditches (rill), wheel lines, large moveable sprinklers on hoses or a center pivot sprinkler system. These are all listed as personal property and don't add value to the real parcel.

R1 – This is crop with a permanent sprinkler system where there is an issue with the health of the crop and a "75% good" adjustment is applied to the crop value. This may be for Blight in pears or Powdery Mildew as 2 examples. This reduction is only used after consulting with your lead appraiser. This automatically assumes the crop is at its highest (mature) value. **Using this adjustment on younger plantings may result in a higher value.**

R0 – This is crop without a permanent sprinkler system where there is an issue with the health of the crop and a "75% good" adjustment is applied to the crop value. This may be for Blight in pears or Powdery Mildew as 2 examples. This reduction is only used after consulting with your lead appraiser. This automatically assumes the crop is at its highest (mature) value. **Using this adjustment on younger plantings may result in a higher value.**

The R1 reduction may be used on "IRR - irrigation only" parcels if the system has been damaged. The system will cost at "50% good".

Crop Call Backs should be entered on the Permit page to keep track of or to verify crop deficiencies. Missing trees are usually replaced and damage from blight is often corrected in a 2-3 year period depending on severity.

Building Styles

A - FRAME

Typically have a steep gable roof with the roof eaves very close to ground level. The upper story is typically partial and loft style containing sleeping space. Large areas of glass on end walls with decks, balconies and entries placed on the ends of the structure due to extreme roof pitch. There may be 1 to 4 bedrooms, 1 or 2 or more baths.

Story Height: Typically 1 1/2 story
Basement: May or may not have. May or may not be finished to same quality as the main level.
Garage: May have garage. Can be attached and could be 1 to 3 car.

CABIN

Typically, single story, low-end quality of construction, using minimal finish and materials. The shape is rectangular, and the floor plan is simple. The bulk of the space is utilized for sleeping quarters with one large public or gathering room. The kitchen can vary in utility from being simple with a refrigerator and small cooking surface to a fully functional standard kitchen. Typically, these structures do not have a basement or an attic space. Foundations, if any, are piers, tubes, or frost wall only.

Story Height: 1 story
Basement: Typically, do not have a basement.
Garage: Typically, do not have a garage.

6710 NORTH FORK RD YAKIMA, WA 98903

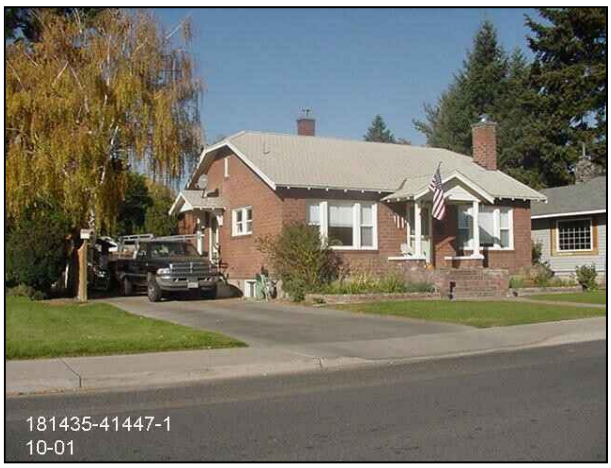
1310 MCKINLEY AVE YAKIMA, WA 98902

2213 S 6TH AVE UNION GAP, WA 98903

BUNGALOW

Typically have 1 to 1.5 stories with the upper level finished with bedrooms. Commonly constructed between 1920's and 1950's. Basements usually have low headroom. Upper level layout is somewhat more open than traditional two story homes. The roof pitch is typically wide with irregular corners. It is not uncommon to have what is referred to as a "cottage style" home included in this category. These are fairly simple, smaller homes. Many have rooflines of uncommon shapes and angles and many have a porch or small deck of some kind. Typically have 1 or 2 bedrooms with 1 bath.

Story Height: 1 – 1.5 stories
Basement: May or may not have. May or may not be finished to same quality as the main level.
Garage: Typically do not have a garage.



CAPE COD

Typically have 1.5 to 2 stories with dormers on the upper story, which adds useful headroom to the second story living area. The roof style is almost always gable. The overall design is simple with the shape of the structure usually rectangular. There is no special fenestration. The front door is typically centered with a small covered entry porch. Chimneys are usually centrally located or on an end wall. The long wall and entry door typically face the road. Commonly constructed between 1920's and 1950's. Upper level layout is somewhat more open than traditional two story homes. Typically have 1 or 2 bedrooms with 1 bath.

Story Height: 1 – 1.5 stories
Basement: May or may not have. May or may not be finished to same quality as the main level.
Garage: Typically do not have a garage.

COLONIAL

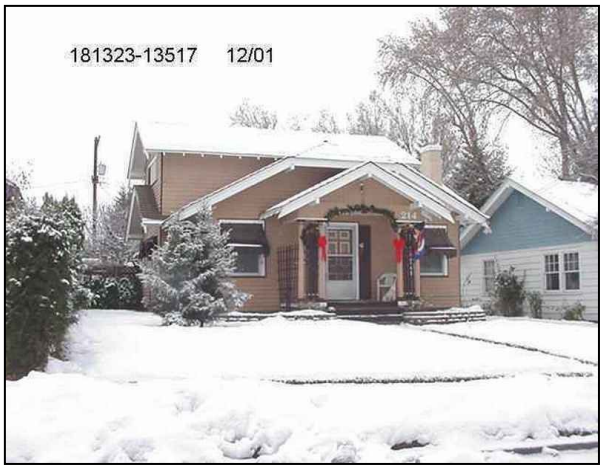
Typically have 2 stories, often with attic space, which is usable on the upper story. Floor plans are commonly symmetrical with regular dimensions and proportions. The roof style is always gable with the main roof ridge typically running parallel to the road frontage. The front door is typically centrally located, with many having pillars and a small roof over the front porch. Window placement is regular both up and down with equal numbers on either side of the front door. Chimneys are usually centrally located or on an end wall. Many of these homes have full height, unfinished basements with bulkhead access from the outside as well as an interior staircase.

Story Height: 1 – 1.5 stories
Basement: May or may not have. May or may not be finished to same quality as the main level.
Garage: May or may not have an attached garage.

CONVENTIONAL

Typically have no specific or identifying architectural features, which would result in a more specific classification. Typically 1.5 to 2 story homes with standard sized rooms. These homes commonly have small entry porches, which may be covered.

Story Height: 1.5 to 2 story
Basement: May or may not have basement.
Garage: May or may not have garage.



CONTEMPORARY

Typically is open style. Square footage is commonly large while room counts may not be extraordinary. Floor plans are open with minimal interior walls and short hallways. Entries may be large with cathedral type roof heights. Windows are larger, attic space is minimal. These homes may have basements.

Story Height: Typically 1 story
Basement: May or may not have basement.
Garage: May or may not have garage.

CUSTOM

Typically custom design and built with many architectural features. Any variety of story height. Have many variations in roof lines. Higher grade, state of the art materials used for construction. Typically have 3+ baths with 3+ bedrooms. Unique floor plan at the upper end of the market. Geodesic domes fall into this style.

Story Height: Varies
Basement: May or may not have, if finished to same quality as main level.
Garage: Any variety of garage. Typically attached, if not it may have a weather-protected breezeway.

EARTH BANKED

Usually earth bermed on at least one wall. Often the roof is earth covered. Most of these homes are single story but may be 2 stories. Frequently the rear wall is reinforced concrete for retaining wall strength, which the home has been constructed into. Typically functional in design and environmentally efficient. Exposed walls typically have large windows for solar gain.

Story Height: 1.5 to 2 story
Basement: Typically does not have a basement.
Garage: May have a detached garage.

FARMHOUSE

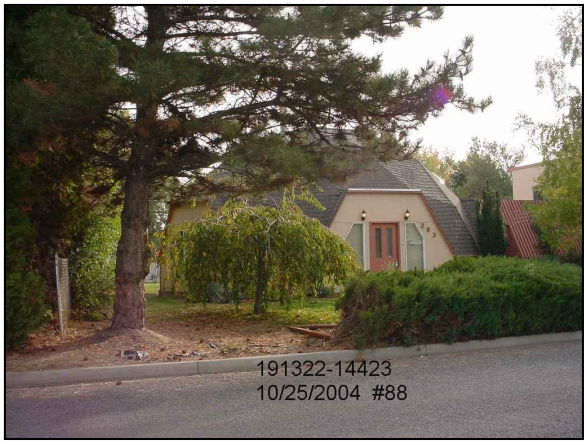
Typically 1.5 to 2 stories with a gable roof. Floor plan is usually traditional with formal living room, dining room, kitchen, half bath and sitting room on the first floor, while second floor has bedrooms and full bathrooms. Typically have masonry fireplaces. In older homes, if there is a basement, they are usually unfinished. These homes were typically constructed to fill a purpose surrounding an agricultural lifestyle.

Story Height: 1.5 to 2 story
Basement: Typically does not have a basement.
Garage: May have a detached garage.

GEODESIC DOME

A typical dome home has vaulted or domed ceilings made of interlocking polygons. Straight walls (if any) are short in length with right angles to interior walls. Can be 1 to 2 stories. Typically do not have basements, but may have a garage, which is typically detached.

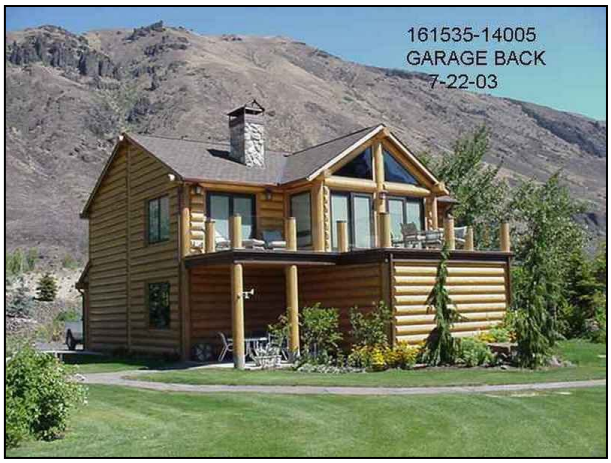
Story Height: 1 to 2 story
Basement: Typically does not have a basement.
Garage: May have a detached garage.

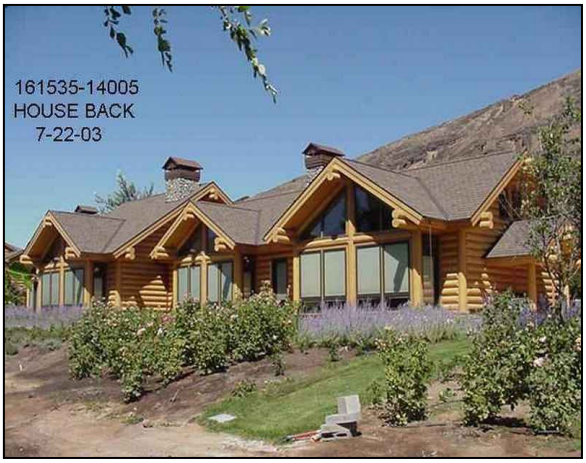


LOG HOME

These homes are made of logs. Typically, upper end residences that may have multiple roof styles, multi-levels, and materials from metal to clay tile. These homes commonly have large fireplaces and ample windows. They commonly have a deck that may wrap around the structure from the front entry. If the home has a garage it is typically built-in or attached.

Story Height: 1 to 2 story
Basement: May or may not have a basement.
Garage: May have an attached, built-in, or detached garage.





MODULAR

Typically built off site, and hauled in sections to building site. The difference between manufactured and modular homes is the modular is not on a permanent steel frame and has no axle mounts. Typically has superior building structure to the manufactured home. Usually has concrete or concrete block foundation. Typically has 2 to 4 bedrooms and 1 ½ to 3 bathrooms.

Story Height: 1 to 2 story
Basement: May or may not have basement.
Garage: May or may not have a garage or an attached garage.

MANUFACTURED

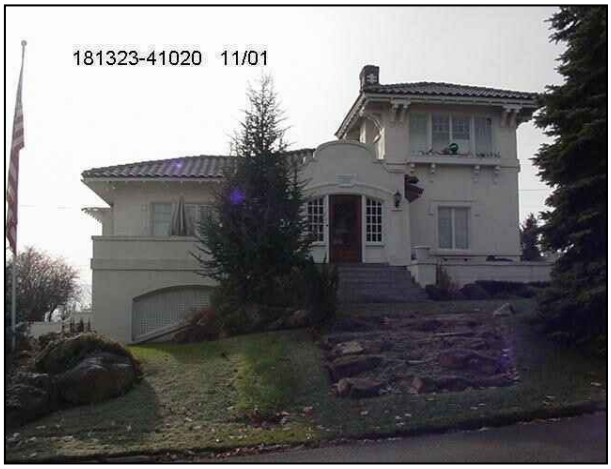
Typically built off site, and hauled in sections to building site. The difference between manufactured and modular homes is the manufactured is on a permanent steel frame and has axle mounts. Usually has concrete or concrete block foundation. Typically has 2 to 4 bedrooms and 1 ½ to 3 bathrooms.

Story Height: 1 to 2 story
Basement: May or may not have basement.
Garage: May or may not have a garage or an attached garage.

MISSION STYLE

These homes typically have stucco exteriors and a clay tile roof. Many roofs are flat. The entry doorways and main floor window frames are commonly arched and the structure is typically 1.5 to 2 stories. The rooflines are multi-level. These homes commonly have large open masonry patios, which typically wrap around the structure from the front entry. Fenestration is more decorative and characteristic of southwestern styles. If the home has a garage it is typically built-in or attached.

Story Height: Typically 1 to 2 story
Basement: Typically does not have a basement.
Garage: Typically built in, but may have a detached garage.



RECREATIONAL

Simple design, typically small in size, 1 to 1.5 stories, and may or may not have plumbing. These are seasonal-only dwellings commonly found in forest areas.

Story Height: 1.5 to 2 story
Basement: Typically does not have a basement.
Garage: May have a detached garage.

RANCH - RAMBLER

A typical rambler is a single story structure. Configuration is simple, typically rectangular in shape. Garage is typically at one end of the structure. There are usually 2 to 4 bedrooms with 1 or 2 baths. There are many variations to the standard rambler. Most common are ranch and L-shaped ranch.

Story Height: 1 story
Basement: May or may not have. May or may not be finished to same quality as the main level.
Garage: Typically attached, could be 1 to 3 car.

SPLIT ENTRY

Distinguishable by a split foyer entrance between levels. Lower level may or may not be finished. Lower level is either above ground or partly below. Has 3 to 5 bedrooms with 1 ½ to 2 ½ baths.

Story Height: 2 story if lower level is above grade. Lower level is coded as main floor area and upper level is coded as upper floor area. One story with basement if lower level is partially below grade.

Basement: Code basement area if below grade. May or may not be finished to same quality.

Garage: Built-in or attached garage.

SPLIT LEVEL

Typically has living area on 3 or more levels. Lower level may be Ground Level. Typically the lowest level has concrete slab floors. Common name for this style is a tri-level. Has 3 to 4 bedrooms with 1 ½ to 2 ½ baths. Typically has a half flight of stairs between levels. Typically main entrance is on middle level.

Story Height: Input as 1 story with basement (middle level & upper level equal Main Fn Area
Basement: Code Lower level as Basement – Will automatically cost as main living area.
Garage: Built-in or attached.

TRADITIONAL

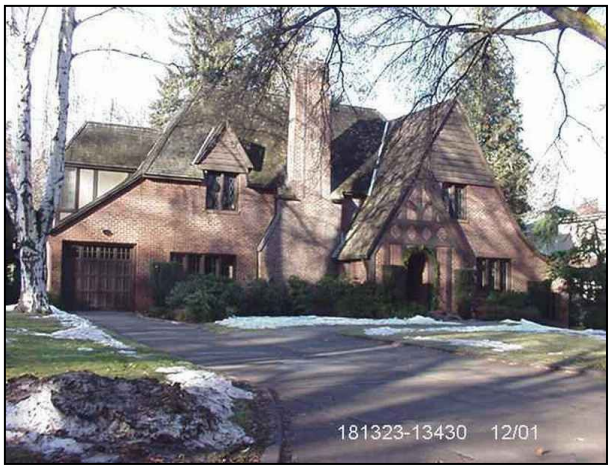
Typically one story, smaller homes, with standard window sizes and treatments. These homes normally have no specific or identifying architectural features that would result in a more specific classification. They commonly have small entry porches, which may be covered. Older vintages have low ceiling height in the basement, which is usually used for storage.

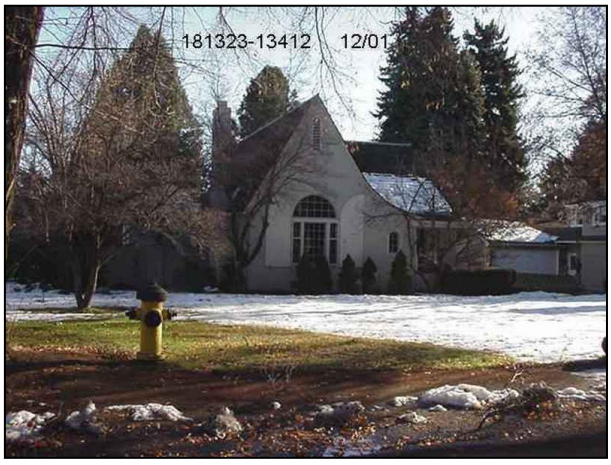
Story Height: 1 story
Basement: May or may not have basement.
Garage: Typically do not have a garage.

TUDOR

Typically has a steep, multiple gable roof. Exterior construction is commonly dual finish with split timbers and stucco, brick, or stone. Windows and doors commonly have decorative fenestration. Tudor homes are typically 1.5 to 2 stories. Most Tudor homes have entryways set apart or built out as a separate space or have a formal entry area.

Story Height: 1.5 to 2 story
Basement: May or may not have basement.
Garage: Typically have a garage.





VICTORIAN

Typically designed after a particular time period. Typically larger homes of 2 or more stories. Typical floor plans have a formal living room and sitting room toward the front of the house, and a formal dining room and kitchen at the rear. Traditionally, many homes have fireplaces in the bedrooms along with a large fireplace in the living room and possibly in the dining room. Attic space is very usable with many being walk-up attics and full height.

Story Height: 2 story or more
Basement: May or may not have basement.
Garage: May or may not have a garage.

DUPLEX

Two independent dwelling units physically connected by a shared structure. Duplexes encompass many building styles, but the main style is the two dwelling units. Bathroom and bedroom counts are for the whole structure (both units). Each unit has its own private entrance.

Story Height: Varies
Basement: May or may not have; if finished, has same quality as main level.
Garage: Variety; attached or built-in.

TRIPLEX

Three independent dwelling units physically connected by a shared structure. Triplexes encompass many building styles, but the main function is the three dwelling units. Bathroom and bedroom counts are for the whole structure (all three units). Each unit has its own private entrance.

Story Height: Varies
Basement: May or may not have; if finished, has same quality as main level.
Garage: Variety; attached or built-in.

FOURPLEX

Four independent dwelling units, physically connected by a shared structure, which sometimes resembles a small apartment complex. Fourplexes encompass many building styles, but the main function is the four dwelling units. Bathroom and bedroom counts are for the whole structure (all four units). Each unit has its own private entrance. Fourplexes typically don't have attached garages or basements.

Story Height: Varies
Basement: Not typical
Garage: Not typical

Condos – Zero Lot Line – Patio Style - Townhouse explanation

Condos are a type of ownership as opposed to a specific type of home. To be designated as a Condo, you must have a Condo Declaration (recorded in the Auditor's Office). Without it, it isn't a Condo. Condos can be "stand alone" units or may resemble apartments, duplexes, triplexes, etc.

Condo owners own their specific living unit, but the land surrounding it shares ownership with the other owners in the complex (common area). Some specific land may be yours to maintain, but the majority is maintained through the condo fees and shares common ownership.

Condos use a Property type of Condo, Use code 11, Subtype of 262-condo. The building style is CN if it is a "stand alone" unit. Use CE (condo end) or CM (condo middle) if the units share a common wall.

Zero Lot Line homes by definition, always share a common wall with at least one other unit. The land is owned by the homeowner, but there is a common wall where the parcel line cuts through the building, separating the ownership.

Zero Lot Line parcels use a Property type of RES, Use code 11, Subtype of 325-Zero Lot Line. The building styles are PE (patio end) and PM (patio middle) for 1 story units. Use TE (townhouse end) and TM (townhouse middle) for 2 story units.

EXCEPTION – At this time there are 16 Zero Lot Line parcels in Selah where the separate units don't share a common wall. Torkelson Construction was able to build these units as zero lot line, with a small gap between the units. There is no common wall. Code these the same, but use a building style that matches the unit, such as CO (conventional) or CP (contemporary).

CONDO

REQUIRES A DECLARATION OF CONDOMIUM RECORDED IN THE AUDITORS OFFICE
Can resemble multi-family housing or apartment housing.

Story Height: Varies
Basement: Not applicable
Garage: Protected parking, attached garage, built-in or carport.

PATIO STYLE

These homes are single story attached or semi-attached homes that have a common wall with each other. Often, the common wall is a garage wall. These homes can have a variety of roof pitches although they are typically gables. Fenestration is typically simple. This style is used for **Zero Lot Line** homes that are one story construction.

Story Height: 1 story
Basement: Typically does not have a basement.
Garage: May have a detached garage.

TOWNHOUSE

Townhouses are single family dwellings of varied styles, which are two stories in height and share a common wall. This style is used for 2 story, **Zero Lot Line** homes.

Story Height: 2 story
Basement: May or may not have basement.
Garage: May or may not have garage.

