

Method – (SFR) Single Family Residential

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: 101,100

Method: SFR(SINGLE FAMILY RESIDENTIAL) Depreciated RCN: 101,110

Class/Sub: MSA(M/S AVERAG... 2018(2018-2020 V... Condition: A(AVERAGE)

Lease Class: Actual Year Built: 2016 ☐ Override

Unit Price: \$97.86 [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	Units	Up/Adj	Value
Exterior ...	SIDING	1.00	\$0.00	0
Roof Covering	COMP	1.00	\$0.00	0
Flooring	ALLOWANCE	1.00	\$0.00	0
Interior Finish	MODERATE CLIMATE INS...	1.00	\$0.00	0
Heating/Co...	FA	1.00	\$0.00	0
				= 3,250

New Value

☐ New Value

[New Value...](#) 0 ☐ Override

Values

☒ Adjusted Value: \$101,100

☐ Flat Value: \$0

Value: \$101,100

Buttons: Recalculate, [More Details...](#), OK, Apply, Cancel

Annotations:

- This box MUST be checked only on Main level. (points to "This is the base UP")
- Use the most current cost tables (points to "Show Schedule...")
- Pre 1970 use Mild Climate (points to "MODERATE CLIMATE INS...")

Method:

Residential single-family homes – SFR

Method – (SFR) Single Family Residential

Type (Improvement Code):

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 home

MA-TRI – The MAIN and UPPER levels of a TRI design home

MA1.5(F) or (U) – The MAIN floor area in a 1.5 story home
F or U refer to the finish of the TOP level

MA2 – The MAIN level of a 2 story design home. This would also be the street level
on daylight design homes with 2+ lower levels like Skyline or Burlington Hill.

MA2.5(F) or (U) – The MAIN floor area in a 2.5 story home
F or U refer to the finish of the TOP level

UF1.5(F) or (U) – The UPPER floor area in a 1.5 story home
F or U refer to the finish of this level
****if upper is 25% or less of main living area run MA for main area, and add comment.***

UF2 – The UPPER floor area of a 2 story design home
****if upper is 25% or less of main living area run MA for main area, and add comment.***

UF2.5(F) or (U) – The UPPER floor area in a 2.5 story home
F or U refer to the finish of this level

****UF1.5(U) and UF2.5(U) MUST BE FLAT VALUED AT \$0 in the detail***

The additional value is built into the main level in these styles; make sure your MAIN is (U) to capture these values.

Class:

MSL – MSE Marshall and Swift Quality ratings for class

Additionally the following classes are available for MAIN & UPPER floor segments only

MSL+
MSF+
MSA+
MSG+
MSVG+

Sub-Class:

2018 (2018-2020 Valuation Table) – or most current valuation table

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.

EIFS – This is an exterior wall insulation and finish system (EIFS) consisting of rigid insulation board, reinforcing mesh and a synthetic plaster or coating system, installed over a wood or steel stud frame. Common trade names for this wall type are Dryvit, Insul-Crete, R-wall, Powerwall and Sure-wall.

LOG – All log products

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

METAL/VINYL SIDING – Metal or vinyl siding products, usually placed horizontal.
In VG and E quality, this will calculate higher for the new modern architecture with metal clad siding. If you have a vinyl sided VG or E quality home, first I would make sure your quality is correct, and then use siding rather than the metal/vinyl option in this rare case.

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.

SHAKE/SHINGLE – Shake or Shingle siding

SIDING – Horizontal siding, materials of wood or cement fiber

STAY-IN-PLACE forming – A wall constructed of poured-in-place concrete, where the forming materials remain in place (thus the name Stay-in-place, or SIP, Forming). The reinforcing is usually a bar set in a grid pattern within the form for the concrete wall. Forms used for the wall are usually some type of rigid insulation board or metal panel and finish system.

STUCCO – Stucco siding

ROOF COVERING:

BKEN (MSVG and MSE is the new modern architectural metal roofing)

BU

CLAY TILE

COMP

COMP – ROLL

CONCRETE TILE

COPPER (MSE quality only)

SHAKE

SLATE (MSVG & MSE qualities only)

TILE (blended value of clay and concrete tile)

WS (blended value of shake and wood shingle)

WOOD SHINGLE

HEATING/COOLING:

BB

BBHW

ELECTRIC – RADIANT

EW

FA

FA/AC

HOT WATER – RADIANT

HP

NONE

W/F – wall furnace

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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)

APPLIANCES:

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

PLUMBING:

Information only (this is information is shown on 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.

