

2023

Gaston County



Schedule of Values

GASTON COUNTY SCHEDULE OF VALUES

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COMPONENTS OF A REAPPRAISAL

To accomplish the task of valuing all parcels within a county as of the January 1 revaluation date, the methodology of mass appraisal rather than the methodology of single-property appraisals must be utilized. Mass appraisal is the systematic appraisal of groups of properties as neighborhoods. This is accomplished by using standardized procedures and statistical testing. In a mass appraisal system, the assessor must make valuation judgments about groups of properties rather than single properties. The assessor must be able to develop, support, and explain standardized adjustments in a valuation model among use classes, construction types, neighborhoods, and other property groups. The guide used for this is the uniform schedule of values. The schedule of values is made up of schedules, standards, rules, tables, and other factors used to apply the correct value to parcels. The schedule of values serves as the county's mass appraisal model and is implemented by means of a computer-assisted mass appraisal system (CAMA). The schedule of values sets forth values for appropriate unit of measurement for use in appraising land and buildings. For example, land may be valued by a set amount per square foot, lot, or acre, depending on the highest and best use, while a dwelling is typically valued using an established amount per square foot. The land unit per appropriate unit of measurement also will vary depending on the neighborhood in which the land is situated. Factors that warrant adjustments are also set forth in the schedule of values for various types of property. The schedule typically authorizes adjustments to land value based on factors such as home-site size, excess acreage, road frontage, topography, zoning, the presence of easements, and other factors. A county's schedule also typically prescribes ranges of characteristics and corresponding percentage adjustments for recognized factors.

Mass appraisal for ad valorem purposes entails many of the same principles as an independent fee, single-property appraisal. Mass appraisal techniques, however, emphasize valuation modules (expressed as equations, tables, and schedules), standards of practice, and statistical quality control. A reassessment program consists of these subsystems:

1. A data management system
2. A sales analysis system
3. A valuation system
4. An administrative system

These subsystems are independent of each other. For example, the valuation system uses information maintained in the sales analysis and data management systems and produces output (valuations) required by the administrative system in the production of tax bills.

DATA MANAGEMENT SYSTEM

The data management system has components for collection, entry, editing, organization, conversion, storage, and security of property characteristics and ownership. Quality control of this system is very important because the accuracy of the values determined depends on the reliability of the data from which they are generated. In addition, data collection, conversion,

and maintenance are the most expensive aspect of any reappraisal program. Special care must be given to the thought and planning required of managing logic to minimize cost.

Data maintenance is the protocol for creating new parcels, capturing, and valuing new construction, and making changes to the current property database. The maintenance protocol consists of three components:

1. County land records system: the daily creation of new parcels from the recording of “splits” (dividing of an existing parcel), combining existing parcels, and the recording of new subdivision plats feeds the second component.
2. Permits and inspections: as the appraisal staff receives notice of new permits and inspections, property record cards are pulled, and new data is collected. Staff receives this information and monitors the construction progress and makes determinations of the percentage of construction completed as of January 1 each calendar year.
3. Periodic re-inspection of all properties: routine field visits are supplemented with information obtained from the latest Orthophotography and provided by property owners as part of the annual listing abstracts and requests from taxpayers for review or appeal.

SALES ANALYSIS SYSTEM

The sales system has components for sales data collection, sales screening and processing, ratio studies, and sales reporting. Assessment/sales ratio studies are the primary tool for measuring mass appraisal performance. They are invaluable for monitoring appraisal results, identifying reappraisal priorities, adjusting valuations to the market, and assisting the administrative system in planning and scheduling.

Ratio studies and sales reports draw on values produced by the valuation system and on property characteristics maintained in the data management.

VALUATION SYSTEM

The valuation system (CAMA) consists of mass appraisal applications of the three approaches to value and/or allows for various adjustments that recognize specific aspects of each approach. The three approaches are:

1. Cost Approach: requires maintenance and application of computerized cost schedules and equations, depreciation schedules, and indexing factors. This data comes from contractors, building material suppliers, etc.
2. Sales Comparison Approach: applications include multiple regression analysis and model building for automated comparable sales analysis.
3. Income Approach: will require income multipliers and overall rates. The information to generate this comes from rental, leasing, sales, etc., data provided by owners and tenants.

The optimum results of the valuation system will be to consider all three approaches to value, as appropriate to property type, and determine which method(s) produces the best results for the

final appraisal. Properly executed, any of the three approaches to value will yield creditable results, however the sales comparison and income approaches are highly dependent on available data. Of the three approaches, only the cost approach can be uniformly applied with limited data.

A general county-wide reappraisal depends on data being available from a wide variety of sources in order to properly apply each of the three approaches to value. Even when an abundance of relevant data is available for applying the sales comparison approach and the income approach, that data may also be utilized in refining the cost approach. In the absence of relevant data prior to the final determination of reappraisal values, the cost approach becomes the more reliable approach for all property types. Below is a comparison of the three approaches to value and when best to apply them.

<u>RESIDENTIAL</u>	<u>COMMERICAL</u>	<u>INDUSTRIAL/ SPECIAL PURPOSE</u>
1. Sales Comparison	1. Income	1. Cost
2. Cost	2. Cost	2. Sales Comparison
3. Income	3. Sales Comparison	3. Income

THE ADMINISTRATIVE SYSTEM

The administrative system is comprised of a variety of functions and activities, each of which requires information from sales analysis, valuation, or data management systems and produces products used by the administrative system.

IN-HOUSE REAPPRAISAL

An in-house reappraisal is a major effort requiring careful preparation, the support of county management and the Board of County Commissioners, adequate time, and sufficient funds. In preparing a schedule and reappraisal, the assessor's office should include the relationship between the daily operations of the assessor's office and the reappraisal program. Adequate time to cover probable delays and contingencies to deal with unforeseen problems must be taken into consideration. Even though the reappraisal process should be viewed as separate from daily operations, existing staff, duties, responsibilities, and priorities must be modified and additional staff may be required.

SUMMARY

General reappraisals of real property are required by statutory authority to be performed on an octennial plan (eight-year cycle). Many counties adopt a shorter cycle via a resolution by their respective County Board of Commissioners. The current trend in North Carolina is a four-year cycle for reappraisal with counties to hire and train the staff in order to perform an "In-House" reappraisal as opposed to "contracted" from outside the county lines.

As understood by the assessor's office, an effective reappraisal requires careful planning, a realistic analysis of the present state of the assessment records and values, and the resources needed to conduct the appraisal. As such, reappraisals are a costly, highly visible, and politically

sensitive undertaking. However, since the real property staff in the assessor's office understands its own resources and the technical requirements of the task, they are committed to conducting the most fair and equitable reappraisal possible. The success of this endeavor depends on the leadership of the assessor's office, an informed public awareness, and committed management support.

STATUTORY REQUIREMENTS

For an assessor to undertake his responsibilities and duties properly, he must be familiar with the legal framework in which to perform his function. The legal framework sets the guidance and rules to follow for a reappraisal. Some general statutes, but not all, are included in this section. Others will be included throughout this schedule as applicable.

G S 105-286. Time for general reappraisal of Real Property.

(a) Octennial Cycle. – Each county must reappraise all real property in accordance with the provisions of G.S. 105-283 and G.S. 105-317 as of January 1 of the year set out in the following schedule and every eighth year thereafter, unless the county is required to advance the date under subdivision (2) of this section or chooses to advance the date under subdivision (3) of this section.

- (1) Schedule of Initial Reappraisals. –
Division Two – 1973: ---Gaston
- (2) Mandatory Advancement. – A county whose population is 75,000 or greater according to the most recent annual population estimates certified to the Secretary by the State Budget Officer must conduct a reappraisal of real property when the county's sales assessment ratio determined under G.S. 105-289(h) is less than .85 or greater than 1.15, as indicated on the notice the county receives under G.S. 105-284. A reappraisal required under this subdivision must become effective no later than January 1 of the earlier of the following years:
 - a. The third year following the year the county received the notice.
 - b. The eighth year following the year of the county's last reappraisal.
- (3) Optional Advancement – A county may conduct a reappraisal of real property earlier than required by subdivision (1) or (2) of this subsection if the board of county commissioners adopts a resolution providing for advancement of the reappraisal. The resolution must designate the effective date of the advanced reappraisal and may designate a new reappraisal cycle that is more frequent than the octennial cycle set in subdivision (1) of the subsection. The board of county commissioners must promptly forward a copy of the resolution adopted under this subdivision to the Department of Revenue. A more frequent reappraisal cycle designated in a resolution adopted under this subdivision continues in effect after a mandatory reappraisal required under subdivision (2) of this subsection unless the board of county commissioners adopts another resolution that designates a different date for the county's next reappraisal.

Note: Under the provisions of **GS 105-286 (a)(3)**, for 2023 the Gaston County Board of Commissioners adopted a resolution to advance the reappraisal date to January 1, 2023, and continue on a four-year reappraisal cycle from this date.

G S 105-273(13) Definitions

Real property, real estate, or land. – Any of the following:

- a. The land itself.
- b. Buildings, structures, improvements, or permanent fixtures on land.
- c. All rights and privileges belonging or in any way appertaining to the property.

- d. A manufactured home as defined in G.S. 143-143.9(6), unless it is considered tangible personal property for failure to meet all of the following requirements:
 - 1. It is a residential structure.
 - 2. It has the moving hitch, wheels and axles removed.
 - 3. It is placed upon a permanent foundation either on land owned by the owner of the manufactured home or on land in which the owner of the manufactured home has a leasehold interest pursuant to a lease with a primary term of at least 20 years and the lease expressly provides for the disposition of the manufactured home upon termination of the lease.

G S 105-296(b). Powers and duties of assessor.

Within budgeted appropriations, he shall employ listers, appraisers, and clerical assistants necessary to carry out the listing, appraisal, assessing, and billing functions required by law. The assessor may allocate responsibility among such employees by territory, by subject matter, or on any other reasonable basis. Each person employed by the assessor as a real property appraiser or personal property appraiser shall during the first year of employment and at least every other year thereafter attend a course of instruction in his area of work. At the end of the first year of their employment, such persons shall also achieve a passing score on a comprehensive examination in property tax administration conducted by the Department of Revenue.

G S 105-299. Employment of experts.

The board of county commissioners may employ appraisal firms, mapping firms or other persons or firms having expertise in one or more of the duties of the assessor to assist the assessor in the performance of these duties. The county may also assign to county agencies, or contract with State or federal agencies for, any duties involved with the approval or auditing of use-value accounts. The county may make available to these persons any information it has that will facilitate the performance of a contract entered into pursuant to this section. Persons receiving this information are subject to the provisions of G.S. 105-289(e) and G.S. 105-259 regarding the use and disclosure of information provided to them by the county. Any person employed by an appraisal firm whose duties include the appraisal of property for the county must be required to demonstrate that he or she is qualified to carry out these duties by achieving a passing grade on a comprehensive examination in the appraisal of property administered by the Department of Revenue. In the employment of these firms, primary consideration must be given to the firms registered with the Department of Revenue pursuant to the provisions of G.S. 105-289(i). A copy of the specifications to be submitted to potential bidders and a copy of the proposed contract may be sent by the board to the Department of Revenue for review before the invitation or acceptance of any bids. Contracts for the employment of these firms or persons are contracts for personal services and are not subject to the provisions of Article 8, Chapter 143, of the General Statutes.

(1939, c. 310, s. 408; 1971, c. 806, s. 1; 1973, c. 476, s. 193; 1975, c. 508, s. 2; 1983, c. 813, s. 4; 1985, ARTICLE 19)

G S 105-317. Appraisal of real property; adoption of schedules, standards, and rules.