Standard Construction:
Quality Grade Descriptions

Yakima Residential Quality Guidelines

A quality checklist has been developed and revised over the last decade that is being utilized for single family residential homes in Yakima County. This “highly suggested” quality rating is found on the user tab on the residential record. This rating should be verified with the Quality Check List (QCL) program on your computer which will generate a “real time” quality rating. The QCL assigns points from the characteristics from Sigma to determine the quality rating for a home. If these characteristics change, the QCL will need to be redone. Any changes from a suggested rating should include notes and a “saved” QCL in viewport.

Due to possible future revisions, the paper copy of the QCL is not listed here. Ask your Lead appraiser for the most up to date version to use in the field.

The automated QCL should be used in most instances, but previous quality descriptions have been outlined below for your information. Many of these items are interior in nature, very subjective and are not readily available to the appraiser. Thus, the automated QCL was developed.

Low Quality Description

Residences of Low Quality are of the lowest cost construction and meet the minimum building code requirements. Interior and exterior finishes are plain and inexpensive with little or no attention given to detail. Architectural design is concerned with function, not appearance.

EXTERIOR:

Foundation: Post & pier, concrete block, or concrete slab.

Siding: Straight walls only; Plywood or T1-11 on all four sides.

Windows: Lowest cost windows to meet UBC code, small in size and minimal in number.

Fireplaces: Usually do not have a fireplace; may have wood burning stove or pellet stove.

Roofing: Inexpensive, lightweight materials. Roof slope is usually less than 4 in 12 with no eaves. Roofing is rolled, hot mopped or low cost composition shingle.

Design: Straight walls only, without indentations; simple box shape overall.

INTERIOR:

Finish: Interior walls are inexpensive taped drywall with paint or textured finish. Baseboard and casings are stock.

Entry: Typically, entry is directly into living room.

Stairways: Typically bare wood steps leading to unfinished basement area.

Dining room: Typically, eating area is part of kitchen.

Kitchen: Small kitchen area with lowest cost paint grade cabinets and low cost plastic countertops. No built-in appliances.

Living Room: Rectangular size room with no fireplace. Floor covering is lowest cost carpet or vinyl.

Family Room: None

Bathrooms: There is usually one very small three (3)-fixture bathroom. Fixtures and floors are lowest quality and cost.

Bedrooms: One to three bedrooms, small in size and having minimal or no closet space. One small window per room, to meet UBC building code.

Interior Trim: Walls are inexpensive taped drywall with paint or textured finish. Trim is none to minimal.

Doors: Interior doors will be hollow-core with low cost hardware.

Car Storage: Usually none or a carport.

Heating: Electric baseboard or wall units.

Plumbing: Typically five (5) low-quality plumbing fixtures with one plumbing rough in. Outlets for laundry facilities will normally be in the basement, bathroom, or enclosed porch.

Low Quality Examples

Fair Minus Quality Description

EXTERIOR & INTERIOR:

Low Quality house with a sampling of Fair Quality features.

Fair Quality Description

Residences of Fair Quality are frequently mass-produced. Low-cost production is a primary consideration. Although overall quality of materials and workmanship is below average, these houses are not substandard and will meet minimum construction requirements of lending institutions, mortgage insuring agencies and building codes. Interior finish is plain with few refinements. Design is from stock plans and ornamentation is usually limited to the front elevation.

EXTERIOR:

Foundation: Either concrete slab or 6" or 8" concrete perimeter or (concrete block) foundation with a wood framed floor.

Siding: Usually T1-11 on all four sides; however, the improvement may have lap siding on the front side of the house only. Commonly concrete block homes will fall into this quality grade.

Windows: Windows are usually either aluminum or vinyl, small in size and minimal in number.

Fireplaces: Usually do not have a fireplace; may have a wood burning or pellet stove.

Roofing: Inexpensive, lightweight materials. Roof slope is usually less than 4 in 12 with minimal eaves. Roofing is low-grade composition, rolled roofing, or hot mop with simple lines and low to medium pitch.

Design: Simple rectangular shapes, without indentations. Rooflines are plain and typically gable.

INTERIOR:

Finish: Interior walls are taped and painted drywall with enamel painted walls and ceilings. Baseboard and casings are stock.

Entry: Typically, entry is directly into the living room, but an occasional entry will be of lower quality vinyl or parquet.

Windows: Interior window surrounds are sheetrock.

Stairways: Minimal in width and depth of stairs to just meet building codes. Stairways are usually not open, being fully enclosed; however, if there is half wall construction, the railing system is typically a sheet rocked partial wall with caps of low-grade wood or vinyl veneer. Wood handrail is attached to the sheet rocked wall to meet UBC codes.

Dining room: Typically there is no dining room but there is either an extension of the living room or an eating area in the kitchen.

Kitchen: Small kitchen areas with minimal linear feet of inexpensive stock cabinets of paint grade fiberboard, wood, or vinyl veneer. Built-ins consist of a fan/hood and maybe a dishwasher, along with a freestanding stove. Countertops are plastic; flooring is a low-grade vinyl.

Living Room: Rectangular size room with front window and no fireplace. Floor covering is FHA approved carpeting.

Family Room: Most do not have a family room, but if it does, as a split-level or split entry, it may be unfinished. If it is finished, it will usually be sheet rocked and have low-grade carpet flooring. (May have a wood-burning stove or low-cost fireplace.)

Bathrooms: In main bathroom, there is typically one sink with minimal cabinets (24" to 30"), Formica countertops and a minimal amount of low-cost light fixtures. Tub or shower will be fiberglass with fiberglass surround. Typical flooring will be vinyl. If there is a half bath, may have inexpensive pedestal sink and stool.

Bedrooms: Small in size (approximately 8' X 10') with standard closets. Typically, minimum FHA standard carpet is used for flooring. Typically, there will be one window, which meets UBC building codes.

Interior Trim: Trim is minimal and basic having only base and door moldings using the most inexpensive materials.

Doors: Interior doors will be hollow-core mahogany or vinyl veneer with inexpensive hardware. Older homes may have solid wood interior doors.

Car Storage: Usually a carport or a one car garage. Garage is usually constructed with T1-11 siding with no windows or outside entry door. Garage will usually be bare stud interior.

Heating: Electric baseboard, electric wall heaters with fans, or forced-air furnace.

Plumbing: Typically six (6) competitively priced plumbing fixtures. Along with kitchen and bathroom fixtures, there will also be a hot water heater. Outlets for laundry facilities will normally be in the basement or garage.

Fair Quality Examples

Fair Plus Quality Description

This quality grade is an average quality design with fair quality materials.

EXTERIOR:

Foundation: Either concrete slab, concrete block, or minimal concrete perimeter foundation with wood framed floor.

Siding: Usually T1-11 on all four sides; however, the improvement may have lap siding on the front side of the house only.

Windows: Windows will be aluminum or vinyl and standard sized windows.

Fireplaces: Probably will have one zero-clearance fireplace, wood stove or pellet stove.

Roofing: Roofing is usually medium grade composition.

Design: Simple rectangular shapes, without indentations. Rooflines are plain and typically gable.

INTERIOR:

Finish: Interior walls are taped and painted drywall with enamel painted walls and ceilings. Baseboard and casings are stock.

Entry: Normally there will be a small entry into the living room covered with vinyl or parquet.

Windows: Window surrounds are usually of sheetrock; may have low-grade wood casing on the bottom side of the window.

Stairways: Minimal in width and depth to meet building codes. Railing systems are typically a sheet rocked partial wall with caps of low-grade wood or vinyl veneer; will have a wood handrail to meet UBC codes.

Dining Room: Usually there is either an extension of the living room or an eating area in the kitchen, but no formal dining room.

Kitchen: Cabinets in the kitchen are usually constructed with fiberboard casing, having oak or vinyl veneer fronts. Built-ins consist of a fan/hood, dishwasher and a freestanding stove. Countertops are Formica; flooring is vinyl.

Living Room: Rectangular size room off entry. Floor covering is carpeting.

Family Room: Most homes at this quality do not have a family room. The living room is enlarged into a great room. Many have a wood burning stove or low cost fireplace with minimal decoration.

Bathrooms: Normally 1 to 2 ½ baths. Master bath probably will have one sink and most often will have a shower only. Vinyl flooring in all baths.

Bedrooms: Usually having 3 bedrooms with standard sized closets, and one window, which meets UBC building codes.

Interior Trim: Trim is minimal and basic having base and door moldings using the most inexpensive materials.

Doors: Interior doors will be either hollow-core mahogany or vinyl veneer doors. Older homes may have solid wood interior doors.

Car Storage: Typically, a two-car garage with no outside entrance door. Interior may be sheet rocked.

Heating: Heating is usually electric baseboard, electric wall heaters, or forced-air furnace.

Plumbing: Typically six (6) competitively priced plumbing fixtures. Along with kitchen and bathroom fixtures, there will also be a hot water heater. Laundry hook-ups are normally in a closet, laundry room, basement or garage. Usually there are no cabinets or extra sink.

Fair Plus Quality Examples

Average Quality Description

Residences of Average Quality are usually mass-produced and will meet or exceed the minimum construction requirements of lending institutions, mortgage insuring agencies and building codes. By most standards, the quality of materials and workmanship is acceptable, but does not reflect custom craftsmanship. Cabinets, doors, hardware, and plumbing are usually stock items. Architectural design will include ample design and some ornamentation on the front elevation.

EXTERIOR:

Foundation: Either concrete slab or 8" concrete perimeter foundation with a wood framed floor.

Siding: In newer construction, there will be lap siding across the front side of the improvements and then inferior plywood siding like T1-11 on the other three sides; however, the improvement may have lap siding on all four sides.

Construction prior to 1980 will most likely have the same quality siding on all exterior surfaces.

Windows: Windows will be aluminum or vinyl of standard sized manufactured windows. Windows on the sun side of the house may have low-e glass.

Fireplaces: Probably will have one zero-clearance fireplace either in the family room or in the living room in newer construction. May have gas insert, or pellet stove.

Pre 1980 homes will have a single brick fireplace with wood mantel and some trim.

Roofing: Medium weight composition shingle or shake, or a built-up with small rock roof cover. Roof slopes will increase as well as the overhangs and complexity of the roof style.

Design: Simple rectangular shapes to "L" shaped with some corners or indentations. Will have minimum ornamentation such as shutters, brick skirts or window boxes.

INTERIOR:

Finish: Interior walls are taped and painted drywall with an allowance for some inexpensive wallpaper or paneling. Baseboard and casings are stock.

Entry: Normally there will be a small (approximately 3' X 4') entry covered with vinyl or parquet flooring.

Older styles will have a less defined entry, perhaps entering directly into the living room.

Windows: Window surrounds are usually of sheetrock, but may have a vinyl veneer or low-grade wood casing on the bottom side of the window.

Typically in homes built prior to 1960, windows will be wood wrapped and will have wood frames. During the 1960's and 1970's, most homes had single pane aluminum windows.

Stairways: Minimal in width and depth to meet building codes. Railing systems are typically a sheet rocked partial wall with caps of low-grade wood or vinyl veneer; will have a wood handrail to meet UBC codes.

Dining Room: There may be a formal dining room adjacent to the living room with carpeting as floor covering. Normally there are no wood decorations such as a wainscot in the newer homes. Newer homes may have hardwood or other hardwood covering.

In older homes, there may be some coved ceilings, built-in wall storage units, or other uses of wood trim.

Kitchen: Cabinets in the kitchen are usually constructed with a fiberboard case having oak or vinyl veneer fronts. Built-ins consist of a fan/hood, dishwasher, and disposal with a freestanding stove. Some kitchens may be upgraded with a built-in microwave oven. Countertops are typically Formica or ceramic tile. Flooring is vinyl or hardwood.

Living Room: Rectangular area off entry; may have a bay window. Floor covering is carpeting, hardwood or other hard floor cover.

Family Room: Usually located off the kitchen area. May have a wood-burning stove, zero-clearance fireplace or pellet stove. Normally the fireplace has a tile facing or decorative sheetrock, but seldom has wood mantle.

Any family rooms prior to the 1960's will most likely be located in the basement area.

Bathrooms: Typically 1-3/4 to 2- ½ baths. Master bath typically will have two sinks and most often will have shower only, but may have a tub/shower combination. Main bathroom tub/shower usually is fiberglass with fiberglass surround. Countertops are typically Formica or ceramic tile. Flooring in all baths is typically vinyl. Bathrooms will have an adequate number of average light fixtures.

Older homes have fewer bathrooms and fixtures unless home has been remodeled or renovated. Older bathrooms typically will have tile on the countertops, tub surrounds, and frequently on the floors.

Bedrooms: Most commonly have 3 bedrooms, but may have a 4th, all with an adequate amount of closet space. Standard FHA carpeting is used for flooring. Typically there is one window that meets UBC building codes.

Interior Trim: Trim is minimal and basic having base and door moldings using the most inexpensive materials.

Doors: Interior doors will be medium grade, hollow-core mahogany or vinyl veneer doors with standard grade hardware.

Older homes may have solid wood interior doors.

Car Storage: Typically a two-car garage with no outside entrance door. Garage is normally sheet rocked with no tape or texture.

Older homes of this grade typically will have a one-car garage.

Heating: Heating is usually either electric wall heaters with fans or forced-air furnaces.

Most older homes have been converted to a central heating system. Homes built in the 1960's and 1970's may have electric baseboard heat.

Plumbing: Typically eight (8) competitively priced plumbing fixtures. Along with kitchen and bath fixtures, there is also a hot water tank. Laundry hook-ups normally are in a closet, laundry room, basement or garage. Usually there are no cabinets or an extra sink in the laundry area.

Average Quality Examples

Average Plus Quality Description

Average Quality homes with a sampling of Good Quality features.

EXTERIOR:

Foundation: 8" concrete perimeter foundation with a wood framed floor.

Siding: Lap siding normally on all four sides or T1-11 may be used on 3 sides. On the front side of the house there may be a small amount of brick, stone, or stucco trim.

Windows: Typically windows are vinyl and will be double paned to meet UBC code; may use low-e glass. May have a decorative window in the living room or entry. The 1960's and 1970's homes will probably have single pane aluminum windows.

Fireplaces: Usually one zero-clearance fireplace with a gas insert, most likely located in the family room.

Older styles will have one brick fireplace, perhaps with an additional opening in the basement or a family room.

Roofing: Roofing is usually a good grade of composition, newer pressed wood product, or a wood shake roof with a varied roofline. Roof may also be covered with synthetic tile, or metal. Roof slopes will increase as well as the overhangs and complexity of the roof style.

Design: Simple rectangular shapes to "L" shaped with some corners or indentations. Will have minimum ornamentation such as shutters, brick skirts or window boxes.

INTERIOR:

Finish: Interior walls are taped and painted drywall with an allowance for some inexpensive wallpaper or paneling. Baseboard and casings are stock.

Entry: Larger entryway or hallway, typically done in hardwood or tile.

Windows: Typically, window surrounds are sheetrock with wood trim on the bottom of the window casing. In homes built prior to 1960 windows will be wood wrapped and will have wood frames unless updated.

Stairways: Railing systems are normally of sheetrock with wood caps. The higher Average + homes may have simple wood balusters.

Older styles could have an open staircase with wood or wrought iron balusters.

Dining Room: There may be a formal dining room adjacent to the living room with carpeting, hardwood or tile as floor covering. There may be a wood accent strip as a wainscot, but normally no other trim work.

Kitchen: Cabinets in the kitchen are usually low-grade wood cabinets with Formica countertops. There may be an island counter with tile. Floor covering may be vinyl, hardwood, or tile. There may be a countertop extension, which serves as a breakfast bar.

Older kitchens will have no built-ins, unless updated. There will be adequate cabinets and most likely tile on the countertops.

Living Room: Rectangular area off the entry; may have vaulted ceilings and/or decorative windows in front. Flooring is carpet, or hardwood. May have plastered walls with some coved ceilings, bull-nose corners.

Family Room: Usually located off of the kitchen area. May have a zero-clearance fireplace, pellet stove, or gas insert. Fireplace normally has a tile facing along with decorative sheetrock; may have wood mantel.

Older styles will not have a family room, unless a basement has been finished to accommodate one.

Bathrooms: Normally 2 to 3 baths. Master bath will have two sinks along with a separate tub and shower combination, which may be fiberglass. Countertops in master and main bath are typically either ceramic tile or Formica. Flooring is vinyl or tile. Typically, there will be a more than adequate number of light fixtures.

Older homes may have only one bathroom, or possibly a second ½ bath on the main floor, unless the house has been remodeled. Baths will typically have tile countertops and possibly tile floors.

Bedrooms: Most commonly have 3 bedrooms and possibly a fourth. Master bedroom will have walk-in closet. May have closet organizers built-in. Flooring is carpet.

Interior Trim: Trim is still minimal and basic having base and door moldings. There may also be wood trim along the bottom windowsill and possibly some type of wood trim or wainscot in the dining area.

Doors: Typically, interior doors will be either medium grade, hollow-core wood doors or six panel prefab doors with standard hardware.

Older homes may have solid wood interior doors.

Car Storage: Typically a two-car garage that will have an outside entrance door along with the overhead garage doors. Garage interior will be sheet rocked, taped, and painted.

Older homes typically will have only a one-car garage, either attached, in the basement area, or detached.

Heating: Heating system is usually a forced-air furnace, may have heat pump or separate cooling system.

Plumbing: Typically eight (8) average-quality plumbing fixtures. Along with kitchen and bath fixtures, there is also a hot water tank. There will normally be a laundry room that may have cabinets or laundry sink. It is possible to have up to twelve (12) fixtures if a basement or previously unfinished area has been remodeled.

Average Plus Quality Examples

Good Quality Description

Residences of Good Quality may be mass produced in above-average residential developments or built for an individual owner. Good-quality standard materials are used throughout. These houses generally exceed the minimum construction requirements of lending institutions, mortgage-insuring agencies, and building codes. Some attention is given to architectural design in both refinements and detail. Interiors are well finished, usually having some good-quality wallpaper or wood paneling. Exteriors have good fenestration with ornamental materials or other refinements.

EXTERIOR:

Foundation: 8" concrete perimeter foundation with a wood framed floor.

Siding: Lap siding normally on all four sides; however, there may be at least 30% of brick, stone, or stucco trim on the front side.

For older styles, there will be a better quality wood siding on all four sides; also there may be wood shakes, brick veneer or common brick on all sides.

Windows: Typically vinyl windows with some decorative windows either in the living room or entry and possibly a skylight in the kitchen or the main bath. Windows will be double paned to meet UBC code. If low-e glass is used, it will generally be on all windows.

Fireplaces: Usually two fireplaces; one in the family room and one in the living room. Fireplaces will most likely be gas or pellet burning.

Older styles will have one brick fireplace, with perhaps a second opening either in a family room or basement.

Roofing: Roofing is typically a medium weight composition shingle, clay tile or shake cover. Roof slopes will increase and hips and valleys will be seen in the roof style, as well as the overhangs.

Older homes may have a steep pitched roof with a good quality composition, shake, or tile roof.

Design: Increased designs with increased numbers of corners and indentations. May have minimal ornamentation such as shutters, brick skirts or window boxes.

INTERIOR:

Finish: Interior walls are taped and painted drywall with some good-quality paper covering or hardwood paneling. Baseboard and casings are hardwood or softwood and have mitered corners.

Entry: Large, open entryway and hallway most often constructed with hardwood flooring. Entry may have vaulted or cathedral ceilings.

Windows: Windows will be completely trimmed with wood surrounds.

Older homes will have wood wrapped windows, perhaps with leaded glass panes, unless updated.

Stairways: Railing systems will have a banister with simple wood spindle balusters. Quite often they will be painted white and stained oak trim caps.

Older styles will perhaps have an open staircase with more wood trim or wrought iron.

Den: Most houses of this grade will have a den. Walls will be sheet rocked with possibly a wood trim wainscot; may also have a small area of built-in bookcases.

Dens are uncommon in older homes, unless a bedroom or basement space has been converted.

Dining Room: Typically, there will be a formal dining room. Most often there will be a combination of either coved ceilings or wainscot on the walls.

Older homes may have a formal dining room with coved ceilings and some kind of wood chair rail or picture moldings. There could possibly be a built-in buffet or bookcase.

Kitchen: Cabinets in the kitchen are usually medium grade wood cabinets with upscale countertops of laminated plastic, ceramic tile or simulated marble. Typically there is an island in the kitchen as well as a built-in phone desk. Flooring is usually hardwood or tile. Typically there is an eating area adjacent to the kitchen. Built-ins include combination oven/microwave, dishwasher, disposal, and cook-top. Commercial grade appliances may be used at this level.

Most older kitchens will have ample, good quality cabinets. There will be no built-ins unless the kitchen has been updated. Countertops will be ceramic tile or laminated plastic, with a good quality vinyl flooring or hardwood.

Living Room: Rectangular shaped room adjacent to the entry. Room is sheet rocked with a combination of vaulted ceilings, wood wainscot, or wood decorative window trim. Normally there is a fireplace with marble tile facing, wood mantle, tile hearth, and gas insert.

Older styles will typically have hardwood flooring, coved ceilings with or without wood moldings, and decorative tile around the fireplace with a wood mantle. There may possibly be built-in bookcases on either side of the fireplace.

Family Room: Typically located off the kitchen area. Usually will have some wood trim either as a wainscot or with one bookcase along side of the fireplace. Fireplace may have marble tile, brick, or stone facing with a wood mantle. Flooring will normally be carpet, hardwood or tile equal in quality with the remainder of the house.

Older homes will not have a family room unless there has been some remodeling to provide the space, or a basement that has been finished.