MSL – 6

MSF – 7

MSA – 9

MSG – 12

MSVG – 15

MSE – 18

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

INTERIOR FINISH:

Moderate Climate

Mild Climate (in home built prior to 1970)

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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

D1 – two masonry fireplaces with the *shared* chimney extending one story
This is probably back-to-back fireboxes between a living room and family room

D1-STEEL – two fireplaces; shared wood chase surrounding the vent pipes; one story

D2 – two fireplaces with shared chimney extending two stories
This would be “stacked” fireplaces like one in basement and one on the main

D2-STEEL – two fireplaces; shared wood chase surrounding the vent pipes; two stories

D3 – two fireplaces with shared chimney extending more than two stories

D3-STEEL – two fireplaces; shared wood chase surrounding the vent pipes; 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 MSA, MSG, and MSVG qualities

9 Foot

10 Foot – the base cost at MSE quality

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
Plumb Fix – up to 9; Heating/Cooling – All; Fireplace – S1, S1-Steel, Direct Vent, and Wood Stove

AG1.5 – The per square foot cost of constructing the garage and a sloped ceiling room above

Detail features: exterior wall, roof covering, interior finish (GAR); if finished
Plumb Fix – up to 9; Heating/Cooling – All; Fireplace – S1, S1-Steel, Direct Vent, and Wood Stove

AG2 – The per square foot cost of constructing the garage and a full height room above

Detail features: exterior wall, roof covering, interior finish (GAR); if finished
Plumb Fix – up to 9; Heating/Cooling – All; Fireplace – S1, S1-Steel, Direct Vent, and Wood Stove

DGAR – Typical detached garage

Detail features: exterior wall, roof covering, interior finish (GAR); if finished
Plumb Fix – up to 9; Heating/Cooling – All; Fireplace – S1, S1-Steel, Direct Vent, and Wood Stove

DG1.5 – The per square foot costs of constructing a DGAR and a sloped ceiling room above

Detail features: exterior wall, roof covering, interior finish (GAR); if finished
Plumb Fix – up to 9; Heating/Cooling – All; Fireplace – S1, S1-Steel, Direct Vent, and Wood Stove

DG2 – The per square foot costs of constructing a DGAR and a full height room above

Detail features: exterior wall, roof covering, interior finish (GAR); if finished
Plumb Fix – up to 9; Heating/Cooling – All; Fireplace – S1, S1-Steel, Direct Vent, and Wood Stove

GBI – Built-in garage areas

Detail features: exterior wall (MANDATORY) , interior finish (GAR)

CARP – Carport areas

Detail features: (Conc floor Construction is base) MUST HAVE ROOF STYLE TO CALCULATE
Roof Style - Flat, Shed, or Pitched; Roof Covering; Floor Construction – Conc, Dirt, Gravel, and Asphalt

LOFT – The area above garages

Detail features: Interior finish – Minimal, Rec Room, or Apartment
Flooring – Allowance; Plumb Fix – up to 9; Fireplace – All; Heating/Cooling – Most

GARFIN – Finished areas attached to garages

(Intended for minimal, rec room, or apartment finish areas with slab floors)

Detail features: Interior finish – Minimal, Rec Room, or Apartment;
Exterior Wall – All; Roof Covering – All; Flooring – Allowance; Plumb Fix – up to 9; Fireplace – All;
Heating/Cooling – Most; Appliances - Allowance

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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
- BMT** Stand-alone improvement detail for lower level of Tri-Level

DECKS/PATIOS/PORCHES – No detail features required.

- CP** – Concrete Patio
- CCP** – Covered Concrete Patio
- DECK** – Wood Deck
- CWP** – Covered wood deck

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

HOT TUB – Input “1.0” for area and select “override”. No detail features required.

Not developed: Swimming Pools and Tennis Courts (use M&S book to value)

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The abbreviated descriptions show some of the items most generally found in buildings of the specific quality. They are merely indicative of many buildings of this quality and are not meant to be building specifications. Please add the components required for each individual structure.

One thing to note –

Flooring (interior; carpets, vinyl, tile, etc.) and Floor Construction (structure or exterior portion)

Multi-Purpose Shed – MPS

Quality	Finishes
MSF	Basic frame, no windows
MSA	Average frame, some windows, walk door, may have power
MSG	Good frame, insulated windows, trims, walk door, has power

Available Components:

Exterior Wall	Roof Style	Roof Covering	Electrical	Floor Construction
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Roof Cover - RC

Quality	Exterior Finish
MSF	No walls, BKEN or Fiberglass flat roof
MSA	No walls, average quality gable and truss or flat roof
MSG	No walls, good quality gable roof and truss

Available Components:

Roof Style	Roof Covering	Height	Floor Construction
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Lean To - LT