(a) Whenever any real property is appraised it shall be the duty of the persons making appraisals:

(1) In determining the true value of land, to consider as to each tract, parcel, or lot separately listed at least its advantages and disadvantages as to location; zoning; quality of soil; waterpower; water privileges; dedication as a nature preserve; conservation or preservation agreements; mineral, quarry, or other valuable deposits; fertility; adaptability for agricultural, timber-producing, commercial, industrial, or other uses; past income; probable future income; and any other factors that may affect its value except growing crops of a seasonal or annual nature.

(2) In determining the true value of a building or other improvement, to consider at least its location; type of construction; age; replacement cost; cost; adaptability for residence, commercial, industrial, or other uses; past income; probable future income; and any other factors that may affect its value.

(3) To appraise partially completed buildings in accordance with the degree of completion on January 1.

(b) In preparation for each revaluation of real property required by G.S. 105-286, it shall be the duty of the assessor to see that:

(1) Uniform schedules of values, standards, and rules to be used in appraising real property at its true value and at its present-use value are prepared and are sufficiently detailed to enable those making appraisals to adhere to them in appraising real property.

(2) Repealed by Session Laws 1981, c. 678, s. 1.

(3) A separate property record be prepared for each tract, parcel, lot, or group of contiguous lots, which record shall show the information required for compliance with the provisions of G.S. 105-309 insofar as they deal with real property, as well as that required by this section. (The purpose of this subdivision is to require that individual property records be maintained in sufficient detail to enable property owners to ascertain the method, rules, and standards of value by which property is appraised.)

(4) The property characteristics considered in appraising each lot, parcel, tract, building, structure, and improvement, in accordance with the schedules of values, standards, and rules, be accurately recorded on the appropriate property record.

(5) Upon the request of the owner, the board of equalization and review, or the board of county commissioners, any particular lot, parcel, tract, building, structure or improvement be actually visited and observed to verify the accuracy of property characteristics on record for that property.

(6) Each lot, parcel, tract, building, structure, and improvement be separately appraised by a competent appraiser, either one appointed under the provisions of G.S. 105-296 or one employed under the provisions of G.S. 105-299.

(7) Notice is given in writing to the owner that he is entitled to have an actual visitation and observation of his property to verify the accuracy of property characteristics on record for that property.

(c) The values, standards, and rules required by subdivision (b) (1) shall be reviewed and approved by the board of county commissioners before January 1 of the year they are applied. The board of county commissioners may approve the schedules of values, standards, and rules to be used in appraising real property at its true value and at its present-use value either separately or simultaneously. Notice of the receipt and adoption by the board of county commissioners of either or both the true value and present-use value schedules, standards, and rules, and notice of a property owner's right to comment on and contest the schedules, standards, and rules shall be given as follows:

(1) The assessor shall submit the proposed schedules, standards, and rules to the board of county commissioners not less than 21 days before the meeting at which they will be considered by the board. On the same day that they are submitted to the board for its consideration, the assessor shall file a copy of the proposed schedules, standards, and rules in his office where they shall remain available for public inspection.

(2) Upon receipt of the proposed schedules, standards, and rules, the board of commissioners shall publish a statement in a newspaper having general circulation in the county stating:

a. That the proposed schedules, standards, and rules to be used in appraising real property in the county have been submitted to the board of county commissioners and are available for public inspection in the assessor's office; and

b. The time and place of a public hearing on the proposed schedules, standards, and rules that shall be held by the board of county commissioners at least seven days before adopting the final schedules, standards, and rules.

(3) When the board of county commissioners approves the final schedules, standards, and rules, it shall issue an order adopting them. Notice of this order shall be published once a week for four successive weeks in a newspaper having general circulation in the county, with the last publication being not less than seven days before the last day for challenging the validity of the schedules, standards, and rules by appeal to the Property Tax Commission. The notice shall state:

a. That the schedules, standards, and rules to be used in the next scheduled reappraisal of real property in the county have been adopted and are open to examination in the office of the assessor; and

b. That a property owner who asserts that the schedules, standards, and rules are invalid may except to the order and appeal therefrom to the Property Tax Commission within 30 days of the date when the notice of the order adopting the schedules, standards, and rules was first published.

(d) Before the board of county commissioners adopts the schedules of values, standards, and rules, the assessor may collect data needed to apply the schedules, standards, and rules to each parcel in the county.

105-283. Uniform appraisal standards.

All property, real and personal, shall as far as practicable be appraised or valued at its true value in money. When used in this Subchapter, the words "true value" shall be interpreted as meaning market value, that is, the price estimated in terms of money at which the property would change hands between a willing and financially able buyer and a willing seller, neither being under any compulsion to buy or to sell and both having reasonable knowledge of all the uses to which the property is adapted and for which it is capable of being used. For the purposes of this section, the acquisition of an interest in land by an entity having the power of eminent domain with respect to the interest acquired shall not be considered competent evidence of the true value in money of comparable land.

Conflicts of Law and General Irregularities

In the event that any portion of this Schedule of Values, Standards and Rules or the utilization thereof is found to be unlawful or unconstitutional, the balance of the Schedule of Values, Standards and Rules shall remain in full force and effect. Any irregularities discovered in the body of this document shall not invalidate that portion nor the remaining balance of the Schedule of Values, Standards and Rules. Subsequent law changes shall be followed in accordance with and applied to this Schedule of Values, Standards and Rules.

Authors Notes: The Machinery Act of North Carolina has been provided as an integral part of these Uniform Schedules of Value, Standards, and Rules. All applicable not recited in this text are included by reference.

PROPERTY VALUATION

In addition to the specific statutory direction and appellate court rulings, it is necessary to be well-versed with the nature of appraised values of property and with the basic economic principles that serve as the foundation of the valuation process.

APPRAISAL THEORY

An appraisal, in itself, is nothing more than an opinion of value. This does not imply, however, that one opinion is necessarily as good as another; there are valid and accurate appraisals, and there are invalid and inaccurate appraisals. The validity of an appraisal can be measured against the supporting evidence from which it was derived, and its accuracy against that very thing it is supposed to predict - the actual behavior of the market. Each is fully contingent upon the ability of the appraiser to record adequate data and to interpret that data into an indication of value.

Appraising real property, like the solving of any problem, is an exercise in reasoning. It is a discipline and, like any discipline, it is founded on fundamental economic and social principles. From these principles evolve certain premises which, when applied to the valuation of property, serve to explain the reaction of the market. This section concerns itself with those concepts and principles basic to the property valuation process. One cannot overstate the necessity of having a workable understanding of them.

CONCEPT OF PROPERTY

The definition of property should begin the discussion of assessing value. Property is associated with the right of any person to possess, use, enjoy and dispose of a thing. Property, then, is a broad term expressing the relationship between owners and their rights in and to possessions. In appraising real property, the parcel to be appraised includes the rights inherent in ownership of the property and should be included in the opinion of value rendered by the reappraisal.

All property may be divided into two major categories-real property and personal property. Real property is defined as the sum of the tangible and intangible rights in land and improvements. This refers to the interest, benefits, and rights inherent in the ownership of physical real estate. Real estate is the physical land and everything permanently attached to it. Personal property consists of movable items not permanently affixed to, or part of, the real estate and is commonly known as "personal" or "chattels".

Real estate may be divided into two categories-land and improvements. Land is defined as the surface of the earth together with everything under its boundary and everything over it. Improvements (land improvements, such as paving, fencing, structures, and landscaping etc.) consist of immovable items affixed to and becoming part of the real estate. "Permanently affixed" refers to the original intent of the owner and economic life of the improvements.

Defining the term "affixed" has been the subject of much litigation, and the courts are subject to change the meaning. In general terms, personal property annexed to land is called a fixture. Chattels that have been annexed to land are called a fixture.

These chattels that have been annexed to the land, so as to lose their character as chattels, become real estate for ad valorem tax purposes. In determining the nature of the annexation of personal property, there are two basic considerations: first, the adaptability of the personal property to the use part of the realty; and second, the person by whom the annexation is made and his interest in the land and the personal property.

Courts have held that, if the chattel is affixed to the land so that it loses its original physical character and cannot be restored to its original condition as a practical matter; it loses its nature as personal property and becomes real property. Two tests relied upon to determine if personal property becomes real estate are: first the intention of the person who put the item in its place; and second, whether the item may be removed from the real estate without damaging either the item or the real estate. Also, to be considered are the use of the item and the generally accepted conveyance of the item in real estate transactions.

In identifying property, a distinction must be made between that of tangible and intangible property. Tangible property consists of actual physical property. Intangible property is evidence of ownership of property rights. Some examples of intangible property are patent rights, copyrights, notes, mortgages, deeds of trust, and stock certificates.

BUNDLE OF RIGHTS

Real estate and real property are often used interchangeably. Generally speaking, real estate pertains to the real or fixed improvements to the land such as structures and other appurtenances, whereas real property encompasses all the interests, benefits and rights enjoyed by the ownership of the real estate.

Real property ownership involves the Bundle of Rights Theory which asserts that the owner has the right to enter it, use it, sell it, lease it, or give it away, as he so chooses. Law guarantees these rights, but they are subject to certain governmental and private restrictions.

The Governmental restrictions are found in its power to:

- tax property
- take property by condemnation for the benefit of the public, providing that just compensation is made to the owner (Eminent Domain)
- police property by enforcing any regulations deemed necessary to promote the safety, health, morals, and general welfare of the public
- provide for the reversion of ownership to the state in cases where a competent heir to the property cannot be ascertained (Escheat)

Private restrictions imposed upon property are often in the form of agreements incorporated into the deed. The deed also spells out precisely which rights of the total bundle of rights the buyer is acquiring. Since value is related to each of these rights, the appraiser should know precisely which rights are involved in his appraisal.

Appraisals for Ad Valorem tax purposes generally assume the property is owned in the "Fee Simple", meaning that the total bundle of rights is considered to be intact.

THE NATURE AND MEANING OF VALUE

An appraisal is an opinion or estimate of value. The concept of value is basic to the appraisal process and calls for a thorough understanding. The American Institute of Real Estate Appraisers' Appraisal Terminology Handbook, 1981 edition, offers the following definitions of value:

"The measure of value is the amount (for example, of money) which the potential purchaser probably will pay for possession of the thing desired."

"The ratio of exchange of one commodity for another, for example, one bushel of wheat in terms of a given number of bushels of corn; thus the value of one thing may be expressed in terms of another thing. Money is the common denominator by which value is measured."

"It is the power of acquiring commodities in exchange, generally with a comparison of utilities - the utility of the commodity parted with (money) and that of the commodity acquired in the exchange (property)."

"Value depends upon the relation of an object to unsatisfied needs; that is, supply and demand."

"Value is the present worth of future benefits arising out of ownership to typical users and investors."

With these definitions, one can see that value is not an intrinsic characteristic of the commodity itself. On the contrary, value is determined by people, created by desire, modified by varying degrees of desire, and reduced by lack of desire. Throughout the definitions a relationship between the purchase and the commodity (property) is implied; this relationship is "value." A purchaser desires a property because it is a useful commodity in that it has utility. Utility is a prerequisite to value, but utility standing alone does not sufficiently cause value. If a great supply of a useful commodity exists, as for example air, needs would be automatically satisfied, desire would not be aroused, and therefore value would not be created. Therefore, besides having utility, to effectively arouse desire, the commodity must also be scarce.

One additional factor is necessary to complete the value equation . . . the ability to become a buyer. A translation must be made of desire into a unit of exchange; a buyer must have purchasing power. The relationship is now complete . . . the commodity has utility and is relatively scarce, it arouses desire, and the buyer is able to satisfy that desire by trading for it . . . value is created. The question is how much value, and herein lays the job of the appraiser.

Numerous definitions of value have been offered, some simple and some complex. It would seem though that any valid definition of value would necessarily embody the elements of utility, desire, scarcity and purchasing power. Furthermore, the concept of value very rarely stands alone. Instead, it is generally prefixed by a descriptive term that serves to relate it to a specific appraisal purpose or activity such as "loan value". Since appraisals are made for a variety of

reasons, it is important for the appraiser to clarify the specific purpose for the appraisal and the type of value that he seeks to estimate.