Bathrooms: Normally 2 to 3 baths. Typically, the master bath will have two sinks along with a separate tub and shower. Shower, countertops, and tub surround will typically be ceramic tile. Main bath will also have two sinks with tile countertops; tub surrounds could be either tile or fiberglass. Two-story styles may also have a half bath. Countertops may be tile, faucets will be upgraded and flooring normally will be hardwood or tile.

Older style homes will have one and ½ baths to two full baths. Rooms would typically be small, or more utilitarian, unless a remodel has taken place.

Bedrooms: Typically, 3 bedrooms and possibly a fourth. Master bedroom will have walk-in closet or large sliding door wardrobes.

Interior Trim: Trim is noticeably part of the décor, with fully wrapped windows and doorways, and probably some type of wood trim or wainscot in the dining area.

Doors: Typically, interior doors will be either six panel prefab or six panel solid core doors with good quality hardware.

Doors on the older homes of this quality will be solid wood, perhaps fir, oak, or other hardwood.

Car Storage: Typically a two-car garage; however there may be a three-car depending on the site layout. Garage will typically have an outside entrance door along with the overhead garage doors, sometimes with automatic garage door openers. Garage will be taped, textured and painted.

Older styles will normally have been built with a one-car garage.

Heating: Heating system is usually a forced-air furnace, or HVAC system. Heat may also be hot water radiant.

Plumbing: Typically eleven (11) good quality plumbing fixtures. Along with kitchen and bath fixtures, there is also a hot water tank. In the laundry room there will typically be a laundry sink with at least one cabinet.

Good Quality Examples

Good Quality Examples

Good Plus Quality Description

EXTERIOR & INTERIOR DESCRIPTIONS:

Good Quality house with a significant amount of Very Good Quality features.

Good Plus Quality Examples

Very Good Quality Description

Residences of Very Good Quality are typical of those built-in-high-quality tracts or developments and are frequently individually designed. Attention has been given to interior refinements and detail. Exteriors have good design and detail with some custom ornamentation.

EXTERIOR:

Foundation: 8" concrete perimeter foundation with a wood framed floor or if a basement, a poured concrete floor.

Siding: Brick, Stucco, Dryvit, shakes, or lap siding or some combination of these on all four sides. The front side may be more decorative or have trim accents of brick, stone, cedar shakes, or Stucco.

Windows: Wood windows or good quality vinyl windows throughout with good quality decorative trim. Windows will be larger and there will be more of them. All will be double paned to meet UBC code.

Fireplaces: Usually two fireplaces; one in the family room and one in the living room, both may have gas inserts.

Roofing: Typically roofing will be a wood shake, wood shingle, tile, hardy shake or slate. Roof slopes will increase and hips and valleys in the roof style will increase as well as having large eaves and overhangs.

Design: Most common designs are many irregular shapes and numerous angles.

INTERIOR:

Finish: Interior walls are taped and painted drywall with high-grade paper or vinyl wall covering, hardwood paneling or ceramic tile. Base, casings and molding have tight mitered corners.

Entry: Large, open entryway and hallway, most often with hardwood or marble tile flooring, often with cathedral or vaulted ceilings or the entry may be two stories high with a decorative staircase leading to the second level. There are often opaque or leaded windows either in, along side of, or on top of, the front door. There is also good wood trim/molding surrounding the doorway, ceiling, or used in the wainscot of the entryway.

Windows: Wood windows or good quality vinyl windows throughout with good quality decorative wood trim.

Stairways: Railing systems will usually have decorative wood spindle balusters. Quite often they will be painted with stained oak or cherry wood caps. The stairways will usually be a decorative asset to the entryway. There may be some crown-molding wainscot going up the stairway.

Den: Most all homes of this grade will have a den. One wall may have built-in bookcases along with storage cabinets.

Dining Room: Typically there will be a formal dining room. There may be both multi-layered cove ceilings with crown molding and raised panel or relief molding wainscot. There may also be wood trim surrounding the entryway into the dining room.

Kitchen: Cabinets in the kitchen are good grade raised-panel hardwood cabinets. Countertops will normally be ceramic, marble, or granite tile. Usually there will be a center island, which may contain the stovetop. There will typically be a fairly large built-in pantry with shelving and also a built-in phone desk. Typically there will be an eating area adjacent to the kitchen. Built-ins include double ovens (one may be a convection oven), microwave, dishwasher, compactor, disposal, and cook top. Often times, at least some of the appliances will be commercial grade.

Older styled homes will have similar quality kitchens; however, there will not be built-ins, unless the kitchen had been restored or updated.

Living Room: Rectangular shaped room adjacent to the entry. Room may have a combination of a vaulted ceiling, wood ceiling trim, wood wainscot, or wood decorative window trim. Typically there is a fireplace with marble tile facing, detailed wood mantle, tile hearth, and gas insert. There may also be extensive wood decoration above the fireplace to frame the area. Flooring may be expensive carpet, hardwood with inlayed patterns, or tile.

Older homes will typically have plastered walls with coved ceilings, or heavy wood beams exposed. Other good quality wood trim will be abundant. There could be built-in bookcases on one or both sides of the fireplace, or elsewhere in the living room.

Family Room: Typically located off the kitchen area. Fireplace will have marble tile, brick, or stone facing with a detailed wood mantle. Normally wood bookcases and entertainment center will flank each side of the fireplace. Additional wood accents will be found either in ceiling trim or in a wainscot. Flooring will be equal in quality with the remainder of the house. Lighting will typically be from recessed can lighting.

Bonus Room: Usually located on the second level of the improvement, sometimes over the garage. May be entered from the hallway or from a separate set of stairs off the back of the hallway on the first level. Typically a large rectangular room, which may have dormers and one storage closet but no fireplace. May be finished as a home theater.

Bathrooms: Normally 2 ½ to 3 ½ baths. Master bath will typically have two sinks along with a separate soaking tub and shower. Shower, countertops, and tub surround will usually be a ceramic or marble tile; flooring will typically be ceramic or marble tiles. Fixtures will all be of high quality. Main bath may also have two sinks; countertops and tub surrounds will be ceramic tile, and flooring will be hardwood or tile. The half bath will normally have a decorated sink, upgraded faucets, tile countertops, and hardwood flooring. There may be indirect lighting under the cabinets.

Older style homes of this quality will have similar bathroom count to the newer homes; however, this has probably been accomplished through remodels and updates.

Bedrooms: Typically, 3 bedrooms and most likely a fourth. Master bedroom will have a large walk-in closet or wardrobes. Closet system may have wood shelving and possibly some built-in drawers. Master bedroom may have coved ceilings with crown molding wood trim. The bedroom windows may have extensive wood trim surrounding them as well as raised panel wainscot below the windows.

Doors: Interior doors will typically be raised panel solid core hardwood veneer or enameled doors with good quality hardware.

Car Storage: Typically a three-car garage. It will have an outside entrance door along with the overhead garage doors and automatic garage door openers for all overhead doors. Interior will be finished to same level as house.

Heating: Heating system is usually a forced-air furnace. System may be upgraded with a heat pump and air filtering system.

Plumbing: Typically fourteen (14) high-quality plumbing fixtures. Along with kitchen and bath fixtures, there is also a hot water tank. In the laundry room there will typically be a laundry sink with upper and lower cabinets; may also have a built-in ironing board in the wall.

Very Good Quality Examples

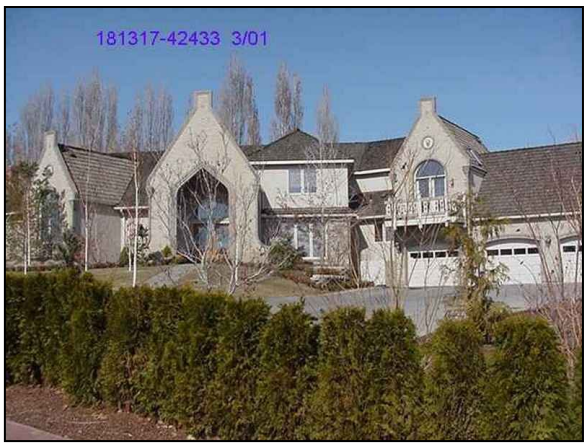
Very Good Quality Examples

Very Good Plus Quality Description

EXTERIOR & INTERIOR DESCRIPTIONS:

Very Good Quality Homes with a significant amount of Excellent Quality features.

Very Good Plus Quality Examples



Excellent Quality Description

EXTERIOR:

Foundation: 8" concrete perimeter foundation with a wood framed floor, or if a basement, a poured concrete floor. The home quite often will be custom designed by a professional architect to fit the land elevation of the site.

Siding: Lap cedar siding on at least 3 sides with a large percentage of covering on the front side of brick, stone, or Stucco; or, it may be completely finished on all four sides with Stucco, brick or stone.

Fireplaces: Probably will have at least three fireplaces, all with gas inserts; may be a combination of brick and zero-clearance.

Roofing: Typically roofing material will be either wood shake, tile, or slate.

INTERIOR:

Entry: Large, open entryway and hallway, most often with marble tile or hardwood flooring with inlays. There are usually leaded windows along the sides of and over the front door. The entry is normally two stories high with a decorative staircase leading to the second level. There is also intricate wood trim/molding surrounding the doorway, ceiling, and used in the wainscot of the entryway.

Windows: Wood windows throughout with excellent quality decorative wood trim. Windows will be larger, will be custom made, and there will be more of them. All will be double or triple paned to meet UBC code.

Stairways: Railing systems will have decorative wood spindle balusters. Quite often they will be painted white and stained oak or cherry wood caps. There will be some crown molding wainscot going up the stairway. The stairways will usually curve gently and be a decorative asset to the entryway.

Den: Most all homes of this grade will have a den. Walls may have a wainscot of wood paneling, but most likely the entire wall will be paneled with wood paneling. There will be built-in bookcases with storage cabinets along at least one wall, possibly two. Quite often there will also be a fireplace in the den in this grade of house.

Dining Room: There will be a formal dining room. Normally there will be both multi-layered coved ceilings with crown molding and raised panel or relief molding wainscot. There may also be wood trim surrounding the entryway into the dining room.

Kitchen: Cabinets in the kitchen are of excellent grade raised panel hardwood (oak, cherry or walnut) cabinets. There will normally be extensive use of cabinets including an island and work desk. Countertops will normally be marble or granite tile, Corian, or solid granite. The center island will contain either the stovetop or the "salad sink". There will be a fairly large built-in pantry with wood shelving. Flooring is hardwood or tile along with an eating area adjacent to the kitchen. Built-ins include double ovens (one may be a convection oven), microwave, dishwasher, compactor, disposal, cook top and refrigerator.

Older homes of this grade should reflect the same quality as the newer homes; however, it will most likely have been restored or updated.

Living Room: Rectangular shaped room adjacent to the entry. Room is sheet rocked and has a combination of a vaulted ceiling, wood ceiling trim, wood wainscot, or wood decorative window trim. Typically, a fireplace with marble tile facing, detailed wood mantle, tile hearth, and gas insert. There may also be extensive wood decoration above the fireplace to frame the area.

Older styles will typically have plastered walls, coved ceilings with extensive wood trim, or heavy wood beamed ceilings. There will possibly be some built-in cabinets or bookcases.

Family Room: Normally located off of the kitchen area. Fireplace will typically have marble tile, brick, or stone facing with a detailed wood mantle. Normally wood bookcases and an entertainment center will flank each side of the fireplace. Additional wood accents will be found either in ceiling trim or in a wainscot. Flooring may be carpeting or hardwood. Lighting will normally be from recessed can lighting. There will be a sound system built in for the entertainment center, which will be wired throughout the entire house.

Bonus Room: Usually located on the second level of the improvement. Normally a large rectangular room with no fireplace, but has closets for storage. In the higher grades, quite often the extra room upstairs will be made into a computer room or home theater.

Bathrooms: Normally 2 ½ to 3 ½ baths. Master bath will have two sinks along with a separate soaking tub and shower. Shower, countertops, and tub surround will usually be marble tile; flooring will be carpet or marble tile. Fixtures will be top of the line and may be gold in color. Quite often one of the other baths upstairs will be placed as a connecting room between two bedrooms. The main floor bath (1/2 or 3/ 4) will normally have a decorated sink, upgraded faucets, ceramic or marble tile countertops, and hardwood flooring. There may be indirect lighting either under the cabinets or up by the ceiling within the wood trim.

Bedrooms: At least 3 bedrooms, but most likely a fourth. Master bedroom will have a large walk-in closet. Closet system may have wood shelving along with some built-in drawers. Master bedroom will normally have coved ceilings with crown molding wood trim. The bedroom windows will have extensive wood trim surrounding them as well as raised panel wainscot below the windows. In at least one and possibly two of the remaining bedrooms there may be built-in bookcases and desks with wiring for computer hook-ups.

Doors: Interior doors will be raised panel, solid core doors.

Doors in the older homes will be solid core, typically fir, oak, or some other hardwood.

Car Storage: Normally a three-car garage. It will have an outside entrance door along with the overhead garage doors and automatic garage door openers for all overhead doors. Interior will be finished to same quality as house. There may be a bath in garage.

Heating: Heating system is usually a forced-air furnace with air filtering system. It may also have a heat pump. If house is custom built, the heating system could be designed with hot water heat with separate cooling system.

Plumbing: Typically eighteen (18) custom quality plumbing fixtures. Along with kitchen and bath fixtures, there is also a hot water tank, and quite often there will be two tanks. In the laundry room there should be a laundry sink with upper and lower cabinets and enough counter top for folding clothes. Countertops will be Formica and flooring will be vinyl or tile. There may also be a built-in ironing board in the wall.

Excellent Quality Examples

Excellent Quality Examples

Excellent Plus Quality Description

EXTERIOR & INTERIOR DESCRIPTIONS:

Excellent Quality house with a significant amount of Exceptional Quality features.

Excellent Plus Quality Examples

Excellent Plus Quality Examples

Exceptional Quality Description

At this level the house will be designed and finished to the specific desires of the present owner, with little regard to the future market value of specific features.

EXTERIOR:

Foundation: 8" concrete perimeter foundation with a wood framed floor, or if a basement, a poured concrete floor. The home will be custom designed by a professional architect to fit the land elevation of the site.

Siding: Lap cedar siding, brick, stone, or Stucco on four sides.

Fireplaces: Probably will have at least three fireplaces, all with gas inserts; may be a combination of brick and zero-clearance.

Roofing: Roofing material will probably be wood shake, tile, or slate.

INTERIOR:

Entry: Large, open entryway and hallway, most often with marble tile or hardwood flooring with inlays. There are usually leaded windows along the sides of and over the front door. The entry is normally two stories high with a decorative staircase leading to the second level. There is also intricate wood trim/molding surrounding the doorway, ceiling, and used in the wainscot of the entryway. Entryway will have crystal chandelier.

Windows: Wood windows throughout with excellent quality decorative wood trim. Windows will be custom made, and there will be more of them. Windows will be double or triple paned.

Stairways: Railing systems will have decorative wood spindle balusters. Quite often they will be stained oak or cherry wood. There may be some crown molding wainscot going up the stairway. The stairways will usually curve gently and be a decorative asset to the entryway. Flooring of the staircase may be imported marble, stone, or hardwood with inlays.

Den: Most all homes of this grade will have a den. Walls may have a wainscot of wood paneling, but most likely the entire wall will be paneled with wood paneling. There will be built-in bookcases with storage cabinets. Quite often there will also be a fireplace in the den in this grade of house.

Dining Room: There will be a formal dining room. Normally there will be both multi-layered coved ceilings with crown molding and raised panel or relief molding wainscot. There may also be wood trim surrounding the entryway into the dining room and may have custom designed wall covering. Often has an adjoining butler's pantry.

Kitchen: Cabinets in the kitchen are of exceptional grade raised panel hardwood (oak, cherry or walnut) cabinets or custom cabinets of some imported exotic wood. There will normally be extensive use of cabinets including an island and work desk. Countertops will normally be either marble or granite tile, or solid granite. The center island may contain the stovetop and "salad sink". Typically there will be a fairly large built-in pantry with wood shelving. Flooring is hardwood or tile along with an eating area adjacent to the kitchen. Built-ins include double ovens (one may be a convection oven), microwave, dishwasher, compactor, disposal, cook top and refrigerator.

Living Room: Room has a combination of a vaulted ceiling, wood ceiling trim, wood wainscot, or wood decorative window trim. There will a fireplace with marble tile facing, detailed wood mantle, tile hearth, and gas insert. There will also be extensive wood decoration above the fireplace to frame the area. Indirect lighting is common.

Family Room: Fireplace will typically have marble tile, brick, or stone facing with a detailed wood mantle. Normally wood bookcases and an entertainment center will flank each side of the fireplace. Additional wood accents will be found either in ceiling trim or in a wainscot. Flooring may be carpeting or hardwood. Lighting will normally be from recessed can lighting or indirect lighting. There may be a sound system built in for the entertainment center, which will be wired throughout the entire house.

Bonus Room: Extra rooms are usually single purpose. For example: sauna, home theater, maid's quarters, library, wine cellar, etc.

Bathrooms: Normally 3 + baths. Master bath will have two sinks along with a separate soaking tub and shower. Shower, countertops, and tub surround will usually have marble tile, flooring will be carpet or marble tile. Fixtures will be top of the line. Quite often one of the other baths upstairs will be placed as a connecting room between two bedrooms. The main floor bath (1/2 or 3/ 4) will normally have a decorated sink, ceramic or marble tile countertops, and hardwood or tile flooring. There may be indirect lighting either under the cabinets or by the ceiling within the wood trim. Bathrooms will be constructed with custom cabinets and fixtures possibly imported.

Bedrooms: Master bedroom will have at least one large walk-in closet. Closet system will be custom designed shelving and cabinets. Often there will be either a built-in ironing board or a security safe in the master closet. Master bedroom often has a private study, or sitting area. Master bedroom will normally have coved ceilings with crown molding wood trim. The bedroom windows will have extensive wood trim surrounding them as well as raised panel wainscot below the windows. In at least

one and possibly two of the remaining bedrooms there may be built-in bookcases and desks with wiring for computer hook-ups.

Doors: Interior doors will be raised panel solid core doors.

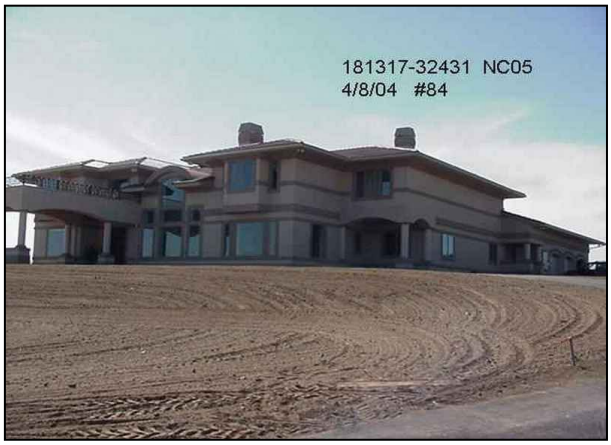
Car Storage: Typically a three or more-car garage. It will have an outside entrance door along with the overhead garage doors and automatic garage door openers for all overhead doors. Interior will be finished to same quality as house. There may be a bath in the garage.

Heating: Heating system is usually a forced-air furnace with air filtering system. It may also have a heat pump. If house is custom built, the heating system could be designed with hot water heat with a separate cooling system.

Plumbing: Typically eighteen (18) custom quality plumbing fixtures. Along with kitchen and bath fixtures, there is also a hot water tank, or there may be two tanks. In the laundry room there will be a laundry sink with upper and lower cabinets and enough counter top for folding clothes. Countertops will be Formica and flooring will be vinyl or tile. There may also be a built-in ironing board in the wall.

Exceptional Quality Examples

Exceptional Quality Examples



Effective Age, Economic Life & Condition

Effective Age and Economic Life

The effective age of a building is largely based on its overall condition. It is a measure of how old a building looks or what has been added or modified within it and not how old it actually is. As a result, any type of maintenance, repair, remodel, or renovation will tend to reduce the effective age. The more extensive the maintenance or repair work the more the effective age is reduced. A very old building can be brought back to almost new condition, thereby reducing the effective age to a level that is typical of much newer construction with structural reconstruction, removal of functional inadequacies, modernization, or face-lifting of the structure.

The effective age of any given structure is determined by comparing its condition to the average physical condition of similar or comparable properties. Therefore, if a 50-year-old property were in the same physical condition as the average 30-year-old property, it would have an effective age of 30. In this case, the subject would have received more than just routine maintenance over the course of its 50-year actual life. It is very uncommon to find properties that have had no improvements done to them during their entire physical life and, as such, you would not typically find any properties with an effective age older than the year originally built. Determining effective age on older structures may best be calculated by establishing a remaining life which, when subtracted from a typical life expectancy, will result in an appropriate effective age with which to work.

It is important to note that effective age is set by what is most typical in the market. If we assume that sales represent a cross section of the market, we can analyze sales to measure effective age. To do so, land values are first subtracted from the sale prices to produce a residual building value. Next, the residual building value is subtracted from the replacement cost new (RCN) generated by the CAMA system to estimate the dollar amount of depreciation. Depreciation expressed as a percent is calculated by dividing the dollar depreciation by the RCN. Because effective age and percent depreciation are directly related, we can determine the effective age based on the annual rate of depreciation over the life of the property. Yakima County has chosen to utilize this process and set a baseline effective age for all residential properties in the county based on sales of like properties. DO NOT CHANGE THE EFFECTIVE AGE ON ANY INDIVIDUAL PROPERTY.

In the case of a MAJOR remodel, notify your supervisor and the Effective Age may be changed to the year of inspection. Examples are kitchen, bath, plumbing, and wiring upgrades where the remodel constitutes an upgrade to the preexisting quality.