Quality	Exterior Finish	Interior Finish	Lighting & Plumbing
MSF	Side extension, open frame	Unfinished, dirt floors	None
MSA	Side extension, light frame, Sliding door	Unfinished, dirt or gravel floor	May have minimum electrical service
MSG	Side extension, siding, windows, walk door	Unfinished, gravel or concrete floor	Electrical service

Available Components:

Exterior Wall	Roof Style	Roof Covering	Height	Floor Construction
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Exterior Wall BKEN SIDING GALV METAL SHAKE/SHINGLE NO END WALLS PLYWOOD FIBERGLASS POLY CONC BLOC		Roof Style FLAT PITCHED QUONSET SHED STEEPER THAN 4/12	Roof Covering BKEN COMP-ROLL GALV METAL SHAKE COMP FBRGLS/VINYL POLY
Floor Construction CONC GRAVEL WOOD DIRT ASPHALT		Electrical BASIC 110 SHOP 220	

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Glass Sun Room –SUN Base only includes framing and glass.

Add for floor construction, flooring, heat, electrical, and plumbing if applicable.

Quality Options: MSL, MSF, MSA, MSG, MSVG, MSE				
Available Components:				
Floor Construction	Flooring	Heating/Cooling	Electrical	Plumb Fix

Enclosed Porch – ENP

Floor construction in base; add for, flooring, heat, electrical, and plumbing if applicable.

Quality Options: MSL, MSF, MSA, MSG, MSVG, MSE				
Available Components:				
Flooring	Heating/Cooling	Electrical	Plumb Fix	

Floor Construction	Heating/Cooling	Electrical	Plumb Fix	Flooring
CONC GRAVEL WOOD	W/F FA HP HOT WATER RADIANT AC	BASIC 110 SHOP 220	1 TO 3 Outdoor sink	ALLOWANCE Typical floor covering such as vinyl, hardwood, laminate, etc.

*In these type of Improvement Details make sure to put (1) in the Area (sq.ft.), similar to Hot Tubs

*Built-in Barbecues – BBQ

Quality	Description – typical cost of brick or block built-in barbecues	Flat \$
MSF	Simple, minimal steel work, very basic	\$510
MSA	Average, electric spit, good grille	\$1340
MSG	Good, heavy duty spit	\$3350
MSVG	Very Good, heavy duty spit, many extras	\$5150

*Outdoor Fireplace - OFP

Quality	Description	Flat \$
MSF	Basic outdoor fireplace	\$3700
MSA	Average custom fireplace	\$8050
MSG	Good custom fireplace	\$11300
MSVG	Very good quality custom fireplace with surround	\$14600

Outdoor Sink – OS

Add appropriate plumb fix, same price as additional fixture in the main, more accurate, less notes

Quality Options: MSF, MSA, MSG, MSVG, MSE	
Available Components:	
Plumb Fix	

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Outdoor Heater – OHT

Choose either Bracket Mount or Flush Mount

Quality	Description
MSA	Average – hardwired or gas plumbed – typically 3’ or less
MSG	Good – hardwired or gas plumbed – either better than average quality or longer than 3’

Quality Options:	MSA & MSG
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Available Components:

Heating/Cooling

Heating/Cooling

OUTDOOR – BRACKET (MOUNT)
OUTDOOR – FLUSH (MOUNT)

Cabin/Studio – C-S

Basic cabin, studio, tiny home, detached workshop, or detached guesthouse.

Quality Options:	MSL, MSF, MSA, MSG, MSVG, MSE
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Available Components:

Exterior Wall	Roof Covering	Roof Style	Interior Finish
Heating/Cooling	Floor Construction	Flooring	Plumb Fix
Electrical	Fireplace	Appliances	

Exterior Wall ALL SFR OPTIONS	Roof Covering BKEN COMP-ROLL GALV METAL SHAKE COMP FBRGLS/VINYL POLY	Roof Style FLAT QUONSET STEPPER THAN 4/12 PITCHED SHED	Interior Finish MINIMAL REC ROOM APARTMENT
Heating/Cooling ALL SFR OPTIONS	Floor Construction DIRT WOOD CONC	Flooring ALLOWANCE Typical floor covering such as vinyl, hardwood, laminate, etc.	Plumb Fix 1 TO 9
Electrical BASIC 110 SHOP 220	Fireplace ALL SFR OPTIONS	Appliances ALLOWANCE	

Cabin/Studio Loft – CSL

Basic cabin sleeping loft, probably not full height

Quality Options:	MSL, MSF, MSA, MSG, MSVG, MSE
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Available Components:

Interior Finish	Flooring
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