For Ad Valorem Tax purposes, the value sought is generally market value. Statute 105-283 from the North Carolina Machinery Act describes market value as follows:

All property, real and personal, shall as far as practicable be appraised or valued at its true value in money. When used in this Subchapter, the words "true value" shall be interpreted as meaning market value, that is, the price estimated in terms of money at which the property would change hands between a willing and financially able buyer and a willing seller, neither being under any compulsion to buy or to sell and both having reasonable knowledge of all the uses to which the property is adapted and for which it is capable of being used. For the purposes of this section, the acquisition of an interest in land by an entity having the power of eminent domain with respect to the interest acquired shall not be considered competent evidence of the true value in money of comparable land.

VALUE IN USE AS OPPOSED TO VALUE IN EXCHANGE

We have stated that there are a number of qualifying distinctions made in reference to the meaning of value. One of the most common and probably the most important relative to the purpose of this manual is the distinction between value in use and value in exchange. We have defined market value as a justifiable price which buyers, in general, will pay in the market. The question arises then as to the value of property which, by nature of its special and highly unique design, is useful to the present owner, but relatively less useful to buyers in the market. One can readily see that such a property's utility value may differ greatly from its potential sales price. It is even possible that no market for such a property exists. Such a property is said to have value in use, which refers to the actual value of a commodity to a specific person, as opposed to value in exchange, which aligns itself with market value, referring to the dollar-value of a commodity to buyers in general. In a sense, value in use embodies the objective premise, which maintains that value is within the object. This concept easily accommodates cost. While with value in exchange the subjective element is accentuated. Value in exchange, being the primary concern for the assessor, reflects the actions and reactions of buyers, sellers and investors and is considered market value.

THE PRINCIPLE OF SUPPLY AND DEMAND

In order for property to have value, there must be desirability, utility, scarcity, and economic purchasing power. Utility is the capacity of goods to create desire and should not be confused with usefulness. While utility is a subjective concept, usefulness is an objective concept inherent in the property.

Scarcity helps to create desire. There are two economic forces which determine scarcity, supply and demand.

Among the forces which constantly operate to influence supply and demand are population growth, new techniques in transportation, purchasing power, price levels, wage rates, taxation, governmental controls, and scarcity. A sudden population growth in an area would create an

increase in demand for housing. If the demand increased at a higher rate than the supply, this could soon be a scarcity of housing. If the demand was backed up by purchasing power, rentals and sale prices would tend to increase and ultimately reach a level which would tend to stimulate more builders to compete for the potential profits and thus serve to increase the supply toward the level of demand. As the supply is increased demand would begin to taper off. This would cause rentals and sale prices to level off. When builders, due to increases in labor and material rates, are no longer able to build cheaply enough to meet the new level of prices and rents, competition would tend to taper off and supply would level off. The cycle is then complete.

Balance occurs when reasonable competition serves to coordinate supply with demand. When competition continues unchecked to produce a volume that exceeds the demand, the net returns to investors are no longer adequate to pay all the costs of ownership, resulting in loss rather than profit and, consequently, a decline in values.

A community may well support two shopping centers, but the addition of a third shopping center may increase the supply to excess. If this occurs, one of two effects are caused; either the net dollar return to all the shopping centers will be reduced below that level necessary to support the investment, or one of the shopping centers will flourish at the others' expense.

Utility and scarcity by themselves do not confer value on an object, unless the desire by the purchaser is present, a desire backed by the economic purchasing power of the buyer(s).

In any discussion of value, a comparison of the terms “cost” and “price” is useful. Cost may be defined as the sacrifice made in the acquisition of property and commonly reflects the perspective of the buyer. Either the purchase of an existing property or the construction of a new property may incur cost. Price may be defined as the amount of money given, expected, or arrived at arranging for the exchange of property. Cost and price may be the same, but not necessarily. An example would be a purchaser pays \$200,000 to buy a property, it may be stated that the property cost \$200,000. However, while price is defined in terms of money, cost is expressed as a sacrifice. A sacrifice may be in terms of money, labor, or time. Also, when property is sold, the price may be either above or below the owner’s cost.

THE PRINCIPLE OF HIGHEST AND BEST USE

The way in which property is used, or could be used, plays an essential role in determining its market value. An assessor recognizes this as the highest and best use. The highest and best use for a property is that use which will produce the highest net return to the land for a given period of time within the limits of those uses which are economically feasible, physically possible, probable, and legally permissible.

On a community-wide basis, the major determining factor in highest and best use is the maximum quantity of land that can be devoted to a specific use and still yield a satisfactory return. Once a suitable basic use has been chosen for a specific property, each increment of capital investment to the existing or planned improvement will increase the net return to the

land only up to a certain point; after this point is reached; the net return to the land begins to diminish. This is the point at which the land is at its highest and best use.

For example, in planning a high-rise office building, each additional upper floor represents an extra capital expenditure that must yield a certain return to the investor. This return will be dependent upon the levels of economic rent that the market will bear at the time. An optimum number of floors can be calculated above which the income yield requirements of additional expenditures will no longer be satisfactorily met. This, notwithstanding the possibility of other more particular considerations, should determine the number of stories of the building.

Detailed analysis of this type is rarely thrust upon the property tax appraiser. Generally the tax appraiser will find the most prudent course of action is to consider the present use and follow development rather than anticipate it.

Just as everything changes with time, the highest and best use of property will change. The character of a neighborhood may be altered, thereby creating demands for different uses. The assessor periodically reviews conclusions as to highest and best use and revises them according to the data that are collected. As an example, zoning, one of the restraints on use, may be changed, which changes the allowable use.

BASIC PRINCIPLES OF VALUE

Certain principles are generally accepted as having a direct effect on the modern concept of value evolving from economic doctrine. It should be emphasized that these principles rarely, if ever, can be considered in isolation. It is typical to conceive them in an interrelated setting, for they tend to complement and accompany one another. These principals, after considering the interrelationship among them, result in the highest and best use.

The following principles are essential to appraisal function:

PRINCIPLE OF ANTICIPATION:

Market value is the present worth of all the anticipated future benefits to be derived from the property. Income stream and amenities may be considered benefits. Anticipated future benefits are those benefits anticipated by the market. Past sales of the property and past income are important only when they are an indication of what may be expected in the future. The principle of change works in conjunction with the principle of anticipation.

PRINCIPLE OF BALANCE:

The principle of balance, when applied to a property, states that maximum market value is reached when the four agents of production – labor, coordination or management, capital, and land attain a state of equilibrium.

THE PRINCIPLE OF CHANGE

The principle states that market value is never constant because economic, social, and governmental forces are at work to change property and its environment. Because change is continuous, the estimate of market value is valid only on the effective day for which it is made. This principle works in conjunction with the principle of anticipation.

The impact of change on the value of real property manifests itself in the life cycle of a neighborhood. The cycle is characterized by three stages of evolution: the development and growth evidenced by improving values; the leveling off stage evidenced by static values; and finally, the stage of infiltration of decay evidenced by declining values.

The highest and best use today is not necessarily the highest and best use tomorrow. The highest and best use of the land often lies in a succession of uses. A declining single-family residential neighborhood may be ripe for multi-family, commercial or industrial development. Whether it is or not depends upon the relationship of present or anticipated future demand with existing supply.

In estimating value, the appraiser is obligated to reasonably anticipate the future benefits, as well as the present benefits, derived from ownership and to evaluate the property in light of the quality, quantity, and duration of these benefits based on actual data as opposed to speculative or potential benefits that may or may not occur.

PRINCIPLE OF COMPETITION:

This principle states that when substantial profits are being made, competition is created. This leads to the aphorism that profit tends to breed competition and that excess profit breeds ruinous competition.

PRINCIPLE OF CONFORMITY:

The principle of conformity states that maximum market value is reached when a reasonable degree of economic and social homogeneity is expected in the foreseeable future. As applied to improvements, reasonable homogeneity implies reasonable similarity, not monotonous uniformity. Similarity in age, income, background, etc., is conformity when applied to residents. In understanding the neighborhood concept in mass appraisal, conformity is essential and works with the principles of progression and regression.

PRINCIPLE OF CONSISTENT USE:

This principle states that the property must be valued with a single use for the entire property. Property valued on the basis on one use for land and another for the improvements is improper. The principle is especially applicable to a property in transition from one use to another. While the improvements on a parcel ready for a higher use may theoretically have a long physical life, their economic life may have already terminated.

PRINCIPLE OF CONTRIBUTION:

This principle states that a value of an agent of production (or a property component) depends upon its contribution to the whole. This is another way of saying that cost does not necessarily equal value. Some examples are:

1. A garage is erected on an existing home at a cost of \$30,000. Based on comparable sales analysis, it is determined that such a garage adds \$35,000 to the overall market value of the property. In this case \$35,000 is the value contribution of the garage.
2. Cost does not always equal value. A stone fireplace cost \$10,000 to construct. Sales analysis in this neighborhood reflects a standard fireplace only adds \$5,000 of value to a home. A stone fireplace may only add \$6,000 of contribution to the value of the home, not the cost of \$10,000.

This principle is the basis for the adjustment process of the comparative sales approach to value and the direct sales comparison method of land valuation, for determining whether physical deterioration and functional obsolescence are curable or incurable, and for justifying remodeling and modernization. Many of the adjustments to value that are detailed herein for various property characteristics are based on their contribution to the whole property, not their actual cost. This principle works in conjunction with the principles of balance, increasing and decreasing returns, and surplus productivity.

PRINCIPLE OF INCREASING AND DECREASING RETURN:

This principle states that, when successive increments of one agent of production are added to fixed amounts of other agents, future net benefits (income or amenities) will increase up to a certain point (point of decreasing returns), after which successive increments will decrease future net benefits.

PRINCIPLES OF PROGRESSION AND REGRESSION:

The principles of progression and regression relate to how surroundings affect the value of an object. Progression indicates that the value of a lesser object is enhanced by association with better objects of the same type. The principle of regression states that, when there are dissimilar properties within the same general classification and in the same area, the better property will be adversely affected.

PRINCIPLE OF SUBSTITUTION

Value is created by the marketplace. It is the function of translating demand into a commodity of exchange. When the benefits and advantages derived from two properties are equal, the lowest priced property receives the greatest demand, and rightfully so. The informed buyer is not justified in paying anything more for a property than it would cost to acquire an equally desirable property. That is to say that the value of a property is established as that amount for which equally desirable comparable properties are being bought and sold in the market. Herein lies an approach to value . . . and the basis of the valuation process.

PRINCIPLE OF SURPLUS PRODUCTIVITY:

This principle states that the net income remaining after the cost of the agents of production-labor, coordination, and capital has been paid is considered surplus productivity.

MARKET VALUE

The terms “value” and “market value” though similar are not the same. There are many different definitions for market value provided by statutes and constitutions of all fifty states for property taxation and realtors used to market property. The assessor must adhere to the definition of market value as stated in N.C.G.S. 105-283 (see section on statutes) and decisions rendered by the North Carolina Appellate Courts.

The following important points regarding market value should be noted:

1. It is the most probable price.
2. It is not the highest, lowest, or average price.
3. It is expressed in terms of money.
4. It implies a reasonable time for exposure to the market.
5. It implies that both buyer and seller are well-informed of the uses to which the property may be put. It requires an arm’s length transaction in the open market.
6. It requires a willing buyer and willing seller, with no advantage being taken by either buyer or seller. Neither buyer nor seller placed in a position of having to purchase or sell to avoid legal action or dispose of property. This is a constraint against consideration of foreclosures and short sales.
7. It recognizes the present use as well as the potential use of property.