Condition

Depreciation tables are set up for properties that are in average condition for their age. Because many properties are in better or worse than average condition, we need a method to change the depreciation in those instances. There are two ways to accomplish this. One is to adjust the effective age up or down for each property and the other is to adjust the condition rating to raise or lower the amount of additional depreciation that is applied over the baseline effective age adjustment.

Adjusting the effective age would involve a fairly complex set of instructions and calculations for different situations that may be encountered. Minor remodels, major renovations, and building additions would require different adjustment techniques. Even with these procedures in place, there would be substantial appraiser judgment involved that would open the door for inconsistencies in the way effective age is determined and depreciation is applied.

Yakima County has chosen what we think is a better method to establish guidelines for determining the condition rating to apply to each property. In general, if an improvement to a parcel of land is typical for its age and has received average maintenance, it would be considered to be in average condition. If the improvement has had less than average maintenance, it will be in less than average condition. If the improvement has received better than average maintenance, it will be in better than average condition.

Condition Ratings

For most properties, the actual age of the improvements will be converted to an effective age based on a table or formula compared to sales of like properties. This means that most of the decision making will involved determining the condition rating to place on the property. The condition rating will be used to fine-tune the depreciation that is initially established by the effective age. The effective age will get us close to market value, and the condition rating will get us the rest of the way. To help the appraiser assign the correct condition rating, the following guidelines have been established.

- **SV (Salvage Valu**e) – A property in this condition is beyond repair and has salvage value only. It is uninhabitable and may need to be torn down to maximize the value of the parcel.

- **VP (Very Poor)** – A property in this condition is close to being beyond repair. All building components including structural components have reached the end of their economic life. The difference between this rating and Salvage Value is that the property may still be inhabited or used for some purpose.

- **PR (Poor)** – Most long and short-lived components of the structure are worn out and in need of replacement or repair. Structural components such as foundations and bearing walls may need repair but are still in sound condition. Major renovations or remodels are needed to bring these properties up to current standards.

- **FR (Fair)** – Properties that are in fair condition have received less than average maintenance and are not typical of the houses within their age range. There is a considerable amount of deferred maintenance. There are no apparent problems with any long-lived or structural components. Short-lived items such as paint, carpets, linoleum, trim, plumbing fixtures, etc. are in need of repair or replacement.

- **AV (Average)** – Average means the condition is typical for the age of the improvements. Older homes may have some evidence of deferred maintenance that would be typical for their age. If the condition of the residence is typical for the age group, the condition rating should be considered average.

- **GD (Good)** – These properties have received better than average maintenance and their appearance is better than what is typically found in their age range. No obvious deferred maintenance is present, but neither are the improvements in new condition. The majority of properties that have recently sold are found to be in good condition because of the work that has been done just prior to being put on the market.

- **VG (Very Good)** – All items have been well maintained. Most items are like new and show no sign of their actual age. Very little deterioration is evident in any building component. Many of these homes have been extensively remodeled or have had major additions.

EX (Excellent) – All items are new or are in like-new condition. Building components show no sign of their actual age and cannot be distinguished from new. This is the typical condition rating for new houses, as they have no deferred maintenance and are not expected to have any for a minimum period of 5 years. Older homes in this condition have gone through a total renovation.

Condition for Year Built

Yakima County utilizes the following guidelines to better identify conditions of homes in certain age groups. You could expect to find the changes or upgraded items listed in the vertical columns for the years built that correspond with the condition category listed on the left for a property to be upgraded from one condition to another.

CHANGES TO CONDITION FOR YEAR BUILT

	Older than 85 yrs	70-85 yrs old	60-70 yrs old	50-60 yrs old	30-50 yrs old	15-30 yrs old	15 yrs old or newer
Average Condition	**Expected Change**						
	Appliances	Appliances	Appliances	Appliances	Appliances	Floor covering	
	Electrical Fix	Electrical Fix	Electrical Fix	Floor covering	Floor covering	Painting	
	Floor covering	Floor covering	Floor covering	Furnace	Furnace		
	Furnace	Furnace	Furnace	Painting	Painting		
	Painting	Painting	Painting	Roof	Roof		
	Plumbing	Plumbing	Plumbing	Wiring			
	Roof	Roof	Roof				
	Wiring	Wiring	Wiring				
Good to Very Good Condition	**Probably Changed**						
	Bath Fixtures	Bath Fixtures	Bath Fixtures	Bath Fixtures	Bath Fixtures	Appliances	Appliances
	Cabinets	Cabinets	Cabinets	Cabinets	Electrical Fix	Electrical Fix	Floor covering
	Counters	Counters	Counters	Counters	LP Siding	Furnace	Painting
	Drywall	Drywall	Drywall	Electrical Fix	Roof	LP Siding	Roof
	Insulation	Insulation	Insulation		Windows	Roof	
					Wiring		
Very Good to Excellent Condition	**Possible Extra Changes**						
	Foundation	Foundation	Foundation	Siding	Kitchen Remodel	Kitchen Remodel	Kitchen Remodel
	Siding	Siding	Siding	Windows	Bath Remodel	Bath Remodel	Bath Remodel
	Windows	Windows	Windows		Windows		

If the expected repairs &/or upgrades have not been made, the house may be in Fair, Poor or Very Poor condition.
If uninhabitable use Salvage Value

CONDITION: Excellent

REASON: **This is a new house.**

CONDITION: Excellent

REASON: **This is a new house. It will never be in better condition.**

CONDITION: Excellent

REASON: **House was totally gutted down to frame; everything new except foundation, framing and exterior siding. Nice custom work being done on interior; will be wonderful home when finished.**

CONDITION: Excellent

REASON: **Original house built in 1920; 697 sq ft, two story addition with double car garage was added in 1994. Old portion of house totally renovated with new plumbing, electrical, roofing, windows, doors, flooring, drywall, and electrical fixtures. All short-lived and some long lived items replaced.**

CONDITION: Excellent

REASON: **House was built in 1930 and has been fully remodeled and refurbished. Interior was fully remodeled with upgraded electrical and plumbing; new gas furnace replaced old oil furnace; new exterior siding, roofing, vinyl windows and doors. Interior rooms opened up to allow natural lighting, good room flow.**

CONDITION: Excellent

REASON: **All items are in like-new condition. Building components show no sign of their actual age and cannot be distinguished from new. This house has undergone total renovation.**

CONDITION: Very Good

REASON: **House built in the late 1990's and has not needed any components replaced or repaired. Is currently on the market so it has most likely just been steamed cleaned to make it sparkle.**

CONDITION: Very Good

REASON: **All items have been well maintained. Most items are like new and show no sign of their actual age. Very little deterioration is evident in any building component.**

CONDITION: Very Good

REASON: **All items have been well maintained. Most items are like new and show no sign of their actual age. Very little deterioration is evident in any building component.**

CONDITION: Very Good

REASON: **Built in 1992 with above-average maintenance. Maintained schedule to keep all components looking in new condition. House appears much newer than actual age.**

CONDITION: Very Good

REASON: **Historic home, built in 1906, all original components have been well maintained. Roofing is new material but most other major components are original in order to keep the historic designation. No obvious signs of any maintenance needed.**

CONDITION: Very Good

REASON: **House was built in 1961 and has had above normal maintenance. Interior has received many face lifts over the years, including fully remodeled kitchen, new floor coverings, new trim, cabinets, interior doors, updated plumbing and electrical fixtures, vinyl windows and new roofing. No signs of any wear and tear.**

CONDITION: Very Good

REASON: **All items have been well maintained. Most items are like new and show no sign of their actual age. This home has been extensively remodeled and a major addition has been added**.

CONDITION: Very Good

REASON: **House was built between 1981-1984; all items have been well maintained. There is no sign of actual age.**

CONDITION: Very Good

REASON: **All items are new or are in like-new condition. This older home has undergone a total renovation with new additions in the last two years.**

CONDITION: Good

REASON: **House was built in the late 40's or early 50'. It has a new comp roof, vinyl windows, floor coverings, and overall spit shine to get ready to put on the market. Appears to have had above average maintenance over the course of its life that would reduce the normal wear and tear a house this age usually shows.**

CONDITION: Good

REASON: **House was built in the early to late 80's, and has had normal maintenance, with items repaired or replaced as needed. Shows very little wear or deterioration to all components.**

CONDITION: Good

REASON: **1960's vintage house that has had above normal maintenance. Short-lived items have all been replaced as needed. Interior has undergone remodel some time in the not so distant past that opened up the interior space to allow more natural light to filter in to all rooms. Also has good room flow now due to remodel. Other updates include new flooring, countertops, roof cover, cabinets, and some plumbing fixtures.**

CONDITION: Good

REASON: **House was built in 1930, remodeled approximately 1995, prior to being sold. Upgraded all short-lived components to include new vinyl windows, metal exterior doors, new kitchen and bath fixtures, cabinets, flooring and so on. No wear and tear or physical deterioration noted.**

CONDITION: Good

REASON: **Duplex built in 1958 and has had exterior doors-including garage-and vinyl windows installed. Newer roof and siding replaced. Interior flooring, cabinets, and trim work has been upgraded. Other components show little wear.**

CONDITION: Good

REASON: **House was built in 1976; has upgraded vinyl-windows, new roof cover, interior vinyl-flooring and carpet, and new interior and exterior paint. All other components appear to have normal maintenance.**

CONDITION: Average

REASON: **There is some evidence of deferred maintenance and normal deterioration. Windows need to be replaced, otherwise the house is in good condition.**

CONDITION: Average

REASON: **There is no obvious deferred maintenance present, but neither are the improvements in new condition. Plastic placed on windows reflecting they have not been replaced.**

CONDITION: Average

REASON: **There is some evidence of deferred maintenance and normal deterioration. Some minor repairs are needed but most components have received normal maintenance.**

CONDITION: Average

REASON: **There is evidence of deferred maintenance and normal deterioration. Note moss on the roof and the railing on deck. Also, there is a new addition on the left side of the home.**

CONDITION: Average

REASON: **There is some evidence of deferred maintenance and normal deterioration, including moss on the roof. This home has a converted garage.**

CONDITION: Average

REASON: **There is some evidence of deferred maintenance and normal deterioration on the Mansard roof. Most components have received normal maintenance. The condition is typical for its age.**

CONDITION: Average

REASON: **House was built in 1967; all original components are well maintained with many years of life left in them. Interior has had some upgrades and replacement of short-lived items. Other items not replaced but are still functional.**

CONDITION: Average

REASON: **House was built in 1958 and has received normal maintenance over the years. No major renovations or remodeling has been done. There is some functional obsolescence, the most obvious including interior layout; long, skinny living room; enclosed, long, skinny kitchen.**

CONDITION: Average

REASON: **This is evidence of deferred maintenance and normal deterioration. Some minor repairs are needed but most components have received normal maintenance.**

CONDITION: Fair

REASON: **There is a considerable amount of deferred maintenance. Many short-lived items are in need of repair or replacement. The roof shows a great deal of wear, the gutters are in rough shape and the exterior needs paint**.

CONDITION: Fair

REASON: **House built in 1980 with less than average maintenance over the years. Many short-lived items need replacing, including floor coverings, stove pipe, interior and exterior paint, and kitchen and bath countertops. Overall house shows heavy wear and some neglect.**

CONDITION: Fair

REASON: **There is a considerable amount of deferred maintenance. This property has received less than average maintenance and is not typical of the houses within its age range. The garage door needs to be replaced and the roof needs to be repaired.**

CONDITION: Fair

REASON: **There is a considerable amount of deferred maintenance. House needs paint, new roof and foundation work. This property has received less than average maintenance for a house of this age.**

CONDITION: Fair

REASON: **There is a considerable amount of deferred maintenance. There appears to be some remodeling on the right side.**

CONDITION: Fair

REASON: **There is a considerable amount of deferred maintenance. This home needs a new roof and the siding shows a lot of wear.**

CONDITION: Poor

REASON: **This house currently needs some structural repairs to the sills, floor joists and girders. Siding and framing need repair from bug and water damage. Interior needs some work; all original 1930's or 40's. Major functional obsolescence present in floor design and room layout.**

CONDITION: Poor

REASON: **Most long and short-lived components of the structure are worn out and in need of replacement or repair. Structural components such as foundations and bearing walls need repair but are still in sound condition. Major renovations or remodels are needed to bring this property up to current standards.**

CONDITION: Very Poor

REASON: **The property is close to Salvage Value but is still being lived in.**

CONDITION: Very Poor

REASON: **House was built in 1931 and remodeled around 1964-65. Appears no maintenance has been done since. Roof deck is rotted and facia boards are rotting and falling down. It is musty and moist inside, barely livable at this time, but it is still being lived in.**

CONDITION: Salvage Value

REASON: **House has been uninhabited for a couple of years. Some windows and siding are missing. Interior floors are sagging and floor coverings are in ruins. There is a musty wet smell on the inside, peeling wallpaper, and water stained ceilings. The doors and cabinets are either stuck shut or will not close; no appliances; wiring ripped out. Comp roofing is sliding or missing in places; most likely rotted roof structure due to years of neglect.**

IMPORTANT REMINDER: When you set a condition to Salvage Value on a structure, it brings the improvement value for the structure to zero (0).

You MUST check the Appraisal Screen and remove any adjustments made in the Adjustment Info portion at the bottom of that screen. If you don't remove these adjustments the system will calculate a negative value.

CONDITION: Salvage Value

REASON: **House has been vacant for some time and has major roof damage. All interior cabinets have been removed. Wiring and plumbing fixtures, flooring, and windows removed as well. It has been heavily vandalized. Stone fireplace has been broken to pieces and the interior walls have been completely knocked out.**

IMPORTANT REMINDER: When you set a condition to Salvage Value on a structure, it brings the improvement value for the structure to zero (0).

You MUST check the Appraisal Screen and remove any adjustments made in the Adjustment Info portion at the bottom of that screen. If you don't remove these adjustments the system will calculate a negative value.

Examples of Deferred Maintenance

Residence Screen:
Main Dwelling and Area/Cost Details

Residence Screen

Main Dwelling

Building Style

The style choices in the drop down are based on the characteristics description of the residence. The descriptions and pictures are in the Residential Standards and Data Definitions Book under Style. This book is to be used as the standard for determining the building style.

Quality

The quality choices of Low, Fair -, Fair, Fair +, Average, Average +, Good, Good +, Very Good, Very Good +, Excellent, Excellent +, and Exceptional are in the drop down and are descriptions based on the quality of workmanship of the residence. The Quality Check List should be used to make your quality decision. Reference the latest QCL program on your computer. Older descriptions and pictures are in the Standard Construction Quality Grades section of this handbook.

Quality Adj.

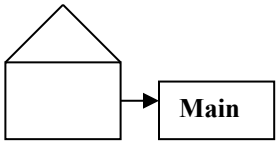
Do not use.

Condition

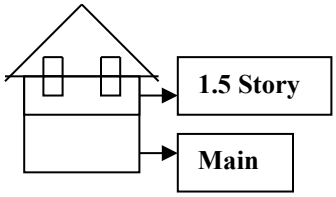
Condition choices of Excellent, Very Good, Good, Average, Fair, Poor, Very Poor, and Salvage Value are in the drop down and are based on the condition of the residence. The descriptions and pictures are in the Residential Standards and Data Definitions Book listed by each individual condition. **This book is to be used as the standard for determining the condition.**

Number Stories

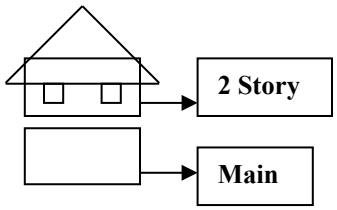
1 Story – includes one main level.



1.5 Story – includes one main level and an upper level where the eves of the roof stop below or midway to the upper story windows. INPUT AS 2 STORIES



2 Story - includes one main level and an upper level that is full, the eves of the roof will stop above the upper story windows.



Year Built

The year the residence was built.

Effective Year Built (Eff Year Built)

The explanation of effective age and economic life and how it is utilized within Sigma is listed in the Residential Standards and Data Definitions Book. A baseline effective age for all residential properties in the county has been set based on sales of like properties. Do not change the effective age listed in this field - Unless a MAJOR remodel has taken place, in which case you should notify your supervisor.

Main Finished Area (Main Fn Area)

The total size of the main level that is finished is listed in this field. (see Unfinished Area)

Upper Finished Area (Upper Fn Area)

The total size of the upper level that is finished is input in this field. (see Unfinished Area)

Additional Finished Area (Addl Fn Area)

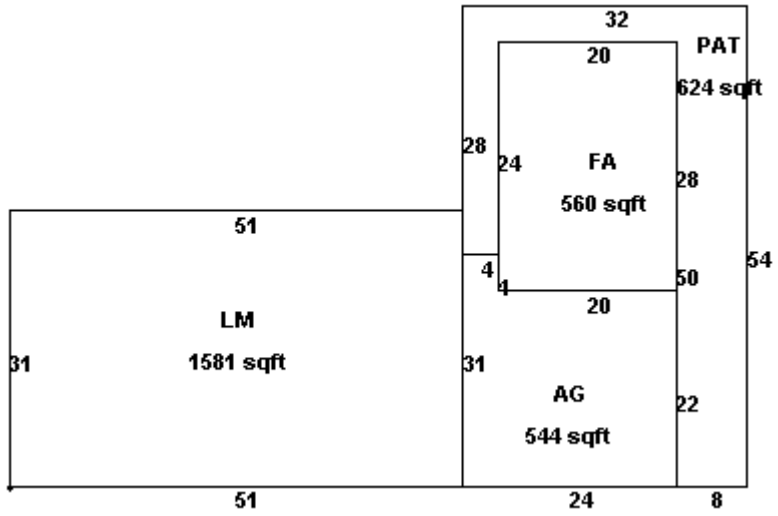
This field does not add additional cost for roofing, so it should be used mainly for extra area under an existing roof (such as the garage roof). This field is generally used for bonus rooms above a garage. This area is accessible only by its own set of stairs. Use the **Add Fn Qual** field to identify the quality. If unfinished, use Lo-cost quality.

1 story homes – Usually is a bonus room over the garage. Use **Addl Fn Area** for these bonus rooms. Identify the quality level in the **Addl Fn Qual** field.

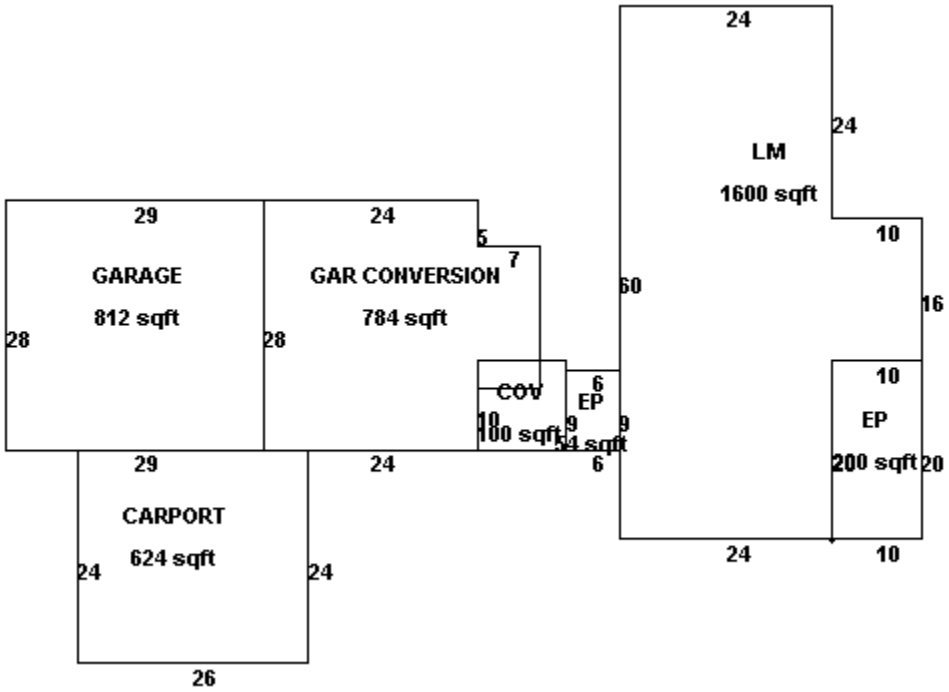
2 story homes – use **Addl Fn Area** for bonus rooms that cannot be accessed from the upper living area. If accessible from the upper area, input as upper area (may be unfinished area instead).

NOTE: A 1 story home may have an Attached Garage with a bonus room above. A 2 story home may have an "Attached Garage" with a bonus room above or a "Built in Garage" with "Upper" living area above it.

Addl Fn Area is also used for additions or areas attached to the main body of the residence or attached garage, but not accessible through the living area of the home. An example being an exercise room added to the end of the garage, accessible only through the garage or an outside door. These additions/conversions are generally of lesser quality and should be input accordingly.



If the area in question does not share any common walls with the main body of the home or attached garage, it would be treated as a separate structure and classified appropriately. The example below shows a manufactured home and a detached garage. A portion of the garage has been converted to an apartment. The two structures are partially connected by a covered entry, but don't share a common wall.



Residential Additions

Many homes have additions built, sometimes years after the original build date. If the addition is the same quality as the original house, just add the total living area together as **Main Fn Area**. If the addition is of a different quality level than the original home, recalculate the Quality Check List to determine if the addition changes the "overall" quality for the home. Save the Quality Check List and add notes to support your new quality rating.

Some additions may be unfinished. The total area of the addition should be added to the **Main Fn Area** and the portion that is unfinished should also be input in the **Unfin Area** field. Other additions may be better described and valued as Enclosed Porch or Attached Storage. Refer to the proper section of this handbook to determine if either of these classifications better describe the addition.

How does an addition, rebuild or update affect condition, quality and effective age?

