

Method – (CDT) Condo, Duplex, Townhouse

Improvement Detail: (254786) Property: (130676) Year: (2017)

General

Units: 1 Stories: 1 Floor #: 0 ☒ This is the base UP ☐ Use stories as multiplier

Type: MA(MAIN AREA) Replacement Cost New: 93,700

Method: CDT(CONDO-DX-THSE) Depreciated RCN: 93,700

Class/Sub: MSA(M/S AVERAG... END-2018(End att... Condition: VG(VERY GOOD)

Lease Class: Actual Year Built: 2016 ☐ Override

Unit Price: \$86.30 [Show Schedule...](#) Actual Age: 1

Adj Factor: 100.00 % ☐ Override Effective Year Built: 2016 ☐ Override

Description: Effective Age: 1

Area

☐ Area (sq. ft.) 0.0 ☐ Override

☒ Sketch Area 1,000.0

Cubic Area: 0.0 ☐ Override

Adjusted Area: 1,000.0

Load Factor: 100 % NRA: 1,000

Depreciation / Adjustment Factors

Base Depre Pct: 100.00 ☐ Override

[Physical...](#) 100.00 ☐ Override

[Functional...](#) 100.00 ☐ Override

[Economic...](#) 100.00 ☐ Override

Size Adjustment: 100.00 % ☐ Override

Other Adj. %: 100.00 [Other Adj.](#)

[% Complete...](#) 100.00 ☐ Override

Adjusted Pct Good: 100.00

Other Adj. Amt: 0.00

Dimensions (in ft)

Length: 0.0 Width: 0.0

Height: 0.0

Perimeter: 0.0 ☐ Override

Detail Features

Feature Type	Feature	U...	Up...	Value
Flooring	ALLOWANCE	1...	\$0...	0
Interior Finish	MODERATE CLIMATE INS...	1...	\$0...	0
Heating/Coo...	FA	1...	\$0...	0
Plumb Fix	12	1...	\$0...	4,740
Appliances	APP	1...	\$0...	2,625
				tal: = 7,365

New Value

☐ New Value

[New Value...](#) 0 ☐ Override

Values

☒ Adjusted Value: \$93,700

☐ Flat Value... \$0

Value: \$93,700

[Recalculate](#) [M&S Details](#) [OK](#) [Apply](#) [Cancel](#)

Annotations:

- This box MUST be checked only on Main level (pointing to ☒ This is the base UP)
- Pre 1970 use Mild Climate (pointing to MODERATE CLIMATE INS... in the Detail Features table)

Method:

Condo, Duplex, Townhouse style up to *four units – CDT

*Five or more units use Commercial Marshall & Swift (352) occupancy

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Type:

MA – The main living area of a single level home OR homes with a basement area

MA-SPLIT – The UPPER floor area of a SE design unit

MA1.5 – The MAIN floor area in a 1.5 story unit

MA2 – The MAIN level of a 2 story design unit

MA2.5 – The MAIN floor area in a 2.5 story unit

UF1.5 – The UPPER floor area in a 1.5 story unit

UF2 – The UPPER floor area of a 2 story design unit

UF2.5 – The UPPER floor area in a 2.5 story unit

Class:

MSF – MSE Marshall and Swift Quality ratings for class ***(No plus options for CDT)**

Sub-Class:

Due to the common wall nature of these properties, use either “END-2021” or “INSIDE-2021” to indicate the units position within the building. These codes are applied to all “MA”, “UF”, and basement Improvement details.

2021 (2021-2023 Valuation Table) – or most current valuation table, for all other details

Improvement Detail Features:

This information is in the MAIN detail and populates the internet website.

The following shows each feature type with the available options.

FOUNDATION –

- CONC (Concrete)
- CB (Concrete Block)
- S (Slab)
- P (Post)
- HILLSIDE – MODERATE
- HILLSIDE – STEEP

EXTERIOR WALL – this refers to the majority siding type

BRICK – Common brick exterior walls are made of common clay bricks, typically two rows thick with each row grouted together.

CONC BLOCK – Concrete block exterior walls are solid masonry walls usually built with one row of standard concrete block and mortar. The wall includes reinforcement if it is used primarily as a bearing wall.

MASONRY VENEER – Brick and stone veneer attached to a wood or steel stud framed structure.

PLYWOOD – Wood, or cement fiber, exterior walls are usually applied in 4' x 8' sheets over a wood or steel stud frame, may have exposed surface treated to give a textured effect.