Note: In analyzing sales of property, close attention is paid to identifying all transactions that are the result of a foreclosure or short sale. Such sales are not retained for further consideration in determining the schedules set out elsewhere in this document, and neither will they be considered in analyzing the reappraisal results via the State-mandated assessment/sales ratio study. For a complete list of conditions, that the NC Department of Revenue distributes to all 100 NC counties to be used in determining qualified or disqualified sales (not consider an arm’s length transaction). Please refer to the Deed Edit Sheet on page 350.

TRADITIONAL APPROACHES TO VALUE

In the preceding paragraphs, it has been stated that value is an elusive item that occurs in many different forms, and that the forces and influences which combine to create, sustain, or destroy value are numerous and varied. It is the appraiser's function to define the type of value sought, to compile and to analyze all related data, and, giving due consideration to all the factors which may influence the value, to process and translate that data into a final opinion or *estimate of value*. This he must do for each property he is to appraise.

The processing of this data into a conclusion of value generally takes the form of three recognized approaches to value: Cost Approach, Sales Comparison Approach, and Income

Approach. Underlying each of the approaches is the principle that the justifiable price of a property is no more than the cost of acquiring and/or reproducing an equally desirable substitute property. The use of one or all three approaches in the valuation of a property is determined by the quantity, quality, and accuracy of the data available to the appraiser.

The *COST APPROACH* involves making an estimate of the depreciated cost of reproducing or replacing the building and site improvements. *Reproduction Cost* refers to the cost at a given point in time of reproducing a replica property, whereas *Replacement Cost* refers to the cost of producing improvements of equal utility. Depreciation is deducted from this cost new for loss in value caused by physical deterioration, and functional or economic obsolescence. To this depreciated cost is then added the estimated value of the land, resulting in an indication of value derived by the Cost Approach.

The significance of the Cost Approach lies in its extent of application . . . it is the one approach that can be used on all types of construction. It is a starting point for appraisers, and therefore it is a very effective “yardstick” in any equalization program for Ad Valorem taxes. Its widest application is in the appraisal of properties where the lack of adequate market and income data preclude the reasonable application of the other traditional approaches.

The *SALES COMPARISON APPROACH* involves the compiling of sales and offerings of properties that are comparable to the property being appraised. These sales and offerings are then adjusted for any dissimilarity and a value range obtained by comparison of said properties. The approach is reliable to the extent that the properties are comparable, and the appraiser's judgment of proper adjustments is sound. The procedure for using this approach is essentially the same for all types of property with the only difference being the elements of comparison.

The significance of this approach lies in its ability to produce estimates of value, which directly reflect the attitude of the market. Its application is contingent upon the availability of comparable sales, and therefore finds its widest range in the appraisal of vacant land and residential properties.

The *INCOME APPROACH* measures the present worth of the future benefits of a property by the capitalization of the net income stream over the remaining economic life of the property. The approach involves making an estimate of the “effective gross income” of a property, derived by deducting the appropriate vacant and collection losses from its estimated economic rent, as evidenced by the yield of comparable properties. From this figure then is deducted applicable operating expense, the cost of taxes and insurance, and reserve allowances for replacements resulting in an estimate of net income, which may then be capitalized into an indication of value.

The approach obviously has its basic application in the appraisals of properties universally bought and sold on their ability to generate and maintain a stream of income for their owners. The effectiveness of the approach lies in the appraiser's ability to relate to the changing economic environment and to analyze income yields in terms of their relative quality and durability.

Property Valuation Techniques

APPLYING THE COST APPROACH

If the highest and best use of a property is its present use, a valid indication of value may be derived by estimating the value of the land and adding the land value to the depreciated value of the structures on the land, the resulting equation being . . .

$$\begin{array}{rcl} & \text{Estimated Land Value} & \\ + & \text{Estimated Replacement Cost New of Structures} & \\ - & \text{Estimated Depreciation} & \\ \hline = & \text{Indication of Property Value} & \end{array}$$

Since estimating the land value is covered in a separate section, this section will address itself to the two remaining elements, Replacement Cost and Depreciation.

REPLACEMENT COST

Replacement Cost is the current cost of producing an improvement of equal utility to the subject property; it may or may not be the cost of reproducing a replica property. The distinction being drawn is one between *Replacement Cost*, which refers to a substitute property of equal utility, as opposed to *Reproduction Cost*, which refers to a substitute replica property. In a particular situation the two concepts may be interchangeable, but they are not necessarily so. They both, however, have application in the Cost Approach to value, the difference being reconciled in the consideration of depreciation allowances.

In actual practice, outside of a few historic type communities in this country, developers, and builders, for obvious economic reasons, replace buildings, not reproduce them. It logically follows that, if an appraiser's job is to measure the actions of knowledgeable persons in the marketplace, the use of proper replacement costs should provide an accurate point of beginning in the valuation of most improvements.

The replacement cost includes the total cost of construction incurred by the builder whether preliminary to, during the course of, or after completion of the construction of a particular building. Among these are material, labor, all subcontracts, builders' overhead and profit, architectural and engineering fees, consultation fees, survey and permit fees, legal fees, taxes, insurance, and the cost of interim financing.

ESTIMATING REPLACEMENT COST

There are various methods that may be employed to estimate replacement cost new. The methods widely used in the appraisal field are the quantity-survey method, the unit-in-place or component part-in-place method, and the model method.

The *Quantity-Survey Method* involves a detailed itemized estimate of the quantities of various materials used, labor and equipment requirements, architect and engineering fees, contractor's

overhead and profit, and other related costs. This method is primarily employed by contractors and cost estimators for bidding and budgetary purposes and is much too laborious and costly to be effective in everyday appraisal work, especially in the mass appraisal field. The method, however, does have its place in that it is used to develop certain unit-in-place costs which can be more readily applied to estimating for appraisal purposes.

The *Unit-in-Place Method* is employed by establishing in-place cost estimates (including material, labor, overhead and profit) for various structural components. The prices established for the specified components are related to their most common units of measurement such as cost per yard of excavation, cost per lineal foot of footings, and cost per square foot of floor covering.

The unit prices can then be multiplied by the respective quantities of each as they are found in the composition of the subject building to derive the whole dollar component cost, the sum of which is equal to the estimated cost of the entire building, providing, of course, that due consideration is given to all other indirect costs which may be applicable. This component part-in-place method of using basic units can also be extended to establish prices for larger components in-place, such as complete structural floors (including the finish flooring, sub-floor, joists and framing), which are likely to occur repeatedly in a number of buildings.

The *Model Method* is still a further extension, in that unit-in-place costs are used to develop base unit square foot or cubic foot costs for total specified representative structures in place, which may then serve as “models” to derive the base unit cost of comparable structures to be appraised. The base unit cost of the model most representative of the subject building is applied to the subject building and appropriate tables of additions and deductions are used to adjust the base cost of the subject building to account for any significant variations between it and the model.

Developed and applied properly, these pricing techniques will assist the appraiser in arriving at valid and accurate estimates of replacement cost new as of a given time. This given time for ad valorem tax purposes is always January 1 of the reappraisal year. The cost generally represents the upper limit of value of a structure. The difference between its replacement cost new and its present value is depreciation. The final step in completing the Cost Approach then is to estimate the amount of depreciation and deduct said amount from the replacement cost new.

DEPRECIATION

Simply stated, depreciation can be defined as “a loss in value from all causes.” As applied to real estate, it represents the loss in value between market value and the sum of the replacement cost new of the improvements plus the land value as of a given time. The causes for the loss in value may be divided into three broad classifications: Physical Deterioration, Functional Obsolescence, and Economic Obsolescence.

Physical Deterioration pertains to the wearing out of the various building components, referring to both short-life and long-life terms, through the action of the elements, age, and use. The

condition may be considered either “curable” or “incurable,” depending upon whether it may or may not be practical and economically feasible to cure the deficiency by repair and replacement. *Functional Obsolescence* is a condition caused by either inadequacies or over-adequacies in design, style, composition, or arrangement inherent to the structure itself, which tends to lessen its usefulness. Like physical deterioration, the condition may be considered either curable or incurable. Some of the more common examples of functional obsolescence are excessive wall and ceiling heights, excessive structural construction, surplus capacity, ineffective layouts, and inadequate building services.

Economic Obsolescence is a condition caused by factors extraneous to the property itself, such as changes in population characteristics and economic trends, encroachment of inharmonious land uses, excessive taxes, and governmental restrictions. The condition is generally incurable in that the causes lie outside the property owner's realm of control.

ESTIMATING DEPRECIATION

An estimate of depreciation represents an opinion of the appraiser as to the degree that the present and future appeal of a property has been diminished by deterioration and obsolescence. Of the three estimates necessary to the cost approach, it is the one most difficult to make. The accuracy of the estimate will be a product of the appraiser's experience in recognizing the symptoms of deterioration and obsolescence and the ability to exercise sound judgment in equating all observations to the proper monetary allowance to be deducted from the replacement cost new. There are several acceptable methods that may be employed:

Physical deterioration and/or functional obsolescence can be measured by observing and comparing the physical condition and/or functional deficiencies of the subject property as of a given time with either an actual or hypothetical, comparable, new, and properly planned structure.

Curable physical deterioration and functional obsolescence can be measured by estimating the cost of restoring each item of depreciation to a physical condition as good as new or estimating the cost of eliminating the functional deficiency.

Functional and economic obsolescence can be measured by capitalizing the estimated loss in rental due to the structural deficiency or lack of market demand.

Total accrued depreciation may be estimated by first estimating the total useful life of a structure and then translating its present condition, desirability, and usefulness into an effective age (rather than an actual age) which would represent that portion of its total life (percentage) which has been used up.

Total accrued depreciation may also be estimated by deriving the amount of depreciation recognized by purchasers as evidenced in the prices paid for property in the market place; the loss of value being the difference between the cost of replacing the structure now and its actual selling price (total property selling price less the estimated value of the land).

APPLYING THE SALES COMPARISON APPROACH

An indication of the value of a property can be derived through analysis of the selling prices of comparable properties. The use of this technique, often referred to as the “comparison approach” or “comparable sales approach,” involves the selection of a sufficient number of valid comparable sales and the adjustment of each sale to the subject property to account for variations in time, location, site, and structural characteristics.

To understand the sales comparison approach an appraiser must understand the principles of supply and demand. The interaction of supply and demand factors impacts property prices. Supply depends on current inventories and, in a larger sense, the availability of human skills, materials, and capital, while demand is influenced by population levels, mortgage rates, income levels, local services, housing trends, and the cost of substitutes. The principal of substitution is one demand factor that implies that the market will recognize differences in utility between the subject and its best alternatives by a difference in price.

The sales comparison approach requires the following steps:

1. Definition of the appraisal problem.
2. Data collection.
3. Analysis of market data to develop units of comparison and select attributes for adjustment (model specifications)
4. Development of reasonable adjustments (model calibration).
5. Application of the model to adjust the sales prices of comparable properties to the subject property.
6. Analysis of the adjusted sales price to indicate the value of the subject property.

The entire valuation process depends on accurately defining the subject property because the nature of the property determines the sources of information, methods of comparable selection, and adjustment techniques.

Defining the subject property includes:

1. Identifying the property (parcel number or pin for ad valorem tax purposes)
2. The rights to be appraised (generally Fee Simple for ad valorem tax purposes)
3. The date of appraisal (January 1 of the appraisal year for NC ad valorem tax purposes)
4. The use (highest and best use)
5. The type of value to estimate (market value, for NC ad valorem tax purposes)

This approach has a wide application as a method of estimating value; however, there are factors that can or do limit the usefulness of the sales comparison approach. In spite of these limitations, this approach has a broad application in all appraisal work. The value estimates found by the use of this approach are considered particularly significant because they are expressions of value as established by transactions in the market place.

Even though the sales comparison approach is mostly used for estimating market value for residential property, it may also be used for some commercial and industrial properties if sufficient data is available. Additionally, some valuation parameters of the other valuation approaches (cost and income) are influenced by the application of and observations learned from the sales comparison approach.