Quality and condition are overall ratings. Use the Quality Check List to determine the overall quality of a residence. You have the flexibility to enter a different quality (if applicable) for basements and areas that are designated as Additional Finished Area. Other areas such as small additions, garages and recreational rooms may have a lesser quality finish on their own merits, but would only have a minimal effect on the overall quality/value of a home. Use the Quality Check List to determine an overall Quality for the residence.

Use the "Condition" chapter of the Residential Handbook to determine the overall condition of the residence. There is a chart indicating items that would normally be replaced or updated during certain phases of a home's life expectancy. In most cases, we will not get this information from the tax payer and we won't get an interior inspection. In most homes, there will be areas in lesser condition than the majority of the home. Because we aren't able to thoroughly inspect every room in a home, let alone see the inside at all, we must use our best estimate of condition from the information available. Often this is a view from the street. This is completely acceptable and is the norm for mass appraisal.

Condition is the main characteristic to adjust for updates. New roofing, siding, windows, paint, floor coverings, cabinets, wiring and replacement of a furnace or heat pump can all be taken into account with an upgraded condition. If the items are being replaced with superior products, be sure to check your Quality Check list for a possible adjustment in quality.

Effective Age is a number that points to a predetermined depreciation table. The effective age of a residence depends on the original year built and is found on the Effective Age Chart. A separate chart has been developed for personal property mobile homes. Manufactured homes listed as a residence on a real parcel use the residential Effective Age Chart. Cabin (CA) building styles are exempt from the Effective Age Chart along with the White Pass Condos.

Large additions or complete rebuilds of a residence may create a need for adjustments in quality, condition and possibly effective age. Both of these situations would require a new look at overall quality and condition. Effective Age deviations will only be changed by a supervisor and only under certain conditions. If you have a question in this area, check with your Supervisor.

A rebuild using only the original foundation of the home should use a "year built" and "effective age" like a new residence. Quality and condition should be adjusted accordingly.

Again, if you aren't sure what to do, ask your immediate supervisor. Be sure to always add notes supporting conditions and/or quality changes that may not be apparent from a simple review of the characteristics.

Addition Finish Quality (Addl Fn Qual)

The quality of the Additional Finished Area utilizes the same standards as determining the quality of the overall residence. Use Lo-cost if unfinished.

Unfinished Area

This field is for the square footage of a portion of the residence (main or upper) that is unfinished. It is listed separately from the finished main and finished upper areas. Do not use this field for Addl Fn area that is not finished, only for main and upper floors.

Foundation

Listed within the drop down are the different types of substructure that are under a residence.

Basement Area (Bsmt Area)

This field is for the total square footage of the basement, finished or unfinished.

Finished Basement Area (Fn Bsmt Area)

This field is for the square footage of the finished area of the basement. A finished basement could be the total square footage or a portion of the total square footage of the basement. A finished basement is described as having a finished covering on the walls, ceiling and floor.

Finished Basement Quality (Bsmt Quality)

The quality choices in the drop down utilize the same standards as determining the quality of the overall residence.

Daylight Basement (Daylight Bsmt)

A Daylight Basement is normally built on a sloping site where the foundation walls are partially exposed to allow for the installation of windows and a door. The exposed portion of the basement wall typically includes an exterior finish on the exterior of standard concrete or masonry wall construction.

The field is a Yes if it is a Daylight basement or No if it is not.

Attic Area

This field is for the square footage of attic space available.

Finished Attic Area (Fn Attic Area)

This field is for the square footage of finished attic area. A finished attic is described as having a finished covering on the wall, ceiling, and floor.

Exterior Wall Type (Ext Wall Type)

The selections of exterior wall siding are listed in the drop-down. Wood siding, Vinyl, Common Brick, Brick Veneer, Concrete Block, Log, Dryvit, Textured 111, Stucco, Aluminum, Hard Board, Shingles, and Stone are available.

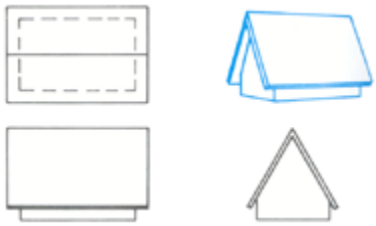
Masonry Trim

This drop down includes two different types of exterior trim, brick and stone.

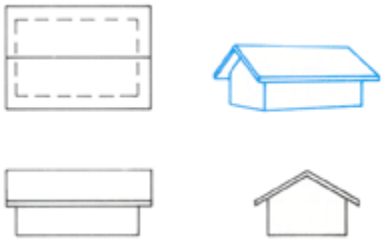
Roof Type

This drop down includes the different roof styles of Flat, Gable, Hip, Gambrel, Mansard, Shed, and Dutch are available.

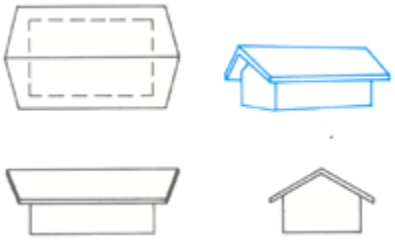
A-frame Roof: The A-frame provides not only a roof but the walls as well. Originally, it was used for cottages, but in recent years has been applied to homes, churches, and other structures.



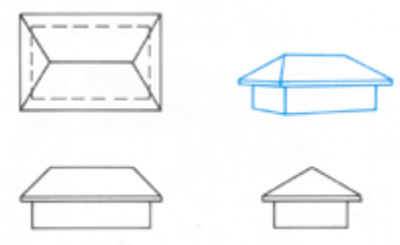
Gable Roof: The gable roof is a very popular type of roof. The gable roof is easy to build, sheds water well, provides for ventilation, and is applicable to a variety of house shapes and designs.



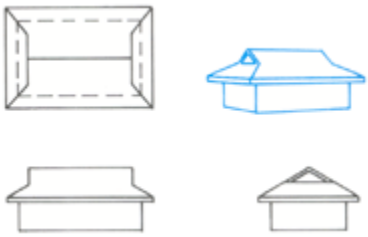
Winged Gable: The winged gable is a standard gable with each end drawing to more of a point. It serves the same purpose as the gable, just slightly different in appearance.



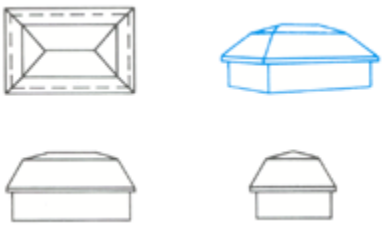
Hip Roof: The hip roof is slightly more difficult to build than a gable roof, but is still a popular choice. It does not provide for ventilation as well as some other roof designs and increases the chance for leakage due to the hips and valleys



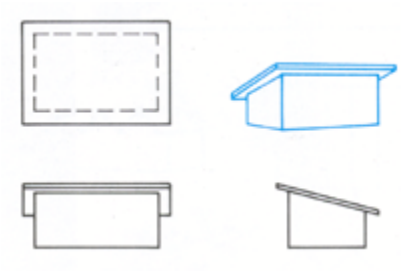
Dutch Hip Roof: The Dutch hip is similar in design to the traditional hip with the exception of what looks like a gable on top. This provides for increased ventilation.



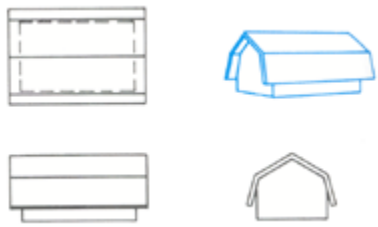
Mansard Roof: The mansard roof is gaining in popularity after being used infrequently for several years. Originally it is a French design and is more difficult to build than the hip or the gable



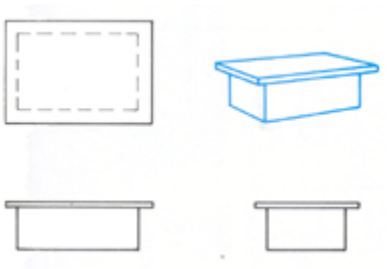
Shed Roof: A shed roof is similar to a flat roof, but has more pitch. It is frequently used for additions to existing structures or in combination with other roof styles. A built-up roof is generally required unless the roof has a pitch of over 3:12 (three feet of rise for each 12 feet of run)



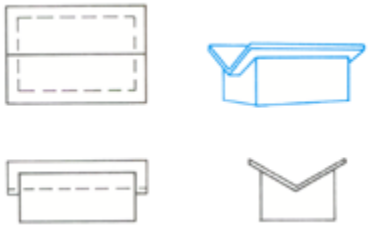
Gambrel Roof: The Gambrel roof is sometimes referred to as a barn roof, because this type of roof is primarily used on barns. It provides additional headroom needed for the Dutch colonial.



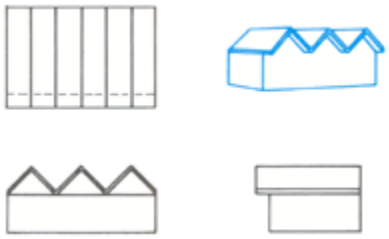
Flat Roof: A flat roof is the most economical roof to build, but does not add much to the design of most houses. It requires a "built-up roof covering rather than conventional shingles. A built-up roof consists of layers of roofing, felt, tar topped with gravel. Actually, most so-called flat roofs are pitched 1/8 to 1/2 in per foot to aid in drainage. The flat roof is popular in warmer areas of the country where wide overhangs are desirable for shade and where little or no snow falls.



Butterfly Roof: The butterfly roof has the advantage of providing plenty of light and ventilation. However, drainage is a problem. Flashing should extend far up each slope along the valley to prevent leaking.



Folded Plate: The folded plate roof is a contemporary design, which is rarely used in residential homes. However, it was quite popular for motels and small commercial buildings. Modular, prefabricated roof units were being produced.



Roofing

This drop down includes the different roof materials of Clay-Tile, Composition, Metal, Other - MF (which is a metal roof typically found on Pre-HUD manufactured homes), Roll Roofing, Shake, Slate, Tar-Gravel, and Wood Shingle.

Floor

This drop down includes the different floor covering materials of Asphalt, Carpet over concrete, Dirt, Carpet, Concrete slab, Tile, Vinyl, Wood, and Laminate.

Heat Type

This drop down includes the different heat types of heat sources, including Baseboard, Radiant, Electric Radiant, Forced Duct, Heat Pump, Hot Water, None, Radiant, Solar, and Space Heat.

Baseboard Heat - typically electric, without a fan, that runs along the bottom of the wall.

Radiant Heat: Some radiant heaters include a fan, which circulates air around the heating unit, thus warming by convection as well as by radiation. Another type consists of a plate or tube of heat-resistant glass or quartz in which resistance wires are embedded. The entire plate or tube is warmed by the wires and gives off radiant heat. Electric steam radiators are sometimes used to supplement other heating systems. These radiators are miniature steam-heating systems in which an electrical-heating unit generates enough steam to warm a small conventional radiator partially filled with water. No pipe connections are necessary, and the units can be moved from place to place and plugged into any electrical outlet. Radiators filled with oil that is heated electrically are also available.

Electric Radiant - Radiant, or panel, heating systems, which create a nearly uniform room temperature, are not visible to occupants of the room because an entire wall or floor is used as the radiating unit instead of vents.

Forced Duct – any type of heating system that uses a duct system throughout the house to distribute the heat.

Heat Pump - A system designed to provide useful heating and cooling, and its actions are essentially the same for either process. Instead of creating heat, as does a furnace, the heat pump transfers heat from one place to another and discharges it like furnaces; thermostats control most heat pumps. The unit is located outside.

Mini Heat Pump – Sometimes called a "mini-split" the main difference from a regular Heat Pump is that this is ductless. They are small in size, make good retrofit add-ons to rooms with non-ducted heating systems (such as hot water heat, radiant panels, and space heaters). Their flexibility and ease of installation is a significant advantage for heating and cooling individual rooms.

Hot Water - In the first hot-water heating systems the waters of natural hot springs reputedly were used as a source of heat. Modern systems of this type employ a boiler, in which water is heated to a temperature of from 60° to 83° C (140° to 180° F). The water is then circulated by means of pipes to radiators located in the various rooms. Pressure and gravity can accomplish circulation of the hot water, but forced circulation using a pump is more efficient because it provides flexibility and control.

Solar - A common method employed uses roof panels with built-in water circuits. The water, heated by the sun, then flows into insulated tanks or pools located elsewhere in the house; this water becomes a source of heating for the house. In colder climates, a supplementary heat source for the water is usually provided. A number of such systems are in successful operation, particularly in areas where the weather is not severely cold. Proper placement of the glazing in any house can also greatly reduce the heating need from fuels or electric power in winter.

Space Heater - Houses lacking central-heating systems are equipped with various types of portable and semi-portable heating devices, many of which can be moved from room to room as needed.

Fuel Type

The source of fuel used to operate the heating system in the residence.

Central Air

Yes – the residence has an air condition unit.
No – the residence does not have an air condition unit.

Wood Stove

The number of wood stoves is input into this field.

Masonry Fireplace (Msny Fireplace)

The number of fireplaces is input into this field.

Prefab Fireplace

The number of gas fireplaces and zero clearance not chimneys only a pipe, is input into this field.

Land Record ID (Land RecId)

Do not use.

Number Families

Do not use.

Number Rooms

Do not use.

Number of Bedrooms (Num Bedrooms)

The total number of bedrooms is input into this field. A bedroom needs to have a closet and if it is located in a basement, legal sized windows.

Baths

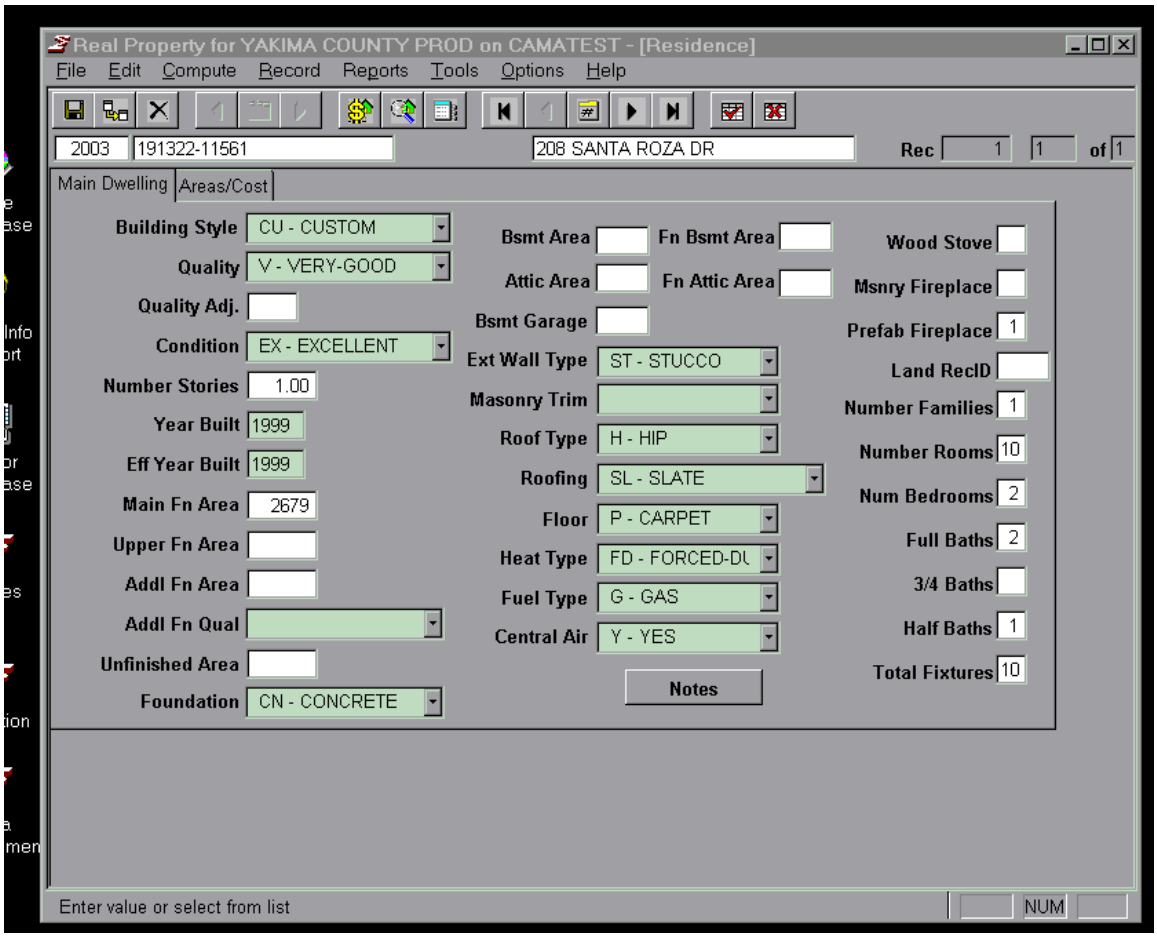
A basic full bath is: 1 toilet, 1 bathroom sink, 1 tub or a tub/shower combination.

A basic ¾ bath is: 1 toilet, 1 bathroom sink, and shower.

A basic ½ bath is: 1 toilet, 1 bathroom sink or shower.

Total Fixtures

Fixture count is based on fixtures on trap. A utility sink, kitchen sink, 2nd sink in a bathroom, bar sink, a separate shower stall in a full bath, or hot water heater, adds 1 fixture each. Multiple shower-heads in the same shower do not increase the fixture count.


Real Property for YAKIMA COUNTY PROD on CAMATEST - [Residence]
File Edit Compute Record Reports Tools Options Help
2003
191322-11561
208 SANTA ROZA DR
Rec 1 1 of 1
Main Dwelling
Areas/Cost
Building Style CU - CUSTOM
Quality V - VERY-GOOD
Quality Adj.
Condition EX - EXCELLENT
Number Stories 1.00
Year Built 1999
Eff Year Built 1999
Main Fn Area 2679
Upper Fn Area
Addl Fn Area
Addl Fn Qual
Unfinished Area
Foundation CN - CONCRETE
Bsmt Area
Fn Bsmt Area
Attic Area
Fn Attic Area
Bsmt Garage
Ext Wall Type ST - STUCCO
Masonry Trim
Roof Type H - HIP
Roofing SL - SLATE
Floor P - CARPET
Heat Type FD - FORCED-DU
Fuel Type G - GAS
Central Air Y - YES
Notes
Wood Stove
Msnry Fireplace
Prefab Fireplace 1
Land RecID
Number Families 1
Number Rooms 10
Num Bedrooms 2
Full Baths 2
3/4 Baths
Half Baths 1
Total Fixtures 10
Enter value or select from list
NUM

Residence Screen

Area/Cost

Attached Areas

Carport Square Footage (Carport Sq Ft)

An open–sided automobile shelter sometimes formed by extension of a roof from the side of the building.

Attached Garage Square Footage (Att Garage Sq Ft)

A main level garage with at least one common wall to the residence.

Built in Garage

A main level garage with at least one common wall to the residence and a portion of the square footage recesses under living area. Also use Built in Garage for "Basement garages.

Garage Spaces – Enter the number of garage stalls in this field.

Covered Porch Sq Ft

An open area in front, back, or surrounding the main outside wall structure of the residence. It is part of the house design. The roofline is of the same material and design as residence roof.

Open Porch Sq Ft

A floor extending beyond the exterior walls of a residence. All three sides are open.

Enclosed Porch Sq Ft

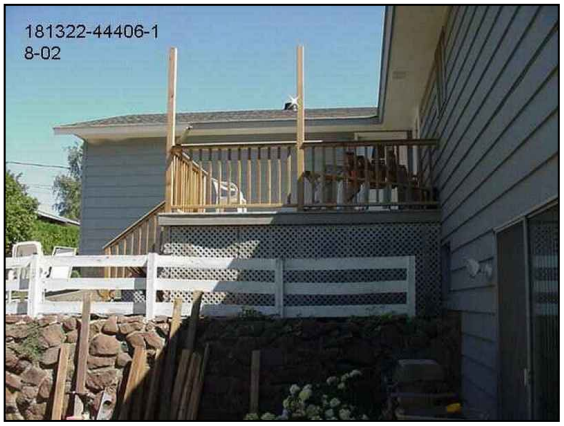
An area of the residence enclosed with walls and glass windows. It is part of the house design, but this area may not be finished or have heat.

Screen Porch Sq Ft

An area of the residence enclosed with walls and screen windows. It may be part of the house design, but there may be no finish or heat in this area.

Wood Deck Sq Ft

A flat wood floored area extending from the residence.



Patio Sq Ft

An opened paved area that extends from the residence.

Cover Sq Ft

A covered area with a separate roof extending from a residence.

Breezeway Sq Ft

A covered and sometimes enclosed walkway. Commonly used to connect a garage to a house. Quality is the same at the rest of the house. Continuous roof and flooring.

Interior or Exterior Courtyard

An open space surrounded by walls or buildings, within a building such as a large house. An interior Courtyard is to be input as a Breezeway.

Att Storage Sq Ft

A storage area attached to the house. Has an outside entrance.

Balcony Sq Ft

A platform extending from a second story, enclosed with a railing.

Misc Info

Miscellaneous Attached Structure (Misc Att Str)

Do Not Use.

Miscellaneous Structure Value (Misc Str Value)

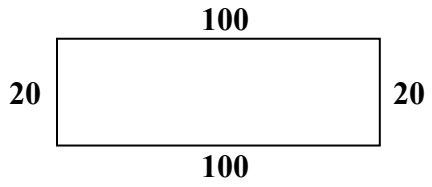
Do Not Use.

In Pool Type

Used for a pool inside a house.

In Pool Perimeter (In Pool Perm)

Is the measurement of each side added together and input into this field. The total perimeter on the example below would be 240.