NOT AVAILABLE IN MSVG OR MSE

SHAKE/SHINGLE – Shake or Shingle siding

SIDING – Horizontal siding, materials of wood or cement fiber

ROOF COVERING:

BKEN

COMP

COMP – ROLL

SHAKE

TILE (blended value of clay and concrete tile)

WOOD SHINGLE

APPLIANCES:

APP – The allowance cost, based on the type and quality. (per Marshall & Swift cost figures)

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HEATING/COOLING:

BB

BBHW

ELECTRIC – RADIANT

EW

FA

FA/AC

HP

W/F – wall furnace

FLOORING:

ALLOWANCE – The floor covering allowance is a weighted average of the floor coverings typically found in the residence, based on the type and quality. (Per Marshall & Swift cost figures)

PLUMBING:

Information only (this is pulled into the county website) MB, FB, HB, etc.

PLUMB FIX:

This is the actual number of plumbing fixtures in the dwelling.

These are the typical counts found in each quality per Marshall & Swift. If there are more or less the table will calculate the difference.

MSF – 7

MSA – 8

MSG – 9

MSVG – 10

MSE – 12

The above include rough-ins; always add three fixtures to total count for kitchen sink, water heater, and washing machine.

Calculate total fixture count for bath type using table below, unless actual count is known from the homeowner or plans.

MB = 5

FB = 3

3QB = 3

HB = 2

LAUNDRY SINK OR ISLAND PREP SINK = 1

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INTERIOR FINISH:

Moderate Climate

Mild Climate (in unit built prior to 1970)

FIREPLACE:

S1 – one masonry fireplace with the chimney extending one story

S1-STEEL – one fireplace; wood chase surrounding the vent pipe; one story

S2 – one masonry fireplace with the chimney extending two stories

S2-STEEL – one fireplace; wood chase surrounding the vent pipe; two stories

S3 – one masonry fireplace with the chimney extending more than two stories

S3-STEEL – one fireplace; wood chase surrounding the vent pipe; more than two stories

DIRECT VENT – fireplace, freestanding stove, and pellet stove, etc. where the vent is behind the unit and extends straight through an exterior wall or roof.

NUMBER OF BEDROOMS: Information only, no adjusted value

CEILING: The interior ceiling height estimate. The adjustment is for MSA and higher qualities and is a per square foot cost addition to the base.

8 Foot – the base cost at all qualities

9 Foot

10 Foot

11 Foot

12 Foot

ELEVATOR-RES: Available in all qualities

2, 3, or 4 stop SMALL 1-3 person (700lb limit)

 MEDIUM 4-5 person (1200lb limit)

ADDITIONAL IMPROVEMENT DETAILS:

AGAR – Typical attached garage

Detail features: exterior wall, roof covering, interior finish (GAR); if finished

DGAR – Typical detached garage

Detail features: exterior wall, roof covering, interior finish (GAR); if finished

GBI – Built-in garage areas

Detail features: exterior wall, interior finish (GAR); if finished

CARP – Carport areas

Detail features: (Concrete floor construction is base) Roof type - Flat, Shed, or Pitched; Roof Covering – All; Floor Construction – Conc, Dirt, Gravel, and Asphalt

BASEMENTS – No detail features required.

BMU Stand-alone improvement detail for an unfinished basement portion

BML Stand-alone improvement detail for a basement portion with low quality finish

BMF Stand-alone improvement detail for a fully finished basement portion, equivalent to the finish of the above grade living area

BMG Stand-alone improvement detail for a basement garage

DECKS/PATIOS/PORCHES – No detail features required.

CP – Concrete Patio

CCP – Covered Concrete Patio

DECK – Wood Deck

CWP – Covered wood deck

ENP – Enclosed/Covered Porch

(Floor construction is in the base) Detail features: Flooring – Allowance; Plumb Fix – up to 9; Heating/Cooling – All; Electrical – Basic 110 and Shop 220

SUN – Glass sun room/solarium

(Base includes framing and glass only) Detail features: Floor Construction – Conc, Dirt, Gravel, Asphalt, Wood; Flooring – Allowance; Plumb Fix – up to 9; Heating/Cooling – All; Electrical – Basic 110 and Shop 220 (If not included from the Main house)

SAUNA Detail Features: “Heating/Cooling”: Floor or Wall