SELECTING VALID COMPARABLES

Since market value has been defined as the price which an informed and intelligent buyer, fully aware of the existence of competing properties and not being compelled to act, is justified in paying for a particular property, it follows that, if market value is to be derived from analyzing comparable sales, the sales must represent valid “arms-length” transactions. Due consideration must be given to the conditions and circumstances of each sale before selecting the sales for analysis. Some examples of sales that do not normally reflect valid market conditions are as follows:

Sales in connection with foreclosures, short sales, bankruptcies, condemnations and other legal actions.

Sales to or by federal, state, county, and local governmental agencies.

Sales to or by religious, charitable or benevolent tax exempt agencies.

Sales involving family transfers, or "love and affection."

Sales involving intra-corporate affiliations.

Sales involving the retention of life interests.

Sales involving cemetery lots.

Sales involving mineral or timber rights, and access or drainage rights.

Sales involving the transfer of part interests.

In addition to selecting valid market transactions, it is equally important to select properties that are truly comparable to the property under appraisal. For instance, sales involving both real property and personal property or chattels may not be used unless the sale can be adjusted to reflect only the real property transaction, nor can sales of non-operating or deficient industrial plants be validly compared with operating plants. The comparable sales and subject properties must exhibit the same use, and the site and structural characteristics must exhibit an acceptable degree of comparability.

PROCESSING COMPARABLE SALES

All comparable sales must be adjusted to the subject property to account for variations in time and location. The other major elements of comparison will differ depending upon the type of property being appraised. In selecting these elements, the appraiser must give prime consideration to the same factors that influence the prospective buyers of particular types of properties.

The typical homebuyer is interested in the property's capacity to provide the family with a place to live. A primary concern is with the living area, utility area, number of rooms, number of baths, age, structural quality and condition, and the presence of a modern kitchen and recreational conveniences of the house. Equally important is the location and neighborhood, including the proximity to and the quality of schools, public transportation, and recreational and shopping facilities.

In addition to the residential amenities, the buyer of agricultural property is primarily interested in the productive capacity of the land, the accessibility to the marketplace, and the condition and functional utility of the farm buildings and structures on the land.

The typical buyer of commercial property, including warehouses and certain light industrial plants, is primarily concerned with its capability to produce revenue. Of special interest will be the age, design and structural quality and condition of the improvements, the parking facilities, and the location relative to transportation, labor markets and trade centers.

In applying the market data approach to commercial/industrial property, the appraiser will generally find it difficult to locate a sufficient number of comparable sales, especially of properties that are truly comparable in their entirety. It will, therefore, generally be necessary to select smaller units of comparison such as price per square foot, per unit, per room, etc. In doing so, great care must be exercised in selecting a unit of comparison that represents a logical common denominator for the properties being compared. A unit of comparison that is commonly used and proven to be fairly effective is the Gross Rent Multiplier, generally referred to as G.R.M., which is derived by dividing the gross annual income into the sales price. Using such units of comparison enables the appraiser to compare two properties that are similar in use and structural features, but differ significantly in size and other characteristics.

Having selected the major factors of comparison, it remains for the appraiser to adjust each of the factors to the subject property. In comparing the site, adjustments for size, location, accessibility, and site improvements must be made. In comparing the structures, adjustments for size, quality, design, condition, and significant structural and mechanical components also must be made. The adjusted selling prices of the comparable properties will establish a range in value in which the value of the subject property will fall. Further analysis of the factors should enable the appraiser to narrow the range down to the value level that is most applicable to the subject property.

APPLYING THE INCOME APPROACH**INTRODUCTION**

The justified price paid for income producing property is no more than the amount of investment required to produce a comparably desirable return; and, since the market can be analyzed in order to determine the net return actually anticipated by investors, it follows that the value of income producing property can be derived from the income which it is capable of producing. What is involved is an estimate of income through the collection and analysis of available economic data, the development of a property capitalization rate, and the processing of the net income into an indication of value by employing one or more of the acceptable capitalization methods and techniques.

THE PRINCIPLES OF CAPITALIZATION

Capitalization is the process for converting the net income produced by property into an indication of value. Through the years of appraisal history, a number of procedures have been recognized and employed by appraisal authorities in determining the value of real estate by the income approach. Although present-day practice recommends only certain methods, we will at least touch on the other approaches to value - even though they may not be accepted in today's appraisal scene because they do not accurately reflect the current market conditions.

EXPLORING THE RENTAL MARKET

The starting point for the appraiser is an investigation of current economic rent in a specific area in order to establish a sound basis for estimating the gross income that should be returned from competitive properties. The appraiser must make a distinction between economic rent, or the rent which property is normally expected to produce on the open market, as opposed to control (actual) rent, or the rent which property is actually realizing at the time of the appraisal due to lease terms established sometime in the past.

The first step then is to obtain specific income and expense data on properties that best typify normal market activity. The data is necessary to develop local guidelines for establishing the economic rent and related expenses for various types of properties.

The next step is to similarly collect income and expense data on individual properties and to evaluate the data against the established guidelines. The collection of income and expense data (I & E) is an essential phase in the valuation of commercial properties. The appraiser is primarily concerned with the potential earning power of the property. The objective is to estimate its expected net income. Income and Expense Statements of past years are valuable only to the extent that they serve this end. The statements must not only be complete and accurate, but must also stand the test of market validity. Consideration of the following factors should assist the appraiser in evaluating the income and expense (I & E) data in order to arrive at an accurate and realistic estimate of net income. This is sometimes referred as net income before recapture.

Gaston County does send surveys soliciting income and expense data from property owners and lessees of commercial (income-producing) property. The return results for these surveys are limited at best. Typically, a more significant amount of additional information is made available as part of the appeal process. This data (income and expense) is generally provided in support of a claim seeking a decrease in appraisal value. The quality/worth of that data is dependent on the documentation provided. Lease information (lease rates, terms, and other stated considerations) is best, with undocumented statements the least useful.

Due to the limited return rate of the survey, the county may utilize other outside sources of information. Even though this may be done on a limited basis it could be useful during the appeal process.

QUESTIONS RELATING TO INCOME DATA

- A. Was the reported income produced entirely by the subject property? Very often the rent will include an amount attributable to one or more additional parcels of real estate. In this case, it would be necessary to obtain the proper allocations of rent.
- B. Was the income attributable to the subject property as it physically existed at the time of the appraisal, or did the appraisal include the value of leasehold improvements and remodeling for which the tenant paid in addition to rent? If so, it may be necessary to adjust the income to reflect economic rent.
- C. Does the reported income represent a full year's return? It is often advisable to obtain both monthly and annual amounts as verification.
- D. Does the income reflect current economic rent? Is either part or all of the income predicated on old leases? If so, what are the provisions for renewal options and rates?
- E. Does the reported income reflect 100% occupancy? What percentage of occupancy does it reflect? Is this percentage typical of this type of property, or is it due to special non-recurring causes?
- F. Does the income include rental for all marketable space? Does it include an allowance for space, if any, which is either owner or manager occupied? Is the allowance realistic?
- G. Is the income attributable directly to the real estate and conventional amenities? Is some of the income derived from furnishings and appliances? If so, it will be necessary to adjust the income or make provisions for reserves to eventually replace them, whichever local custom dictates.
- H. In many properties an actual rental does not exist because the real estate is owner occupied. In this event it is necessary to obtain other information to provide a basis to estimate economic rent. The information required pertains to the business operation using the property. Proper analysis of the annual operating statements of the business, including gross sales or receipts, can provide an accurate estimate of economic rent. Information requirements for a few of the more common property uses are as follows:

Retail Stores	The annual net gross sales. (Gross sales less returned merchandise).
Hotels and Motels	The annual operating statement of the business. If retail or office space is leased in these properties, obtain the actual rent paid.

Theaters	The annual gross receipts (including admissions and concessions) and seating capacity.
Automobile Parking	The annual gross receipts.

Note: All survey data received from property owners/lessors where their income and expense information is stated is held confidential. Survey data may be compiled into a summary document and incorporated herein for subsequent consideration either prior to a final determination for appraisal purposes or for supporting evidence of value as part of the appeal process.

ANALYSIS OF EXPENSE DATA

The appraiser must consider only those expenses that are applicable to the cost of ownership; that is, those expenses that are normally owner incurred. Any portion of the expenses incurred directly or indirectly by the tenant should not be considered. Each expense item must stand the test of both legitimacy and accuracy. How do they compare with the established guidelines and norms? Are they consistent with the expenses incurred by comparable properties?

Management - refers to the cost of administration. These charges should realistically reflect what a real estate management company would actually charge to manage the property. If no management fee is shown on the statement, an allowance must be made by the appraiser. On the other hand, if excessive management charges are reported, as is often the case, the appraiser must disregard the reported charges and use an amount that he deems appropriate and consistent with comparable type properties. The cost of management bears a relationship with the risk of ownership and will generally range between 4 to 10% of the gross income.

General expenses - may include such items as the cost of services and supplies not charged to a particular category. Unemployment and F.I.C.A. taxes, Workmen's Compensation, and other employee insurance plans are usually legitimate deductions when employees are a part of the building operation.

Reimbursed expenses - refer to the cost associated with the maintenance of public or common areas of the commercial property. This expense is passed on to the tenants and should, therefore, only be considered when the amount of reimbursement is included as income.

Miscellaneous expenses - is the "catch-all" category for incidentals. This item should reflect a very nominal percentage of the income. If expenses reported seem to be excessive, the appraiser must examine the figures carefully in order to determine if they are legitimate expenses and if so, to allocate them to their proper category.

Cleaning expenses - are legitimate charges. They are for such items as general housekeeping and maid service and include the total cost of labor and related supplies. All or a portion of the cleaning services may be provided by outside firms working on a "contract" basis. Cleaning expenses vary considerably and are particularly significant in operations such as offices and hotels. "Rule of thumb" norms for various operations are made available through national management associations. The appraiser should have little difficulty in establishing local guidelines.

Utilities - are generally legitimate expenses and, if reported accurately, need very little reconstruction by the appraiser other than to determine if the charges are consistent with comparable properties. Local utility companies can provide the appraiser with definite guidelines.

Heat and Air Conditioning - costs are often reported separately and in addition to utilities. The expenses would include the cost of fuel other than the above-mentioned utilities and may include, especially in large installations, the cost of related supplies, inspection fees, and maintenance charges. These are generally legitimate costs and the same precautions prescribed for “utilities” are in order.

Elevator expenses - including the cost of repairs and services, are legitimate deductions, and are generally handled through service contracts. These fees can generally be regarded as fairly stable annual recurring expenses.

Decorating and minor alterations - are necessary to maintain the income stream of many commercial properties. In this respect they are legitimate expenses. However, careful scrutiny of these figures is required. Owners tend to include the cost of major alterations and remodeling which are, in fact, capital expenditures and, as such, are not legitimate operating expenses.

Repairs and Maintenance - expenses reported for any given year, are not necessarily a true indication of the average or typical annual expense for these items. For example, a statement could reflect a substantial expenditure for a specific year (possibly because the roof was replaced and/or several items of deferred maintenance were corrected); yet the statement for the following year may indicate that repairs and maintenance charges were practically nil. It is necessary for the appraiser to either obtain complete economic history on each property in order to make a proper judgment as to the average annual expense for these items, or include a proper allowance based on norms for the type and age of the improvements to cover annual expenses. Since it is neither possible nor practical to obtain enough economic history on every property, the latter method is generally used and the amounts reported for repairs and maintenance are then estimated by the appraiser.

Insurance - Caution must be used in accepting insurance expense figures. Cost shown may be for more than one year or may be for blanket policies including more than one building. It is generally more effective for the appraiser to establish his own guidelines for insurance. He must also be careful to include only items applicable to the real estate. Fire extended coverage and owner's liability are the main insurance expense items. Separate coverage on special component parts of the buildings, such as elevators and plate glass, are also legitimate expenses.