The room surrounding the pool will be input as enclosed porch, in order to calculate the value of the roof, walls, etc. Please ensure that notes are sufficient to explain to another appraiser what has occurred.

Pool Heat

Yes – the pool is heated
No – the pool is not heated

Pool Cover

Yes – Electrically controlled pool cover usually on a roller system.
No – the pool does not have an electrically controlled pool cover.

Spas

Number of permanently attached spas is input into this field.

Mvt Parcel

Do not use.

Mvt Land Nbr

Do not use.

Interest Pct

Do not use.

P Xmpt Val

Do not use.

Exempt Flag

Do not use.

Cost Calculation

Replacement Cost New (RCN)

The replacement cost of a building is the total cost of construction required to replace the subject building with a substitute of like or equal utility using current standards of materials and design. These costs include labor, materials supervision, entrepreneurial profit and overhead, architects' plans and specifications, sales taxes and insurance.

Replacement Cost New Less Depreciation (RCNLD)

Replacement Cost New Less Depreciation – the individual cost of each component in the residence totaled together and the depreciation is applied based on the age of the building.

Physical Percentage Good (Physical % Good)

Do Not Use - A percentage input into this field will override the depreciation table percentage. This is only used (WITH NOTES) for unique situations after consulting with your Lead appraiser.

Economic Percentage Good (Economic % Good)

Do Not Use - A percentage input into this field is in addition to the depreciation table percentage. This field is only used for Neighborhood Adjustments.

Functional Percentage Good (Functional % Good)

Do Not Use - A percentage input into this field is in addition to the depreciation table percentage. This is only used (WITH NOTES) for unique situations after consulting with your Lead appraiser.

Percentage Complete (Pct Complete)

Use in conjunction with New Construction - The percent finished of the residence. Used only when a residence is partially finished.

Appraiser ID

Assigned appraiser identification number.

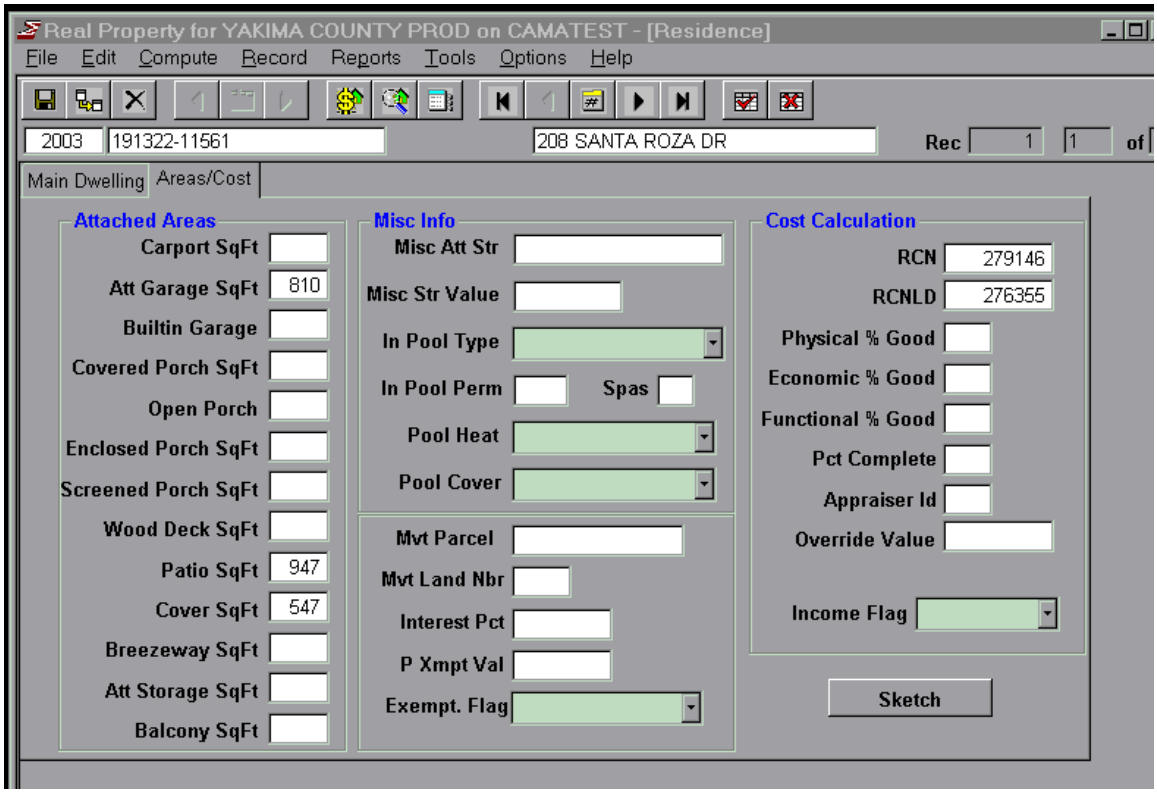
Override Value

Do Not Use - An amount that is input to override the RCNLD, it is a lump sum amount.

Income Flag

Yes – Sigma will add the cost of this structure to the income value on the Valuation Screen under Economic Income Info in the field Added Bldg.

No or blank – Sigma will not add the cost of the structure to the income value on the Valuation Screen.



Detached Structures

Detached Structures

Appraiser's Responsibility - The appraiser is responsible for the verification and maintenance of all the characteristics on the Detached Structures screen.

Land Record ID (Land RecId)

Do Not Use.

Structure

The choices in the drop down are the names of the detached structure types. The descriptions and pictures are in the Detached Structure Identification Guide. **This book is to be used as the standard for determining the classification of the detached structure.**

Quality

The quality choices of Low, Fair -, Fair, Fair +, Average, Average +, Good, Good +, Very Good, Very Good +, Excellent, Excellent +, and Exceptional are in the drop down and are descriptions based on the quality of workmanship of the structure. The descriptions and pictures are in the Detached Structure Identification Guide. **This book is to be used as the standard for determining the quality of the detached structure.**

Quality Adj.

Do not use.

Condition

Condition choices of Excellent, Very Good, Good, Average, Fair, Poor, Very Poor, and Salvage Value are in the drop down and are based on the condition of the structure. See the condition section of the Residential Standards and Data Definitions Book for descriptions of each individual condition rating.

Construction

The choices of material used to frame the structure are listed in the drop-down.

Construction Type (Const Type)

The choices from type of construction are listed in the drop-down.

Foundation

The choices from the different types of substructure are listed in the drop-down.

Exterior Wall Type (Ext Wall Type)

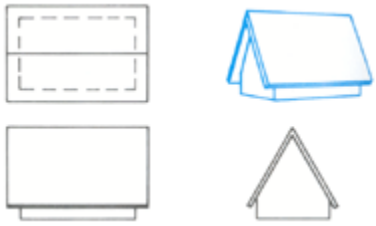
The choices from the different types of wall material available that was used for construction are listed in the drop-down.

Roof Type

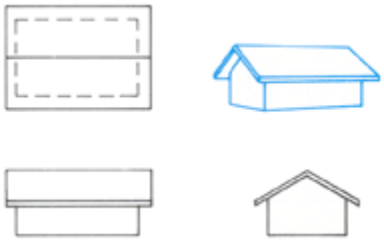
The choice of the different types of roof style available used in the construction of the structure. These are the same roof type selections listed in the Residential section.

Flat – Gable – Hip – Gambrel – Mansard – Shed

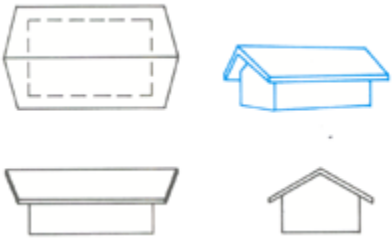
A-frame Roof: The A-frame provides not only a roof but the walls as well. Originally, it was used for cottages, but in recent years has been applied to homes, churches, and other structures.



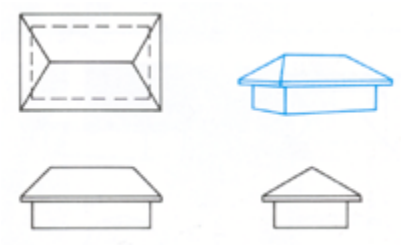
Gable Roof: The gable roof is a very popular type of roof. The gable roof is easy to build, sheds water well, provides for ventilation, and is applicable to a variety of house shapes and designs.



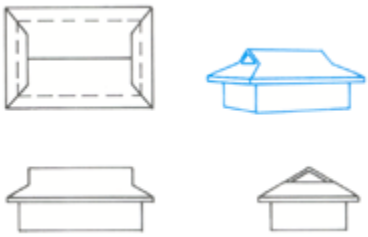
Winged Gable: The winged gable is a standard gable with each end drawing to more of a point. It serves the same purpose as the gable, just slightly different in appearance.



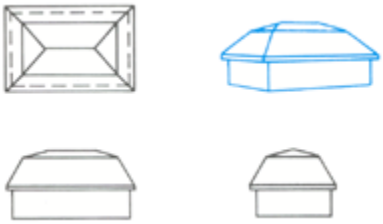
Hip Roof: The hip roof is slightly more difficult to build than a gable roof, but is still a popular choice. It does not provide for ventilation as well as some other roof designs and increases the chance for leakage due to the hips and valleys.



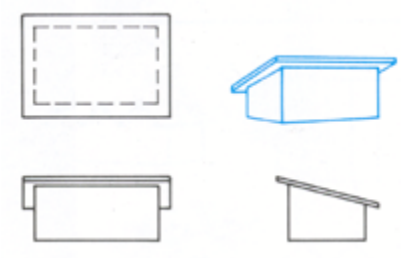
Dutch Hip Roof: The Dutch hip is similar in design to the traditional hip with the exception of what looks like a gable on top. This provides for increased ventilation.



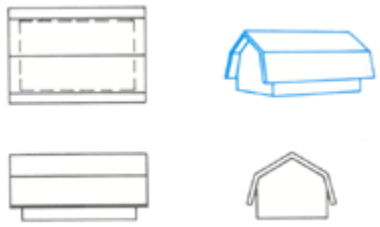
Mansard Roof: The mansard roof is gaining in popularity after being used infrequently for several years. Originally it is a French design and is more difficult to build than the hip or the gable.



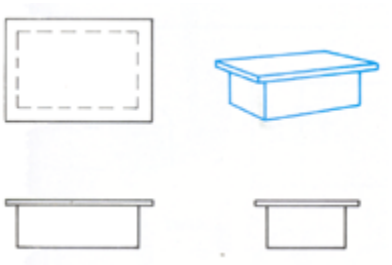
Shed Roof: A shed roof is similar to a flat roof, but has more pitch. It is frequently used for additions to existing structures or in combination with other roof styles. A built-up roof is generally required unless the roof has a pitch of over 3:12 (three feet of rise for each 12 feet of run).



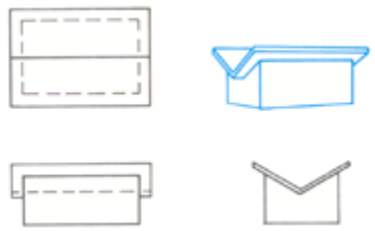
Gambrel Roof: The Gambrel roof is sometimes referred to as a barn roof, because this type of roof is primarily used on barns. It provides additional headroom needed for the Dutch colonial.



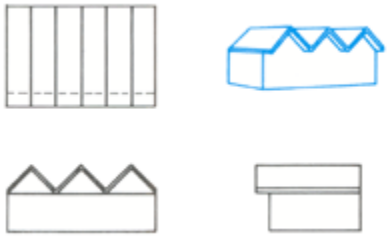
Flat Roof: A flat roof is the most economical roof to build, but does not add much to the design of most houses. It requires a "built-up roof covering rather than conventional shingles. A built-up roof consists of layers of roofing, felt, tar topped with gravel. Actually, most so-called flat roofs are pitched 1/8 to 1/2 in per foot to aid in drainage. The flat roof is popular in warmer areas of the country where wide overhangs are desirable for shade and where little or no snow falls.



Butterfly Roof: The butterfly roof has the advantage of providing plenty of light and ventilation. However, drainage is a problem. Flashing should extend far up each slope along the valley to prevent leaking.



Folded Plate: The folded plate roof is a contemporary design, which is rarely used in residential homes. However, it was quite popular for motels and small commercial buildings. Modular, prefabricated roof units were being produced.



Roof

The choice from the different types of roofing materials available that was used in the construction of the structure.

Asbestos-Shingles - an incombustible, chemical resistant, fibrous mineral used for fireproofing and electrical insulation.

Asphalt-Shingles - a brownish-black solid roofing material laid in overlapping rows to cover the roof

Clay-Tile - a fine grained, firm earth that hardens when heated laid in rows to cover a roof.

Composition

Metal - an element that usually has a shiny surface lay in sheets to cover a roof.

Roll-Roofing

Shake - Hand-split cedar shingles with a rough surface

Slate - a fine-grained rock that splits into thin smooth-surfaced layers used for roofing

Tar-Gravel

Wood-Shingle

Floor

The choice from the different types of roofing materials available that was used in the construction of the structure.

Year Built

The year the structure was built.

Effective Year Built (Eff Year Built)

The explanation of effective age and economic life and how it is utilized within Sigma is listed in the Residential Standards and Data Definitions Book. A baseline effective age for all residential properties in the county has been set based on sales of like properties. **Do not change the effective age listed in this field.**

Measure 1 - input the width in this field.

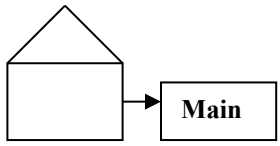
Measure 2 - input the length in this field.

Sigma will calculate the main floor square footage by multiplying the length by the width.

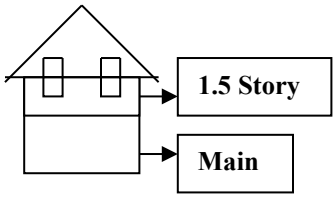
If the detached structure is irregular in shape input the total square footage into the measure 1 field.

Number Stories

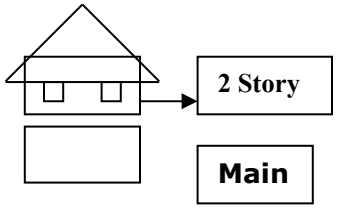
1 Story – includes one main level



1.5 Story – includes one main level and an upper level where the eves of the roof stop below or midway to the upper story windows. Input as 2 stories.



2 Story - includes one main level and an upper level that is full, the eves of the roof will stop above the upper story windows.



Main Finished Area (Main Fn Area)

The total square footage of the main level is input in this field.

Upper Finished Area (Upper Fn Area)

The square footage of the upper level is input in this field.

Total Fixtures

A basic full bath is: 1 toilet, 1 bathroom sink, 1 tub or a tub/shower combination

A basic ¾ bath is: 1 toilet, 1 bathroom sink, and shower

A basic ½ bath is: 1 toilet, 1 bathroom sink or shower

Total Fixtures

A utility sink, kitchen sink, 2nd sink in a bathroom, bar sink, a separate shower stall in a full bath, or hot water heater, adds 1 fixture each.

Wood Stove

The number of wood stoves is input into this field.

Pool Heat

Yes – has heat.
No – does not have heat.

Pool Cover

Do Not Use.

Exempt Flag

Do Not Use.

Physical Percentage Good (Physical % Good)

Do Not Use - A percentage input into this field will override the depreciation table percentage. This field may be used in mass for a size adjustment for larger structures.

Functional Percentage Good (Functional % Good)

Do Not Use - A percentage input into this field will override the depreciation table percentage. Use only with permission from your Lead appraiser for functional obsolescence.

Economic Percentage Good (Economic % Good)

Do Not Use - A percentage input into this field will override the depreciation table percentage. This field may be used in mass for NBHD adjustments.

Percentage Complete (Pct Complete)

The percent finished of the structure. Used only when a structure is partially finished.

Cost Calculation

Replacement Cost New (RCN)

The replacement cost of a building is the total cost of construction required to replace the subject building with a substitute of like or equal utility using current standards of materials and design. These costs include labor, materials supervision, entrepreneurial profit and overhead, architects' plans and specifications, sales taxes and insurance.

Replacement Cost New Less Depreciation (RCNLD)

Replacement Cost New Less Depreciation – the individual cost of each component in the residence totaled together and the depreciation being applied based on the age of the building and the condition.

Appraiser ID

Assigned appraiser identification number.

Override Value

Do Not Use - An amount that is input to override the RCNLD, it is a lump sum amount.

Interest Pct

Do not use.

Mvt Parcel

Do not use.

Mvt Land Nbr

Do not use.

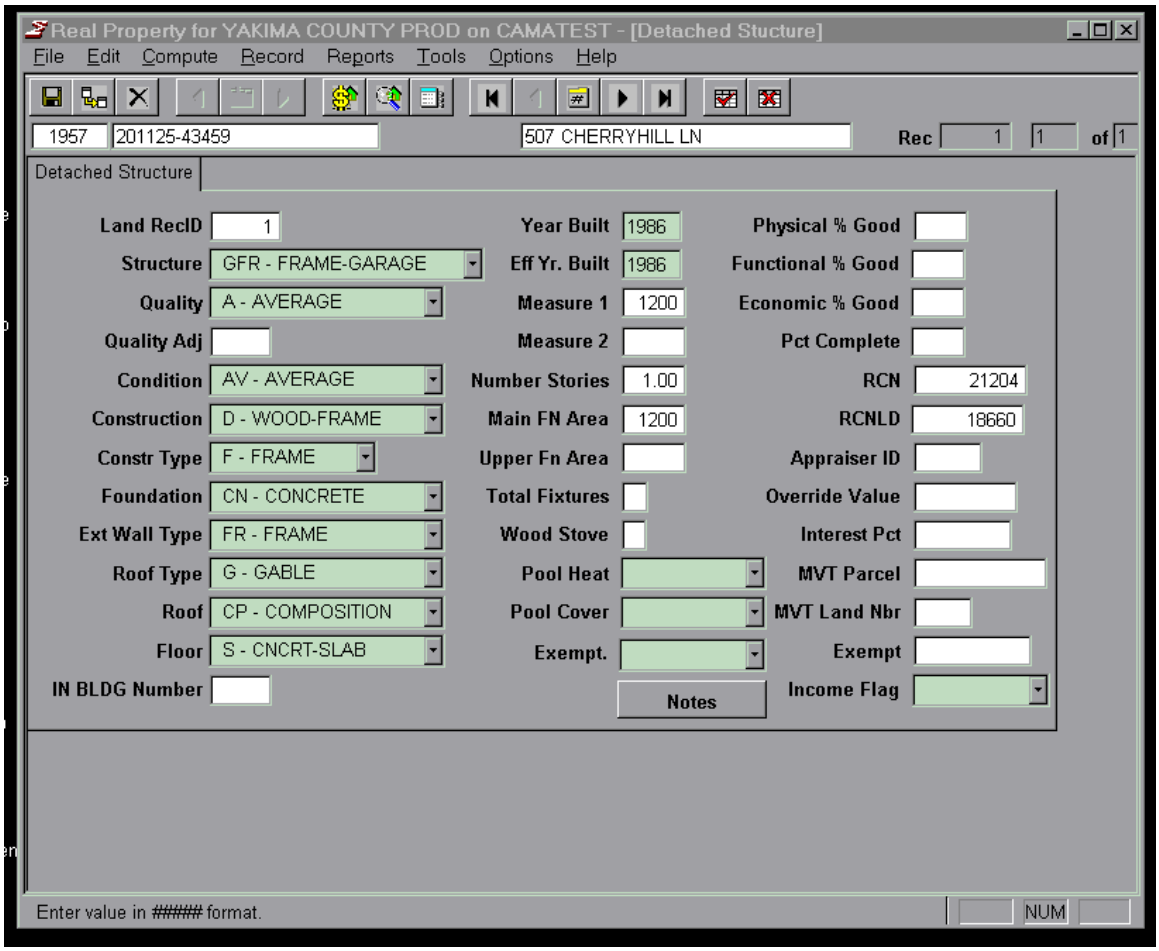
Exempt Flag

Do not use.

Income Flag

Yes – Sigma will add the cost of this structure to the income value on the Valuation Screen under Economic Income Info in the field Added Bldg.

No or blank – Sigma will not add the cost of the structure to the income value on the Valuation Screen.


Real Property for YAKIMA COUNTY PROD on CAMATEST - [Detached Stucture]
File Edit Compute Record Reports Tools Options Help
1957
201125-43459
507 CHERRYHILL LN
Rec 1 1 of 1
Detached Structure
Land RecID 1
Structure GFR - FRAME-GARAGE
Quality A - AVERAGE
Quality Adj
Condition AV - AVERAGE
Construction D - WOOD-FRAME
Constr Type F - FRAME
Foundation CN - CONCRETE
Ext Wall Type FR - FRAME
Roof Type G - GABLE
Roof CP - COMPOSITION
Floor S - CNCRT-SLAB
IN BLDG Number
Year Built 1986
Eff Yr. Built 1986
Measure 1 1200
Measure 2
Number Stories 1.00
Main FN Area 1200
Upper Fn Area
Total Fixtures
Wood Stove
Pool Heat
Pool Cover
Exempt.
Notes
Physical % Good
Functional % Good
Economic % Good
Pct Complete
RCN 21204
RCNLD 18660
Appraiser ID
Override Value
Interest Pct
MVT Parcel
MVT Land Nbr
Exempt
Income Flag
Enter value in ##### format.
NUM



Detached Structure Identification Guide

Updated May 2019

Barns and Livestock

2 ARN - Arena
4 BAR - Barn-no loft
6 BFS -Free Stall Barn
7 BNL - Barn w/loft
8 CBN - Commodity Barn
9 CWS - Cow Shade
10 FDT - Feed Tank**
10 FSM – Feed Station/Manger
11 GRB – Grain Bin
11 GRW – Grain Auger **
12 HYC – Hay Cover
12 LFS – Loafing Shed
13 LNT – Lean-to

Dairy

14 MKC – Milk Cooler**
14 MKP – Milk Parlor
15 MST – Milk Stall**

Hops

15 HBL – Hop Baler**
16 HPK – Hop Kiln (discontinued)
16 HPL – Hop Layer**
16 HPP – Hop Picker**
17 HPS-Hop Picker Shed (discon.)