Real Estate Taxes - In making appraisals for tax purposes, the appraiser may exclude the actual amount reported for real estate taxes. Since future taxes will be based on his appraised value, the appraiser may express the taxes as a factor of the estimated value. This can be done by including an additional percentage in the capitalization rate to account for real estate taxes.

Depreciation - The figure shown for depreciation on an operating statement is a “bookkeeping figure” which the owner uses for Internal Revenue purposes and should not be considered in the income approach. This reflects a tax advantage that is one of the benefits of ownership.

Interest - Although interest is considered a legitimate expense, it is always included in the Capitalization Rate. Most property is appraised as if it were “free and clear;” however, the appraiser does consider the interest of a current mortgage in the Capitalization Rate build-up.

Land Rent - When appraising for real estate tax purposes, only the sum of the leasehold and the leased fee is usually considered. Land rent is not deducted as an expense. Considered separately, rent from a ground lease would be an expense to the leasehold interest and an income to the leased fee. However, if land were rented from another property to supply additional parking for example, that land rent would be an allowable expense.

It is obvious that there are some expense items encountered on operating statements that the appraiser should not consider as allowable. This is because he is interested in legitimate cash expenses only. Income statements are usually designed for income tax purposes where credit can be taken for borrowing costs and theoretical depreciation losses.

It is virtually impossible and certainly not always practical to obtain a complete economic history on every commercial property being appraised. On many properties, however, detailed economic information can be obtained through the use of Income and Expense forms. One must realistically recognize the fact that the data obtainable on some properties is definitely limited.

In most cases, the gross income and a list of the services and amenities furnished can be obtained during the data gathering operation. However, in order to ensure a sound appraisal, it may be necessary to estimate the fixed and operating expenses. This is best accomplished by setting guidelines for expenses, based on a percent of Effective Gross Income or a cost per square foot of leased area. These percentages or costs will vary depending on the services supplied and the type of property.

CAPITALIZATION METHODS

The most prominent methods of capitalization are Direct, Straight Line, Sinking Fund, and Annuity. Each of these is a valid method for capitalizing income into an indication of value. The basis for their validity lies in the action of the market, which indicates that the value of income producing property can be derived by equating the net income with the net return anticipated by informed investors. This can be expressed in terms of a simple equation:

Value = Net Income divided by Capitalization Rate

The *Straight Line* and *Sinking Fund* methods are both actual forms of Straight Capitalization, with one using Straight Line recapture and the other using Sinking Fund recapture. Both methods follow the same basic principles as Direct Capitalization, differing only in that they provide for separate capitalization rates for land and buildings, the building rate differing from the land rate in that it includes an allowance for recapture.

Straight Line Capitalization allows for “recapture” based on remaining economic life of the building - implying that, at the end of that period of time, there would be a zero improvement

value. There are three fallacies in this thinking. First, the potential buyer (investor) has no intention of holding the property that long. The average investment period might average ten years. Second, the investor anticipates that, at the end of that period, he will either get all his money back or will make a profit. And third, is the depreciation allowance possible in connection with federal income taxes.

Depreciation allowances begin to “run out” between seven and ten years, so the advantages of owning the property are reduced considerably. A prudent owner may choose to sell the property at this point and re-invest in another property so that he may begin the depreciation cycle again and continue to take full advantage of the favorable tax laws.

For these reasons, the Straight Line Capitalization Method does not usually follow what the market indicates.

Straight Line Recapture calls for the return of investment capital in equal increments or percentage allowances spread over the estimated remaining economic life of the building.

Sinking Fund Recapture calls for the return of invested capital in one lump sum at the termination of the estimated remaining economic life of the building. This is accomplished by providing for the annual return of a sufficient amount needed to invest and annually re-invest in “safe” interest-bearing accounts, such as government bonds or certificates of deposit, which will ultimately yield the entire capital investment during the course of the building's economic life.

Annuity Capitalization lends itself to the valuation of long-term leases. In this method, the appraiser determines, by the use of annuity tables, the present value of the right to receive a certain specified income over stipulated duration of the lease. In addition to the value of the income stream, the appraiser must also consider the value that the property will have once it reverts back to the owner at the termination of the lease. This reversion is valued by discounting its anticipated value against its present day worth. The total property value then is the sum of the capitalized income stream plus the present worth of the reversion value.

CURRENT TECHNIQUES

There are two methods, however, that do lend themselves to an accurate measure of market value based on potential income. These are Direct Capitalization, utilizing the Direct Comparison Method of Rate Selection, and Mortgage Equity Capitalization.

In *Direct Capitalization*, the appraiser determines a single “overall” capitalization rate. This is done through analysis of actual market sales of similar types of properties. He develops the net income of each property and divides the net income by the sales price to arrive at an overall rate to provide an indication of value. Direct capitalization rates have been relied on in many appellate court rulings for the valuation of income-producing properties for ad valorem tax purposes.

Mortgage Equity Capitalization is a form of direct capitalization with the major difference in the two approaches being the development of the overall capitalization rate.

In this method, equity yields and mortgage terms are considered influencing factors in construction of the interest rate. In addition, a plus or minus adjustment is required to compensate for anticipated depreciation or appreciation. This adjustment can be related to the recapture provisions used in other capitalization methods and techniques.

RESIDUAL TECHNIQUES

It can readily be seen that any one of the factors of the Capitalization Equation (Value = Net Income divided by Capitalization Rate) can be determined if the other two factors are known. Furthermore, since the value of property is the sum of the land value plus the building value, it holds that either of these can be determined if the other is known. The uses of these mathematical formulas in capitalizing income into an indication of value are referred to as the residual techniques, or more specifically, the property residual, the building residual, and the land residual techniques.

The *Property Residual Technique* is an application of Direct Capitalization. In this technique, the total net income is divided by an overall capitalization rate (which provides for the return on the total investment) to arrive at an indicated value for the property. This technique has received more popular support in recent years because it closely reflects the market. With this technique, the capitalization rate may be developed by either “direct comparison” in the market or by the Mortgage Equity Method.

The *Building Residual Technique* requires the value of the land to be a known factor. The amount of net income required to earn an appropriate rate of return on the land investment is deducted from the total net income. The remainder of the net income (residual) is divided by the building capitalization rate (which is composed of a percentage for the return on the investment, plus a percentage for the recapture of the investment) to arrive at an indicated value for the building.

The *Land Residual Technique* requires the value of the building to be a known factor. The amount of net income required to provide both a proper return on and the recapture of the investment is deducted from the total net income. The remainder of the net income (residual) is then divided by the land capitalization rate (which is composed of a percentage for the return on the investment) to arrive at an indicated value for the land.

MORTGAGE EQUITY METHOD EXAMPLE

For purposes of illustration, assume an investment financed with a 70% loan at 14.0% interest. The term of the mortgage is 20 years, paid off in level monthly payments. The total annual cost for principal and interest on such a loan can be determined by referring to the mortgage equity tables. Select the Constant Annual percent for an interest rate of 14.0% and a term of 20 years. Note that the constant is 14.92% of the amount borrowed, or .92% more than the interest rate alone.

Assume that the equity investor will not be satisfied with less than an 18% yield. The income necessary to satisfy both Lender and Equity can now be shown. The product of the percent

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portion and the rate equals the weighted rate. The total of each weighted rate equals the weighted average.

	PORTION	RATE		WEIGHTED RATE
Mortgage loan (principal interest)	70%	.1492	=	.1044
Equity (down payment)	30%	.18	=	.0540
Weighted Average	100%			.1584

Note that the “constant annual percent” is used for the rate of the loan.

Since there is a gain in equity's position through the years by the loan being paid off little by little, it is necessary to calculate the credit for “Equity Build-Up.” Assume that the investor plans to hold the property for ten years. Since the mortgage is for 20 years, only a portion of the principal will be paid off and this amount must be discounted, as it will not be received for ten years. From the Table of Loan Balance and Debt Reduction, at the end of ten years for a 20-year mortgage at 14%, the figure is .199108. Consulting the sinking fund tables indicates that the discount factor for 18% and 10 years is .0425.

The credit for Equity Build-Up can now be deducted from the basic rate, thus . . .

$$\begin{array}{rcll} .199108 & 70\% & .0425 & = \underline{.0059} \\ (\% \text{ of loan paid in 10 yrs.}) & \times & (\text{loan rate}) & \times (\text{sinking fund 18\% for 10 yrs.}) \\ \text{Resulting Net Rate} & & & = .1525 \end{array}$$

LAND VALUATION TECHNIQUES

In making appraisals for Ad Valorem Tax purposes, it is generally necessary to estimate separate values for the land and the improvements on the land. In actuality, the two are not separated and the final estimate of the property as a single unit must be given prime consideration. However, in arriving at that final estimate of value, aside from the requirements for property tax appraisals, there are certain other reasons for making a separate estimate of value for the land:

An estimate of land value is required in the application of the Cost Approach. An estimate of land value is required to be deducted from the total property sales price in order to derive indications of depreciation through market-data analysis. (Depreciation being equal to the difference between the replacement cost new of a structure and the actual price paid in the market place for the structure.)

As land is not a depreciable item, a separate estimate of land value is required for bookkeeping and accounting purposes; likewise, the total capitalization rate applicable to land will differ from the rate applicable to the improvements on the land. Since land may or may not be used to its highest potential, the value of land may be completely independent of the existing improvements on the land.

Real Estate is valued in terms of its highest and best use. The highest and best use of the land (or site), if vacant and available for use, may be different from the highest and best use of the improved property. This will be true when the improvement is not an appropriate use and yet makes a contribution to total property value in excess of the value of the site. Highest and Best Use (Highest and Most Profitable Use; Optimum Use) is that reasonable and probable use which will support the highest present value as of the date of the appraisal. Alternatively, it is the most profitable likely use to which a property can be put. It may be measured in terms of the present worth of the highest net return that the property can be expected to produce over a stipulated long run period of time. (American Institute of Real Estate Appraisers' Appraisal Terminology Handbook, 1981 edition.)

As appraisers' opinions are based on data derived from the market, it is necessary to study and adapt, if possible, procedures used by those closest to everyday transactions.

COMPARABLE SALES METHOD

The most frequently used method in estimating the value of land is the comparable sales method in which land values are derived from analyzing the selling prices of similar sites. This method is in essence the application of the market data approach to value and all the considerations pertaining thereto are equally applicable here.

The appraiser must select comparable and valid market transactions, and must weigh and give due consideration to all the factors significant to value, adjusting each to the subject property. The comparable sites must be used in the same way as is the subject property and subjected to the same zoning regulations and restrictions. It is also preferable, whenever possible, to select comparable sales from the same or a similar neighborhood. The major adjustments will be to account for variations in time, location, and physical characteristics to include size, shape, topography, landscaping, access, as well as other factors which may significantly influence the selling price, such as the productivity of farm land.

Although it is always preferable to use sales of unimproved lots for comparison, it is not always possible to do so. Older neighborhoods are not likely to yield a sufficient number of representative sales of unimproved lots to permit a valid analysis. In such cases, in order to arrive at an estimate of land values using the comparable sales approach, it is necessary to consider improved property sales and to estimate the portion of the selling price applicable to the structure. The procedure would be to estimate the replacement cost of the buildings as of the date of sale, estimate the accrued depreciation and deduct that amount from the replacement cost resulting in the estimated selling price of the buildings, which can be deducted from the total selling price of the property to derive the portion of the selling price which can be allocated to the land. The equation is as follows:

$$\begin{array}{r} \text{Selling Price of Property} \\ - \text{Estimated Depreciated Value of Buildings} \\ \hline = \text{Indication of Land Value} \end{array}$$

In some of these older neighborhoods, vacant lots will exist often as a result of fire or normal deterioration. Since the desirability as a new building site is restricted, value is generally determined by adjoining property owners who have a desire for additional land area.

In order to apply the comparable sales method, it is first necessary to establish a common unit of comparison. The units generally used in the valuation of land are price per front foot, price per square foot, price per acre, price per lot or site or home site, price per apartment unit, and price per motel unit. The selection of any one particular unit depends upon the type of property being appraised . . .frontage being commonly used for platted, uniform type residential lots, and square footage and acreage for larger, un-platted tracts, as well as irregularly shaped lots lacking in uniformity. Use of square footage is especially desirable in Central Business Districts where the entire lot maintains the same level of value: depth factor adjustments have a tendency to distort this concept. Commercial arteries are also best valued on a square foot basis.

The utility of a site will vary with the frontage, width, depth, and overall area. Similarly, the unit land values should be adjusted to account for differences in size and shape between the comparable and the subject property. Since such an adjustment is generally necessary for each lot, it is beneficial that the appraiser adopts and/or develops standardized procedures for adjusting the lot size and the unit values to account for the variations. It is not uncommon for all lots within a development to market at the same price. Should data indicate this, it is necessary to make alterations or adjustments to maintain this value level. In some cases, a “site value” concept has advantages. Site value tables provide for uniform pricing of standard sized lots within homogenous neighborhoods or subdivisions. Some of the techniques commonly employed are as follows:

Standard lot sizing techniques provide for the adjustment of the frontage, width, and depth of irregular shaped lots to make the units of measurement more comparable with uniform rectangular lots. Incremental and decremented adjustments can be applied to account for size differences.

Standard Depth Tables provide for the adjustment of front foot unit values to account for variations in depth from a predetermined norm.

Frontage Tables provide for the adjustment of front footage unit values to account for variations in the relative utility value of excessive or insufficient frontage as compared to a predetermined norm.

Acreage or Square Footage Tables provide for the adjustment of unit values to account for variations in the relative utility value of excessive or insufficient land sizes as compared to a predetermined norm.

During the process of adjusting the comparable sales to account for variations between them and the subject property, the appraiser must exercise great care to include all significant factors and to properly consider the impact of each of the factors upon the total value. If done properly, the adjusted selling prices of the comparable properties will establish a range in value in which the value of the subject property will fall. Further analysis of the factors should enable the appraiser to narrow the range down to the value level that is most applicable to the subject property.

THE LAND RESIDUAL TECHNIQUE

In the absence of sufficient market data, income-producing land may be valued by determining the portion of the net income attributable to the land and capitalizing the net income into an indication of value. The procedure is as follows:

1. Determine the highest and best use of the land, which may be either its present use or hypothetical use.
2. Estimate the net income which the property can be expected to yield.
3. Estimate the replacement cost new of the improvements.
4. If the case involves the present use, estimate the proper allowance for depreciation, and deduct that amount from the replacement cost new of the improvements to arrive at an estimate of their depreciated value.
5. Develop appropriate capitalization rates.
6. Calculate the income requirements of the improvements and deduct the amount from the total net income to derive that portion of the income that can be said to be attributable to the land.
7. Capitalize the residual income attributable to the land to an indication of value.

RATIO METHOD

A technique useful for establishing broad indications of land values is a “typical” allocation or ratio method. In this technique, the ratio of the land value to the total value of improved properties is observed in situations where there is good market and/or cost evidence to support both the land values and total values. This market abstracted ratio is then applied to similar properties where the total values are known, but the allocation of values between land and improvements are not known. The ratio is usually expressed as a percentage that represents the portion of the total improved value that is land value, or as a formula:

$$\frac{\text{Total Land Value}}{\text{Total Property Value}} \times 100\% = \% \text{ Land Is of Total Property Value}$$

This technique can be used on most types of improved properties, with important exceptions being farms and recreational facilities, provided that the necessary market and/or cost information is available. In actual practice, available market information limits this technique primarily to residential properties and, to a much lesser extent, commercial and industrial properties such as apartments, offices, shopping centers, and warehouses. The ratio technique cannot give exact indications of land values. It is nevertheless useful, especially when used in conjunction with other techniques of estimating land values because it provides an indication of the reasonableness of the final estimate of land value.

The ratio should be extracted from available market information and applied to closely similar properties. It should be noted that any factor that affects the value could also affect the ratio of values. Zoning is particularly important because it may require more or less improvements be made to the land, or may require a larger or smaller minimum size. This tends to have a bearing on the land values, and may influence the ratio of values considerably from community to community.

The following is an example of a residential land valuation situation:

Market information derived from an active new subdivision

Typical Lot Sale Price (most lots equivalent)	\$15,000
Improved Lot Sales (range)	\$65,000 to \$75,000
Indicated Ratio	$\frac{\$15,000}{75,000}$ To $\frac{15,000}{65,000}$ X 100% 20% to 23%

Similar subdivision, but 100% developed

Typical Lot Sale Price (most lots equivalent)	Unavailable
Improved Lot Sales (range)	\$85,000 to \$105,000
Broadest Indicated Range of Lot Values (20% x \$85,000 to 23% x \$105,000)	\$17,000 to \$24,150
Narrowest Indicated Range of Lot Values (23% x \$85,000 to 20% x \$105,000)	\$19,550 to \$21,000

If both lots and improvements vary considerably, the broadest range is most appropriate. If most lots vary little and are judged equivalent, but the improvements vary somewhat, the narrowest range is appropriate. Most subdivisions exhibit a combination of the two ranges, showing a narrow typical range, but a wider actual range of land values.

MASS APPRAISING

In preceding sections, we have outlined the fundamental concepts, principles, and valuation techniques underlying the Appraisal Process. We will now approach the problem at hand . . . the reappraisal of certain specified real property within a total taxing jurisdiction, be it an entire county or any subdivision thereof . . . and to structure a systematic mass appraisal program to affect the appraisal of said properties in such a way as to yield valid, accurate, and equitable property valuations at a reasonable cost dictated by budgetary limitations, and within a time span totally compatible with assessing administration needs.

The key elements of the program are validity, accuracy, equity, economy, and efficiency. To be effective, the program must. . .

- incorporate the application of proven and professionally acceptable techniques and procedures;

- provide for the compilation of complete and accurate data and the processing of that data into an indication of value approximating the prices actually being paid in the market place as of the effective assessment date;
- provide the necessary standardization measures and quality controls essential to promoting and maintaining uniformity throughout the jurisdiction;
- provide the appropriate production controls necessary to execute each phase of the operation in accordance with a carefully planned budget and work schedule; and
- provide techniques especially designed to streamline each phase of the operation, eliminating superfluous functions, and reducing the complexities inherent in the Appraisal Process to more simplified but equally effective procedures.

In summary, the objective of an individual appraisal is to arrive at an opinion of value, the key elements being the validity of the approach and the accuracy of the estimate. The objective of a mass appraisal for tax purposes is essentially the same. However, in addition to being valid and accurate, the value of each property must be equitable to that of each other property and, what is more, these valid, accurate, and equitable valuations must be generated as economically and efficiently as possible.

OVERVIEW

The prime objective of mass appraisals for tax purposes is to equalize property values. Not only must the value of one residential property be equalized with another, but it must also be equalized with each agricultural, commercial, and industrial property within the political unit. The common denominator or the basis for equalization is market value as set forth by N.C.G.S. 105-283 . . . that price which an informed and intelligent person, fully aware of the existence of competing properties and not being compelled to act, is justified in paying for a particular property.

The job of the appraiser is to arrive at a reasonable estimate of that justified price. To accomplish this, the coordination of approaches to the valuation of the various classes of property must be made so that they are related one to another in such a way as to reflect the motives of the prospective purchasers of each type of property.

A prospective purchaser of a residential property is primarily interested in its capacity to render service to the family as a place to live. Its location, size, quality, design, age, condition, desirability, and usefulness are the primary factors to be considered in making a selection. By relying heavily upon powers of observation and inherent intelligence, knowing what could be afforded and simply comparing what is available, one property will eventually stand out to be more appealing than another. So, it is likewise the job of the appraisers to evaluate the relative degree of appeal of one property to another for tax purposes.

The prospective purchaser of agricultural property will be motivated somewhat differently. The primary interest will be in the productive capabilities of the land. It is reasonable to assume that the purchaser will be familiar, at least in a general way, with the productive capacity of the

farm. It might be expected that the prudent investor will have compared one farm's capabilities against another. Accordingly, the appraiser for local tax equalization purposes must rely heavily upon prices being paid for comparable farmland in the community.

The prospective purchaser of commercial property is primarily interested in the potential net return and tax shelter the property will provide. That price which is justified to pay for the property is a measure of the prospects for a net return from the investment. Real estate, as an investment then, must not only compete with other real estate, but also with stocks, bonds, annuities, and other similar investment areas. The commercial appraiser must explore the rental market and compare the income-producing capabilities of one property to another.

The prospective purchaser of industrial property is primarily interested in the overall utility value of the property. Of course, in evaluating the overall utility, individual consideration must be given to the land and each improvement thereon. Industrial buildings are generally of special purpose design and, as such, cannot readily be divorced from the operation for which they were built. As long as the operation remains effective, the building will hold its values; if the operation becomes obsolete, the building likewise becomes obsolete. The upper limit of its value is its replacement cost new, and its present day value is some measure of its present day usefulness in relation to the purpose for which it was originally designed.

Any effective approach to valuations for tax purposes must be patterned in such a way as to reflect the "modus operandi" of buyers in the market place. As indicated above, the motives influencing prospective buyers tend to differ depending upon the type of property involved. It follows that the appraiser's approach to value must differ accordingly.

The residential appraiser must rely heavily upon the sales comparison approach to value . . . Analyzing the selling prices of comparable properties and considering the very same factors of location, size, quality, design, age, condition, desirability, and usefulness, which were considered by the buyer.

The commercial appraiser will find that, since commercial property is not bought and sold as frequently as is residential property, the sales market cannot be readily established. By relying heavily on the income approach to value, the net economic rent that the property is capable of yielding can be determined, and the amount of investment required to affect that net return at a rate commensurate with that normally expected by investors could also be determined. This can only be achieved through a comprehensive study of the income-producing capabilities of comparable properties and an analysis of present-day investment practices.

The industrial appraiser will not be able to rely on the market data approach because of the absence of comparable sales, each sale generally reflecting different circumstances and conditions. Also, it is not possible to rely upon the income approach. ... again because of the absence of comparable investments, and because of the inability to accurately determine the contribution of each unit of production to the overall income produced. Therefore, by relying heavily on the cost approach to value, a determination must be made of the upper limit or replacement cost new of each improvement and the subsequent loss of value resulting overall from physical, functional, and economic factors.

The fact that there are different approaches to value, some of which are more applicable to one class of property than to another does not, by any means, preclude equalization between classes. Remember that the objective in each approach is to arrive at a price which an informed and intelligent person, fully aware of the existence of competing properties and not being compelled to act, is justified in paying for any one particular property. Underlying and fundamental to each of the approaches is the comparison process. Regardless of whether the principal criteria are actual selling prices, income-producing capabilities, or functional usefulness, like properties must be treated alike. The primary objective is equalization (the equitable distribution of the tax burden). The various approaches to value, although valid in themselves, must nevertheless be coordinated one to the other in such a way as to produce values that are not only valid and accurate, but are also equitable. The same “yardstick” of values must be applied to all properties and must be applied by systematic and uniform procedures.

It is obvious that sales on all properties are not required to effectively apply the market data approach. The same is true regarding any other approach. What is needed is a comprehensive record of all the significant physical and economic characteristics of each property in order to compare the properties of “unknown” values with the properties of “known” values. All significant differences between properties must in some measure, either positively or negatively, be reflected in the final estimate of value.

Each property must be given individual treatment, but the treatment must be uniform and standardized, and essentially no different than that given to any other property. All the factors affecting value must be analyzed and evaluated for each and every property within the entire political unit. It is only by doing this that equalization between properties and between classes of properties can be ultimately affected.