** Personal property only

Pools

18 PHC – Heated GTE/CNC
18 PHF – Heated Fiberglass
18 PHV – Heated Vinyl
18 PLF – Pool Fiberglass
18 PLG – Pool Gunite/Concrete
18 PLV – Pool Vinyl
18 PLA-Pool House (discontinued)
18 SPA - Spas

General

19 CRT - Carport
21 DEK - Wood Deck
21 GAR - Garage
21 GBR - Garage - Bonus
24 GZB - Gazebo
25 MTP - Multi-purpose room
27 MTS - Mint Still**
27 PTC - Patio Concrete
28 STS - Storage Shed
29 TNC - Tennis Court
30 UNQ - Unique
30 UTB - Utility Building

37 Light Industrial Shell input

31 **Coast to Coast structures**

Commercial only

31 CLT - Cell Tower
31 CGH - Greenhouse
32 CLB - Clubhouse
32 CRM - Crematorium
32 CVR - Canopy - Cover
33 CWR – CC - Reservoir
34 FC6 – Fence -Chainlink-6'
34 LUM – Lumber storage
34 MCS – Machine Shed
34 MCR – Mausoleum - crpt
34 MNI - Mausoleums - nich
34 MGF – Mini-Golf
34 MHP – Mobile Home Park
34 NZL – Bulk Oil Nozzle
34 PVA – Paving Asphalt
34 PVC – Paving Concrete
35 SCA - Scale**
35 SHP - Shop
36 SLS – Silo-steel
37 STP – Sewage Treatment Plant
37 TNK - Tanks
37 TRV - RV Trailer park
37 UFT - Underground Fuel Tank

Barns & Livestock structures

ARN-Arena…. An outdoor, covered area where a horse is worked. Riders practice their equitation under these large covers which are sometimes lit and may include stalls, tack rooms, a bathroom and hay storage. Low quality examples are of wood pole construction with minimal amenities. Average and higher quality arenas will have fully enclosed walls, seating areas and many of the extras listed earlier. Input length and width in measure 1 and 2.

*Larger units or those used for public events will need to be input as a commercial structure.

Lo-cost…. bare minimum covered arena.

Fair…partial side walls-(upper enclosed seating-lower gar–input as separate 2 story gar).

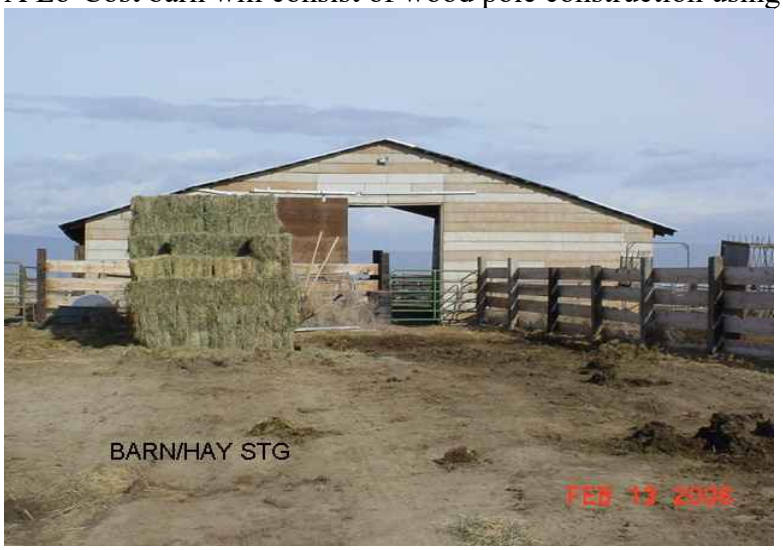
Fair+….similar to Fair example above, but with steel frame and partial walls all around.

Average or better- completely enclosed. A good rating would include adequate lighting, water service and feed/tack rooms. Depending on the size, this may need to be valued as a light industrial shell.

BAR-Barn No loft…Category includes pole or framed barns. These structures are used to shelter livestock, store hay or other feed and store farm related equipment and materials. Use the Barn designation for all structures of this type, including Hobby Stables. Quality level is dictated by quality of materials and finish, height, and other amenities such as level of electrical service, multiple stalls, finished areas (tack rooms, office or bathrooms), and concrete floors. Input length and width in measure 1 and 2.

Coast to Coast barn. Pre-fab steel construction. Input at Lo-cost with a 50% functional

A Lo-Cost barn will consist of wood pole construction using minimal quality roofing.



Average…framed-concrete foundation-open design inside.

Good Hobby Barn…electrical- tack room-better than average materials.

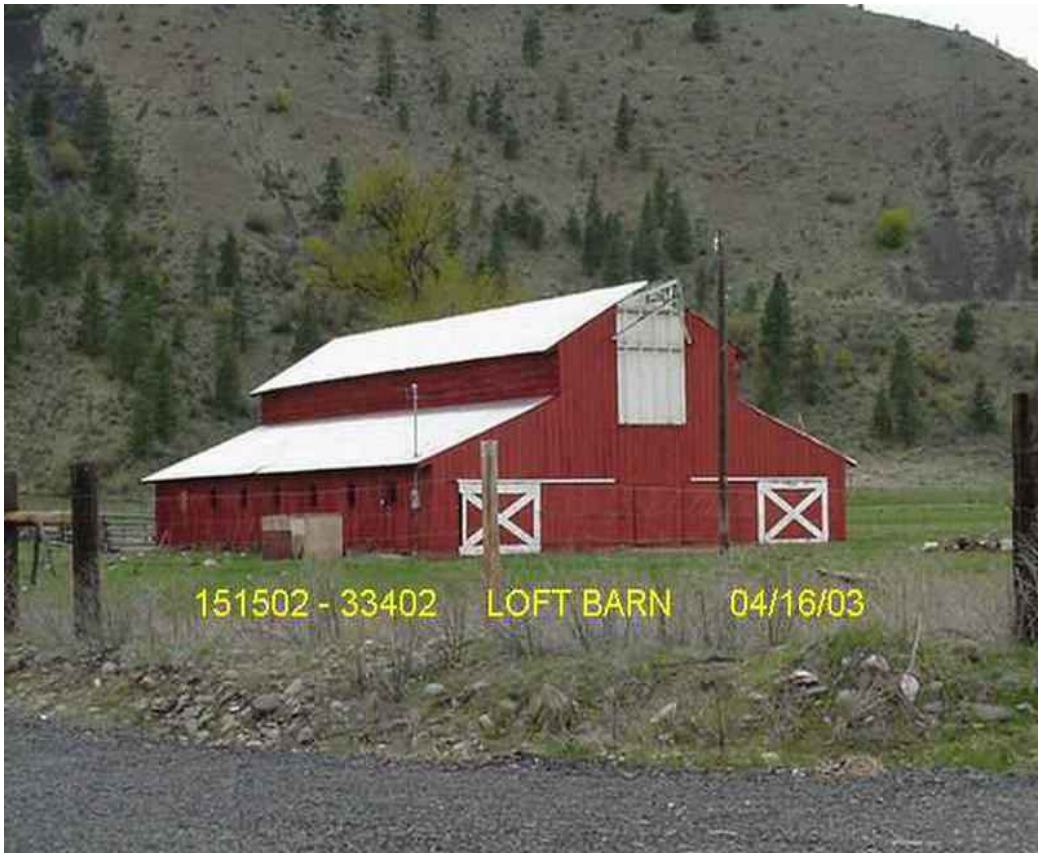
Average to Good (depending on interior amenities) …. framed construction- extra entry doors-some electrical. Use lean-to rate for open wings on each side. Good quality would include adequate lights and outlets, water service, stalls and feed room.

BFS- Free Stall Barn……These barns are usually a large cow shade type cover with openings for the cattle to move in and out as they wish. Under the cover are feed stations and individual mangers. Do not value the feed stations or mangers within the free stall barn. They are already included in the cost. Often have concrete drives for flushing and distributing feed to the feed stations. Higher value free stall barns have fans, louvered sides for ventilation, better lighting, more sophisticated flushing systems, etc.

Fair quality

Average quality

BNL-Barn w/loft… Use standard Barn quality criteria to value these barns w/loft areas. These are valued the same as a standard barn with extra value added for the loft. Input the main floor length and width in measure 1 and 2.



CBN- Commodity Barn....Used primarily on dairies and feed lots. These structures are constructed similarly to a three-sided machine shed with a few upgrades. They add concrete floors and feature concrete stub walls up to 6 feet in height. The remainder of the wall is built with pole or framed construction. Roofs are generally shed type. Siding and roofs are usually metal. Taller concrete stub walls and overall heights along with higher quality materials will be found in the above average commodity barns. Fair/Average/Good quality choices only. Input length and width in measure 1 and 2.

Average

Good…tall stub walls – framed - lighting – large concrete apron.

CWS-Cow Shade…Usually better constructed than a hay cover, these roofed pole structures are predominately found on cattle operations to provide shade and protection from the elements for the cows. Lo-cost units use wood construction with no side protection and shed roofs. Higher quality units use heavy duty steel construction, gable roofs and sometimes offer side protection. Fully enclosed units where the cattle stay day and night and are fed should be classified as a barn. Input length and width in measure 1 and 2.

Lo-cost…. minimal wood frame – shed roof.
Fair…. standard quality wood frame; shed or gable roof.
Average…a high-quality wood frame unit (gable roof) or an inexpensive steel framed unit (steel pipes for supports - shed roof).
Good…standard quality steel framed unit, usually with a gable roof.
Very Good…Steel columns and trusses with a gable roof.

Average…

Good….

FDT-Feed Tank (hopper bottom)….A cylindrical steel tank used for short term feed storage for livestock. Enter number of tanks in measure 1.
**This input is for information only. This structure should be listed in the owner's personal property listing.

FSM-Feed Stations…Tubular steel feed stations mounted in concrete. Feed stations are used to separate the cattle during feedings, so each gets the proper amount of food. Do not value feed stations or mangers within a free stall barn. They are already included in the cost. Double swing, self- locking feed stations should use Average or Good quality. Non-locking, stationary feeding dividers should use Fair quality. Enter lineal feet of structure in measure 1.

Average

GRB-Grain Bin ….. A structure, usually cylindrical, in which low-moisture grain is stored. Used for lengthier storage period than a feed tank. We value the bin only. All conveyance machinery should be listed as personal property. Input the bushel capacity of the unit in measure 1.

**To determine the bushel capacity if you can't find someone that knows……
Volume = Pi * radius^2 * height (don't count the "dome" top)
Volume (ft^3) = 3.14159265 * radius (feet) * radius (feet) * height (feet)
Volume (ft^3) * .80356 = bushels

GRW- Grain Bin Auger…. Long, tubular pieces of equipment to move grain. Augers have a spiral screw inside an outer tube which pushes the grain from the lower end to the top. Enter the number of augers in measure 1.
**This input is for information only. This structure should be listed in the owner's personal property listing.

HYC-Hay Cover….An open sided roofed structure that protects baled hay from getting wet. These are generally wood pole construction with a flat or shed roof in the lower quality levels and a gable roof with trusses in the higher quality structures. Taller units should be given a higher quality rating than standard height units (14 feet – standard height). Input length and width in measure 1 and 2.

Average

LFS-Loafing Shed…A simple livestock shelter, usually consisting of a shed roof, three walls and a dirt floor. Usually no interior finish. Material quality and workmanship generally dictate the quality rating for these sheds. Lo-cost has cheap metal siding/roof. Fair has better metal siding/roof. Average has wood siding (plywood) and Good has better wood siding. Input length and width in measure 1 and 2.

Coast to Coast loafing sheds- pre-fab steel construction …. Use Lo-cost

Average

LNT-Lean-to…A lean-to is the side roof extension built onto a barn or utility building for extra storage. They are usually of a shed roof design held up by poles. Generally the lean-to quality matches the building quality. An extension to a garage should be input as a carport. Input length and width in measure 1 and 2.

Fair…Barn lean-to

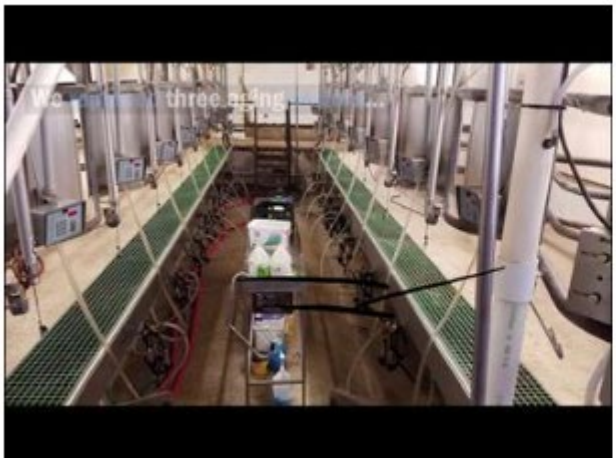
Good….UTB lean-to

Dairy structures

MKC-Milk Cooler…A large tank that cools the milk after it is collected. It keeps the milk cool until picked up for processing. This is usually located in the parlor building. List the number of coolers in measure 1.
**This input is for information only. This structure should be listed in the owner's personal property listing.

MKP-Milk Parlor…. This is the main structure in a dairy operation. The dairy cows are herded into the staging area and washed before proceeding into the parlor. This staging area, or holding pen, should not be valued as a portion of the parlor. A UTB rate should most likely be used. Only the actual milking parlor area should be input as MKP.The cows are milked in the parlor before being released back into the open corral area. Parlors are built with wood, steel or concrete, which cost differently. Input the construction type in the proper field. Low quality parlors will have little interior finish, maybe some wainscot, concrete floors, minimal electrical and water service and no storage area for the milk coolers. Average quality parlors will have adequate electrical, lighting and plumbing. Walls in the cooler and storage rooms will be finished with plaster or gypsum and the floors will be concrete. Higher quality parlors will have ceramic and epoxy finishes in the cooler and storage rooms; contoured concrete floors, high quality lighting and restrooms with showers are likely. Exteriors will be finished with higher quality materials.

MST-Milking Stall….The number of milking stations in the parlor should be input in measure 1. **This input is for information only. This structure should be listed in the owner's personal property listing.



Hops

HBL-Hop Baler …..Hop machinery used to compress the finished product into bales for shipment. Enter the number of balers in measure 1. You will need to input a detached structure (UTB or light industrial shell) for the building which encloses this machinery.

**This input is for information only. This machine should be listed in the owner's personal property listing.

HPK-Hop Kiln (Discontinued)…. The "drying" building in a hop processing operation. This building is fitted with numerous "burners" which blow hot air up through the separate drying levels of the building during the processing of the hops. Input as a Light Industrial Shell or possibly a UTB (smaller/older).

HPL- Hop Layers…A conveyor belt transports the hop cones from the picker shed to the kiln. A layer is the machinery that spreads the hops evenly over the individual drying levels in the kiln. Generally there will be one layer per kiln, unless the kiln is very large. The number of layers is input in measure 1.
**This input is for information only. This structure should be listed in the owner's personal property listing.

HPP-Hop Pickers….. At the hop processing facility, vines travel by conveyor into the 'hop picker' where cones are carefully picked from the vines by specialized machinery. This machinery is located in the hop picker shed which is valued separately. Enter the number of pickers in measure 1.
**This input is for information only. This structure should be listed in the owner's personal property listing.

Hop Picker Shed (Discontinued)…This building houses the hop picker machinery. It generally is a simple metal shell with a concrete floor. Material and workmanship will dictate the quality level of the structure. Input as a UTB or Light Industrial shell.

Pools

Swimming Pool Input… You will need the pool type and whether it is heated to select the proper code. Quality level is determined by style and workmanship. Automatic pool covers should be input on the record. Input pool size by entering lineal feet of circumference in measure 1. Value on pools that don't conform to the standard pool definition (ex. 4 feet depth pools or short pools equipped with jets for swimming in place) can be adjusted with a functional % but should be supported by notes and cost information from the owner or retailer. Above ground, vinyl lined pools with metal sides are considered personal property and are not valued.

PLF-Fiberglass pool …. usually pre-formed and hauled to the installation site on a trailer.
PHF – Heated Fiberglass pool

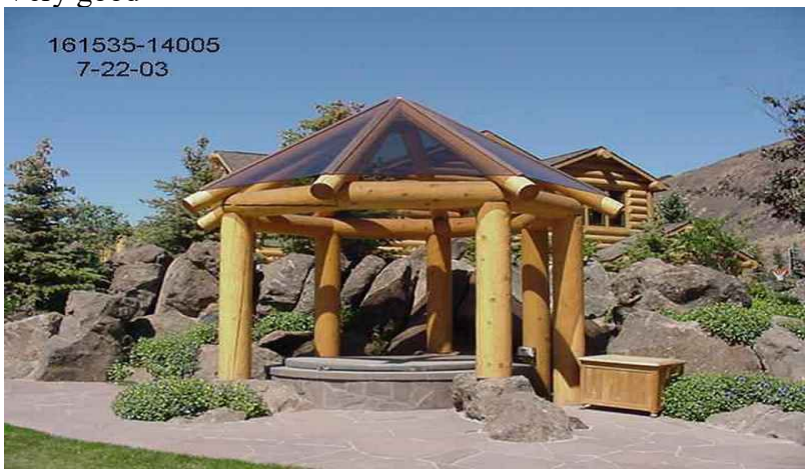
PLG-Gunite pool…. formed with a concrete mixture which is sprayed on a rebar framework. Final coats are smoothed and painted.
PHC – Heated Gunite/Concrete pool

PLV-Vinyl pool …. these have a replaceable vinyl liner as the inner surface of the pool.
PHV- Heated vinyl-lined pool

PLA-Pool House (Discontinued)……Input as MTP-Multipurpose room

SPA-Spa…A unit containing water primarily designed for non-therapeutic use which is not drained, cleaned or refilled for each individual. It may include, but is not limited to, hydro-jet circulation, hot water and air induction bubbles, or any combination thereof. The term spa includes hot tubs. Portable hot tubs sitting on a deck do not fall into this category; the unit must be permanently installed, not easily drained and moveable. Enter the number of spas in measure 1. These units must be outside the residence. If inside the home, input them in the misc. info/pool/spa section on the Residence page.
Fair

Very good



General Use

CRT-Carport….A roofed structure used to offer limited protection from the elements for personal vehicles. The structure can either be free standing or attached to a wall (garage) and may have side walls. Lower quality carports will have flat or shed roofs with lower value roof coverings and dirt or gravel floors. The highest quality carports will have gable roofs, good quality roofing material, and concrete floors. Input length and width in measure 1 and 2. A building permit is required on these structures.

Coast to Coast carport - Enter these in Sigma as Low Cost with 40% Functional

Lo-Fair….has enclosed sides

Good…better if concrete floor added

Good…heavy duty construction

DEK-Wood Deck….Low quality decks will have lesser quality of materials and workmanship (often built by the owner). Better quality decks will have higher qualities of material (cedar or long-lived products such as TREX or Rhino) and are usually professionally installed. The higher quality decks may also incorporate more intricate design (different levels, step designs, railing) and built in features such as hot tubs, planter boxes, lighting or seating areas. Input area in measure 1.

GAR-Garage…A residential detached structure used to house personal or recreational vehicles. They may have a second story used as a recreation room, an apartment or extra storage. A portion may be used as work space for automobiles or wood working. It may be constructed with a wood frame (pole or framed construction), steel framing, concrete block walls or with a full brick veneer. A garage unit from Coast to Coast (pre-fab steel construction) should use the UTB category (Lo-cost, S-steel).

Garage input procedure:

(GAR) <u>1 story garages</u> - Input the length and width in Measure 1 & 2. If irregular in shape input the total square footage in Measure 1.

(GAR) <u>2 story garages minimal upper finish</u> – Add the main and upper square footage figures together and input that amount into Measure 1.
For informational purposes: Input the number of stories in **"Num Stories"**, input the main square footage in **"Main Fn Area"** and the upper square footage in **"Upper FN Area"**. Add wood stoves and fixtures if present.

(GBR) <u>2 story garages when the upper finish is "apartment" quality</u> – Usually the square footage of the upper is of similar size as the main floor. **Enter the <u>main floor area only in "Measure 1."</u>**
For informational purposes: Input the number of stories in **"Num Stores"**, input the main square footage in **"Main Fn Area"** and the upper square footage in **"Uppr Fn Area"**. Add wood stoves and fixtures if present.

****Note: The cost tables assume a GBR has a finished upper area of living area quality. Even though the input is of the main square footage only, the cost per square foot is higher than the GAR to allow for the upper area and the finish.**

Garage quality descriptions:

Low cost quality levels will be the basic pole type garages with dirt or gravel floor, no insulation, minimal electrical, no eaves (or unfinished) and minimal doors. Framed and concrete block structures of this level feature low cost materials and workmanship, minimal electrical and doors, possibly with a shed or flat roof.

Average quality garages include a pole type garage with a concrete floor, adequate doors and electrical, and possibly insulation. An average quality framed or block garage will be the standard frame, wood siding (metal siding on a steel framed model), gable roof with metal or comp, concrete floor and minimal electrical.

Good to excellent quality levels will be represented by higher quality level of materials and workmanship along with full electrical service, insulation, brick trim, finished interior and possibly permanent cabinets.

Note: Garages with full brick veneer should be bumped up one quality rating over where it would be if it had wood siding.

Coast to Coast garage – use Low-cost UTB (S-steel construction)

Average pole type…electrical-insulation-concrete floor

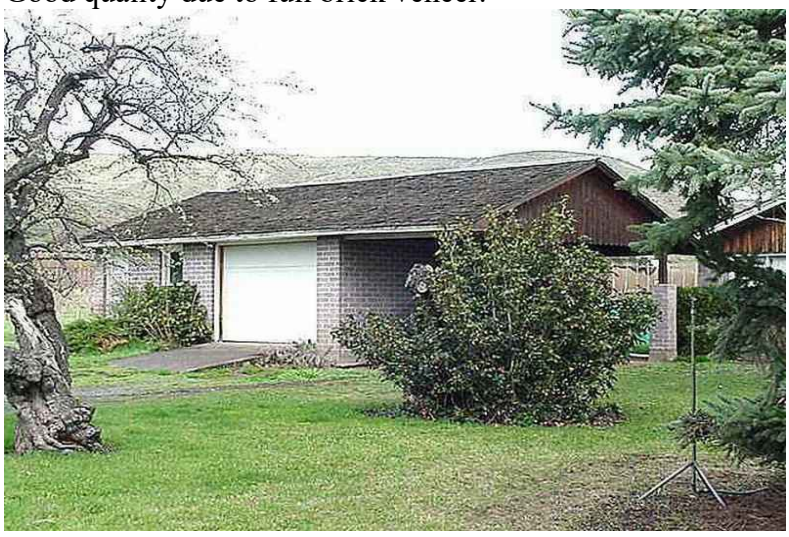
Average wood framed

Good (GAR – w/upper storage) wood framed...minimal upper finish...better than average materials…brick trim.

Very Good or better (GBR – 2 story)…High quality workmanship/materials-finished upper with bathroom-full electrical, etc.

Fair concrete block construction…minimal doors.

Good quality due to full brick veneer.



GZB-Gazebo….. A freestanding, roofed, usually open-sided structure providing a shady resting place. Input length and width in measure 1 and 2, or if not rectangular, enter the total sq. ft. area in measure 1.

MTP- Multi-purpose building … A residential building generally used for recreational purposes. Pool cabanas, game rooms, hobby rooms and bunkhouses may be categorized in this structure type.
Lo-cost would be a changing room only with minimal lighting and electrical. Average would include a ½ bath. Good would include a full bath and upgraded features/finish. Very Good and up would probably add a kitchen space, sauna, multiple baths, game room or other upgrades. The exterior materials should also be considered for the quality of this structure. Input length and width in measure 1 and 2.

Very good or better pool house

Average pool house

Lo-Cost…simple open design- few windows-no partitions.

Fair…simple design with fair material-bathroom-gun club headquarters.

Good….office/break room for Dairy-kitchen and bathroom.

MTS-Mint Still…A burner unit creates steam which "cooks" the mint within sealed chambers during mint processing. The sealed chambers (trailers in picture) are connected to the burner by piping. Input the number of connections to the burner in measure 1. You will need to input a detached structure (UTB or light industrial shell) for the building which encloses this machinery.
**This input is for information only. This machinery should be listed in the owner's personal property listing.
Portable, outdoor burner unit- no building enclosure.

Enclosed unit – add the external structure enclosing the machinery.

PTC-Concrete Patio…. A 4-6' deck around the pool is considered in the pool value. Add patio if there is a substantial area of patio in addition to the standard decking around the pool. Also use for concrete, entertainment areas not adjacent to the home. Do not value garage aprons or sidewalks. Quality level is determined by workmanship, material, quality and design. Higher levels may include stamping or coloring. Bricks or pavers may be integrated into the design. Enter area in measure 1.

STS-Storage Shed…This category is for lower value storage buildings (as compared to UTB). These structures may range from yard equipment sheds to older framed or pole sheds used for miscellaneous farm storage. Three-sided farm machinery and equipment sheds fall into this category. Quality level is dependent upon materials and workmanship. Input length and width in measure 1 and 2.

Lo-cost

Fair…farm equipment shed

Average…higher quality metal siding/roof

Average

Average

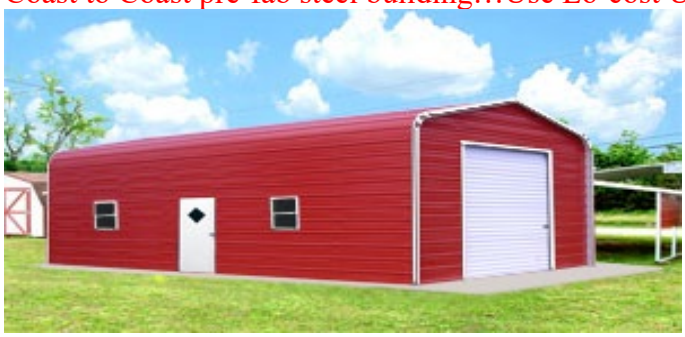
TNC-Tennis Court……This category is used for concrete or asphalt courts. Quality depends on workmanship and amenities. Fully enclosed fencing, overhead lighting and permanent benches or restroom facilities are indicative of higher value courts. Enter the number of courts in measure 1.

Average….has lighting, but doesn't have full fencing.

UNQ-Unique structure…This category is reserved for the few "one of a kind" structures that can't be classified in any other category. These structures will demand extra notes to describe the structure and to explain the basis for the value placed on the structure. The value will need to be determined as this category has a $1/sq. ft. default setting. Enter length and width in measure 1 and 2 respectively or full area in measure 1 only (if not rectangular).

UTB-Utility Building…This category is used for higher value storage buildings (as compared to STS). These can be secondary storage sheds on residential properties, generally pole construction used for storage of items that don't fit in the garage. Farms may use these for spray and material storage or may sometimes park farm equipment in them for security purposes or during the winter. These buildings usually have a large door and a man-sized door for access. The interior design is a wide-open storage area. Quality levels vary with materials and workmanship. Lower quality may feature gravel or dirt floors, minimal or no lighting or electrical, or minimal or no insulation. Higher quality levels may add concrete floors, electrical, insulation and bathroom fixtures. Use this category for Quonset type structures and pre-fab garages from companies such as Coast-to-Coast. Input length and width in measure 1 and 2.

Coast to Coast pre-fab steel building…Use Lo-cost UTB (S-Steel)



Fair….gravel floor – no electrical

Good…electrical – concrete floor – extra height.

Coast to Coast buildings

These structures are constructed using steel tubing with metal roofs. The basic units are carports with 2 roof options. They are made in many sizes and configurations. Other structures use the basic carport design and add walls, door and windows. Loafing sheds, garages and barns can be designed. They are of lessor quality, cost less than the more traditional structures and require special input.

Carports – input as Lo-cost carports with 40% functional good
UTB/Garage – w/overhead door and man door. Use Lo-cost UTB (S-steel construction)
Loafing shed – use lo-cost loafing shed
Barn style – use lo-cost barn (no loft) with 50% functional good

Commercial structures

CLT-Cell Tower (Discontinued as a detached structure). If the owner of the land owns the tower, usually a telecommunications company such as Sprint or US Cellular, check with the Commercial Lead for confirmation of current input policy. If the land is owned by a private individual while another entity owns the tower, create a separate land record with the land flag of CT as outlined under the Land Input section of the Sigma manual.

CGH- Commercial Greenhouse…Enclosures used to regulate the climatic conditions for germinating and growing various plants and vegetables. Input length and width in measure 1 and 2.

CLB-Clubhouse… This category is for Commercial structures only. Residential pool houses, game rooms and bunkhouses should use MTP – Multi-purpose rooms. Clubhouses are general purpose recreational buildings with light kitchen facilities, large open rooms for activities and multiple restrooms. They are found in manufactured home parks, apartment complexes and community centers. Input length and width in measure 1 and 2. See Marshall/Swift for quality descriptions (Res book section A- Special Studies).

CRM-Crematorium…A furnace or establishment for the incineration of corpses.

CVR-Canopy/Cover…. These are generally used to cover a large area for weather protection for people. These may be found at campgrounds or parks to cover eating areas. Higher quality units may be used by the for structures similar to the canopy over the gas pumps at Costco as pictured below. Input length and width in measure 1 and 2 or full area in measure 1 if not rectangular.

CWR- CC Reservoir…..A large water holding tank used for municipal water systems. Input the gallon capacity in measure 1.

FC6-Fence……6 foot high cyclone fencing…….Enter lineal feet of fencing in measure 1

LUM-Lumber storage …Enter length and width in measure 1 and 2 respectively or full area in measure 1 only (if not rectangular).

MSC – Machine Shed

MCR – Mausoleum – carport …Enter length and width in measure 1 and 2 respectively or full area in measure 1 only (if not rectangular).

MNI – Mausoleum – nich …Enter length and width in measure 1 and 2 respectively or full area in measure 1 only (if not rectangular).

MGF-Mini golf …. Enter the number of holes in measure 1

MHP-Mobile Home Park ….Enter the number of rentable spaces in measure 1

NZL-Bulk Oil Nozzle …..Enter number in measure 1

PVA-Asphalt Paving…Quality is judged by the thickness of the material.

PVC-Concrete paving…Quality is judged by the thickness of the material.

SCA-Scale...Used for weighing loaded trucks. Input weight capacity of scale (tons) in measure 1. **This input is for information only. This structure should be listed in the owner's personal property listing.

SHP-Shop…A metal skinned building constructed with free span steel I beams. These buildings are generally associated with large farming operations or processing facilities. Their concrete floors with minimal lighting and plumbing indicate average quality. 14' wall height is also standard. Quality levels are determined above or below the standard specs for this type of structure. Input length and width in measure 1 and 2.

Fair…minimal lighting/electrical

SLS-Steel Silo…A cylindrical tower used for storing silage (livestock feed). Input height in measure 1 and the diameter in measure 2.

STP-Sewage Treatment Plant……. Enter full area in measure 1 only. Measure 2 does not calculate.

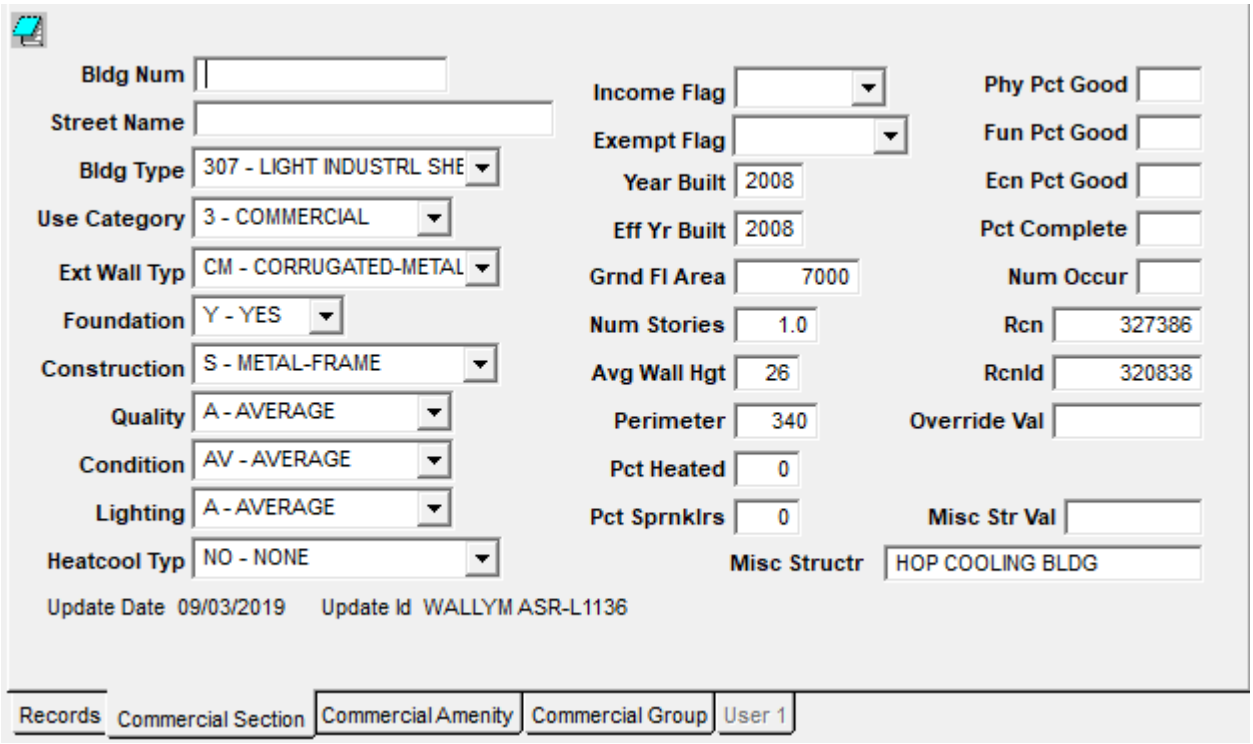
TNK – Tanks ….. Enter gallon capacity in measure 1. Measure 2 does not calculate.

TRV-RV Travel park …. Enter the number of rentable spaces in measure 1. Measure 2 does not calculate.

UFT-Underground Fuel Tank….. Enter gallon capacity in measure 1. Measure 2 does not calculate.

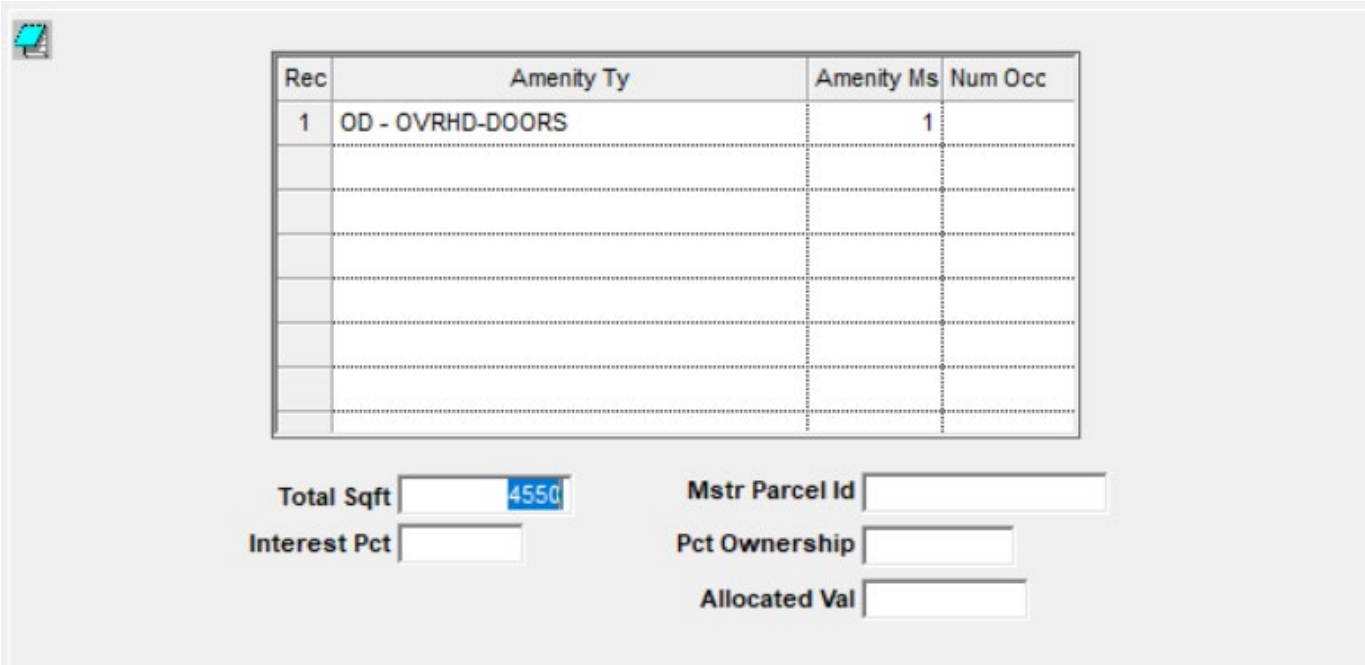
Light Industrial Shell input

This input method is used for many modern, commercial/agricultural buildings such as Hop Kilns, Hop Baler and Picker buildings.



Commercial Section tab use 307 – Light Industrial Shell and 3-Commercial. Fill in Ext Wall type, Foundation, Construction (Use S-Metal Frame, not A-Steel for steel framed construction), Quality (Usually is Average if 2000 or newer) and Condition. Input Year Built, Eff. Year Built, Ground Floor Area, Num Stories, Avg Wall Hgt., Perimeter and Num Occur. If known, input lighting quality, Heatcool type (often it is space heat, the ceiling mounted, hanging propane heaters), Pct Heated, Pct Sprinklers.

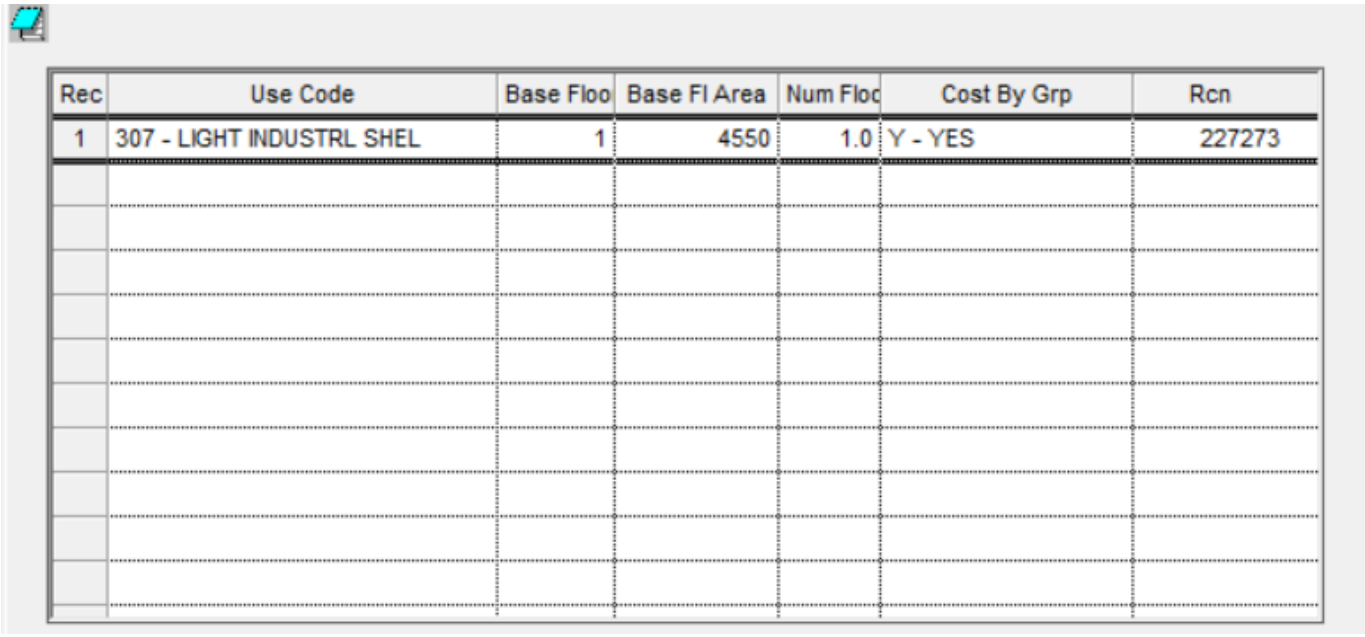
Be sure to identify the building in the Misc. Structure field. **Note: These structures often have an economic adjustment. This adjustment may be revised on a yearly basis by the Com or Ag lead. If you add one of these structures, be sure to ask the Com or Ag lead what, if any, adjustment is to be used. Otherwise leave it blank as it will be reviewed prior to final valuation.**



Rec	Amenity Ty	Amenity Ms	Num Occ
1	OD - OVRHD-DOORS	1	

Total Sqft 4550
Interest Pct
Mstr Parcel Id
Pct Ownership
Allocated Val

Commercial Amenity Tab This table is used for certain amenities that may be present and will add value to the base building cost. Add the number of Overhead doors. Add the square foot area of concrete paving, asphalt paving, loading docks and truck wells. These are all listed on the drop-down menu when you add a line to the table.



Rec	Use Code	Base Floo	Base Fl Area	Num Floc	Cost By Grp	Rcn
1	307 - LIGHT INDUSTRL SHEL	1	4550	1.0	Y - YES	227273

Commercial Group tab Input as above. Cost By Group is always Y-YES.

If you run into a shell with more than one floor or if you have any questions regarding this input, please check with the Commercial lead.

Policy on Structures -200 Sq. Ft. or Less

Structures less than 200 sq. ft. don't generally need building permits to construct. Most well houses and small garden sheds fit into this category. Generally this size and type of building does not need to be valued because of the small % of the total value that it represents. Most don't have an overall value over $1000 even when new.

Appraiser judgment should come into play for these structures. Most do not need to be valued. Some of the structures that are larger, but are still below the 200 sq. ft. threshold (12x16, 10x20), can be very nicely done and feature brick trim, concrete floors and electrical. Many are built to match the main residence. These types of structures will fall into the UTB category and should be valued. Ask yourself "Does this structure add a significant value to this parcel? Will a buyer specifically pay more because this building is here?"

Many structures larger than 200 sq. ft. are also not valued because of their low value and utility. These larger buildings may have had value when they were newer, but are now ready for demolition or are too old and run down to be safe. Use your appraisal judgment.

No…older, small pump house

No…12x16…lo-cost construction on piers

No…very nicely built, but only 10x12

Yes…14x18 equipment shed

Yes…12x16 nicely done...concrete footing