All this, at best, is an oversimplification of the equalization process underlying the entire Mass Appraisal Program. The program itself consists of various operational phases, and its success depends primarily upon the systematic coordination of collecting and recording data, analyzing the data, and processing the data to an indication of value.

SALES RATIO

General Discussion

One of the most used methods of analyzing sales is the sales ratio. Property tax is an ad valorem tax (according to value) and, because value is defined as “market” value and because market value is evaluated by measuring “sales” of properties in the marketplace, then the quality of a group of assessments may be evaluated by measuring their ratio to the real estate sales from the same geographical area as of the assessments. Assessment/sales ratio study is the comparing of appraised value to sale prices.

The word “ratio” is a statistical term that, when numerically expressed, simplifies the comparison of magnitude of numbers. They are various types of ratios, distinguished by their base of comparison, that is the denominator of the fraction, and they may take the form of fractions, proportions, percentages or rates. Some of the leading types of ratios are the result of

comparing a part to its whole, comparing a part to a part within a whole, or comparing one whole to another whole.

The assessor's office main purpose is to value all properties uniformly and equitably. Therefore, it is incumbent on the appraiser to place property values that represent the current probable selling price or some constant fraction thereof.

One of the most meaningful and useful tools in measuring the quality of the real property appraisal is the ratio study. The measurements (commonly referred to as ratio studies and median assessment levels) can be either in the aggregate or sectional and are found by comparing the value placed on properties which have sold with the amount for which the property actually sold.

Caution should be used when reviewing sales ratio results for the properties that comprise a sales file, which does not always constitute a representative sample of the property type (class) population within the County. The calculated results could be biased, even if carefully weighted, for some important classes of properties are seldom, if ever, sold.

DATA INVENTORY

Basic to the appraisal process is the collecting and recording of pertinent data. The data will consist of general supporting data, referring to the data required to develop the elements essential to the valuation process; neighborhood data, referring to information regarding pre-delineated neighborhood units; and specific property data, referring to the data compiled for each parcel of property to be processed into an indication of value by the cost, market and/or income approach.

The data must be comprehensive enough to allow for the adequate consideration of all factors that significantly affect property values. In keeping with the economics of a mass appraisal program, it is costly and impractical to collect, maintain, and process data of no or marginal contribution to the desired objectives. The axiom "too much data is better than insufficient data" does not apply. What does apply is the proper amount of data, no more or no less, which is necessary to provide the database necessary to generate the desired output.

Cost data must be sufficient enough to develop or select and validate the pricing schedules and cost tables required to compute the replacement cost new of improvements needed to apply the cost approach to value.

All data pertaining to the cost of total buildings in place should include the parcel identification number, property address, and date of completion, construction cost, name of builder, source of information, structural characteristics, and other information pertinent to analysis.

Cost information may be recorded on the same form (unassigned property record card) used to record specific property data.

The principal sources for obtaining cost data are builders, suppliers, and developers, and it is generally advisable to collect cost data in conjunction with new construction pick-ups.

Sales data must be sufficient enough to provide a representative sampling of comparable sales needed to apply the market data approach, to derive unit land values and depreciation indicators needed to apply the cost approach, and to derive gross rent multipliers and elements of the capitalization rate needed to apply the income approach.

All sales data should include the parcel identification number, property qualification code, month, and year of sale, selling price, source of information, i.e., buyer, seller, agent, or fee, and a reliable judgment as to whether or not the sale is representative of a true arm's length transaction.

Sales data should be recorded on the same form (assigned property record card) used to record specific property data, and verified during the property-listing phase.

The principal source for obtaining sales data is the County Register of Deeds Office, MLS, Sales Letters, Fee Appraisers, and the real estate transfer returns. Other sources may include developers, realtors, lending institutions, and individual owners during the listing phase of the operation.

Income and expense data must be sufficient enough to derive capitalization rates and accurate estimates of net income needed to apply the income approach. Income and expense data should include both general data regarding existing financial attitudes and practices, and specific data regarding the actual incomes and expenses realized by specific properties.

The general data should include such information as equity return expectations, gross rentals, vacancy and operating cost expectations and trends, prevailing property management costs, and prevailing mortgage costs.

Specific data should include the parcel identification number, property address (or building ID), source of information, the amount of equity, the mortgage and lease terms, and an itemized account of the annual gross income, vacancy loss, and operating expenses for the most recent two-year period.

The general data should be documented in conjunction with the development of capitalization procedural guidelines. The specific data, since it is often considered confidential and not subject to public access, should be recorded on special forms, designed in such a way as to accommodate the property owner or agent thereof in submitting the required information. The forms should also have space reserved for the appraiser's analysis and calculations.

The principal sources for obtaining the general financial data are investors, lending institutions, fee appraisers and property managers. The primary sources for obtaining specific data are the individual property owners and/or tenants during the listing phase of the operation.

Neighborhood data. At the earliest feasible time during the data inventory phase of the operation, and after a thorough consideration of the living environment and economic characteristics of the overall county, or any political sub-division thereof, the appraisal staff should delineate the larger jurisdictions into smaller "neighborhood units," each exhibiting a high degree of homogeneity in residential amenities, land use, economic trends, and housing

characteristics such as structural quality, age, and condition. The neighborhood delineation should be outlined on an index (or comparable) map and each assigned an arbitrary Neighborhood Identification Code which, when combined with the parcel identification numbering system, will serve to uniquely identify it from other neighborhoods.

Neighborhood data must be comprehensive enough to permit the adequate consideration of value-influencing factors to determine the variations in selling prices and income yields attributable to benefits arising from the location of one specific property as compared to another. The data should include the taxing district, the school district, the neighborhood identification code, special reasons for delineation (other than obvious physical and economic boundaries), and various neighborhood characteristics such as the type (urban, suburban, etc.), the predominant class (residential, commercial, etc.), the trend (whether it is declining, improving, or relatively stable), its accessibility to the central business district, shopping centers, interstate highways and primary transportation terminals, its housing characteristics, the estimated range of selling prices for residentially-improved properties, and a rating of its relative durability.

All neighborhood data should be recorded on a specially designed form during the delineation phase. The existing property record card can serve in this capacity as it contains the current data on file.

Specific property data must be comprehensive enough to provide the data base needed to process each parcel of property to an indication of value, to generate the tax roll requirements, to generate other specified output, and to provide the assessing officials with a permanent record to facilitate maintenance functions and to administer taxpayer assistance and grievance proceedings.

The data should include the parcel identification number, ownership and mailing address, legal description, property address, property classification code, local zoning code, neighborhood identification code, site characteristics, and structural characteristics.

All the data should be recorded on a single, specially-designed property record card customized to meet individual assessing needs. Each card should be designed and formatted in such a way as to accommodate the listing of information and to facilitate data processing. In addition to the property data items noted above, space must be provided for a building sketch, land and building computations, summarization, and memoranda. In keeping with the economy and efficiency of a mass appraisal program, the card should be formatted to minimize writing by including a sufficient amount of site and structural descriptive data that can be checked and/or circled. The descriptive data should be comprehensive enough to be suitable for listing any type of land and improvement data regardless of class, with the possible exception of large industrial, institutional, and utility complexes that require lengthy descriptions. In these cases, it will generally be necessary to use a specially-designed supplemental property record document, keyed and indexed to the corresponding property record card. The property record card should be made a permanent part of the assessing system, and used not only in conjunction with the revaluation, but also to update the property records for subsequent assessments.

The specific property data should be compiled from existing assessing records and field inspections. The parcel identification number, ownership, mailing address, and legal description may be obtained from existing tax rolls. Property classification codes may also be obtained from existing tax rolls (whenever available) and verified in the field. Local zoning codes may be obtained from existing zoning maps. Neighborhood identification codes may be obtained from the neighborhood delineation maps. Lot sizes and acreage may be obtained from existing tax maps. The property address and the site and structural characteristics may be obtained by making a physical inspection of each property.

In transferring lot sizes from the tax maps to the property record cards, the personnel performing the tasks must be specially trained in the use of standardized lot sizing techniques and depth tables may be used, which are necessary to adjust irregular shaped lots and abnormal depths to account for variations from predetermined norms. In regard to acreage, the total acreage may be transferred, but the acreage breakdowns required to affect the valuation of agricultural, residential, forestry, commercial, and industrial properties must be obtained in the field from the property owner and verified by personal observation and aerial photographs, if available.

Field inspections or the listing of new construction must be conducted by the appraiser or qualified data collectors under the close supervision of the appraisal staff. During this phase of the operation, the data collectors must visit each property. In the course of the inspection, the following procedures must be adhered to.

- Identification of the property.

- View the property classification and zoning codes.

- Recording the property address.

- If possible, interviewing the occupant of the building and recording all pertinent data.

- Interior inspection of the building when requested by the property owner or when permissible.

- Measuring and inspecting the exterior of the building, as well as all other improvements on the property, and recording the story height and the dimensions and/or size of each.

- Recording a sketch of the principal building(s), consisting of a plan view showing the main portion of the structure along with any significant attached exterior features, such as porches, etc. All components must be identified and the exterior dimensions shown for each.

- Selection of and recording the proper quality grade of the improvement.

- Selection of and recording the proper adjustments for all field priced items.

- Reviewing the property record card for completeness and accuracy.

After the field inspection is completed, the property record cards must be submitted to clerical personnel to complete data entry of the property record cards.

Complete and accurate data are essential to the program. Definite standardized data collection and recording procedures must be followed if these objectives are to be met.

PROCESSING THE DATA

This phase of the operation involves the analysis of data compiled during the data inventory phase and the processing of that data to an indication of value through the use of the cost, market, and income approaches to value.

During the analytical phase, it will be necessary to analyze cost, market, and income data in order to provide a basis for validating the appropriate cost schedules and tables required to compute the replacement cost new of all buildings and structures; for establishing comparative unit land values for each class of property; for establishing the appropriate depreciation tables and guidelines for each class of property; and for developing gross rent multipliers, economic rent and operating expense norms, capitalization rate tables and other related standards and norms required to effect the mass appraisal of all the property within an entire political unit on an equitable basis.

After establishing the appropriate standards and norms, it remains to analyze the specific data compiled for each property by giving due consideration to the factors influencing the value of that particular property as compared to another, and then to process the data into an indication of value by employing the techniques described in the section of the manual dealing with the application of the traditional approaches to value.

Any one, or all three of the approaches, if applied properly, should lead to an indication of market value; of primary concern is applying the approaches on an equitable basis. This will require the coordinated effort of a number of individual appraisers, each appraiser acting as a member of a team, with the team effort directed toward a valid, accurate and equitable appraisal of each property within the political unit. Each property must be physically reviewed, during which time the following procedures must be adhered to.

- verification of the characteristics recorded on the property record card.
- certification that the proper schedules and cost tables were used in computing the replacement cost of each building and structure.
- determination of the proper quality grade and design factor to be applied to each building to account for variations from the base specifications.
- making a judgment of the overall condition, desirability, and usefulness of each improvement in order to arrive at a sound allowance for depreciation.
- capitalization of net income capabilities into an indication of value in order to determine the loss of value attributable to functional and economic obsolescence.

- addition of the depreciated value of all improvements to the land value and reviewing the total property value in relation to the value of comparable properties.

At the completion of the review phase, the property record cards must be, once again, submitted to clerical personnel for final mathematical calculations and extensions and a final check for completeness and accuracy.

Once the final values have been established for each property, the entire program should be evaluated in terms of its primary objectives. ... do the values approximate a satisfactory level of market value and, what is more important, are the values equitable? Satisfactory answers to these questions can best be obtained through a statistical analysis of recent sales in an appraisal-to-sale ratio study if sufficient sales are available.

To perform the study, it is necessary to take a representative sampling of recent valid sales and compute the appraisal-to-sale ratio for each of the sales. If the sample is representative, the computed median appraisal-to-sale ratio will give an indication of how close the appraisals within each district approximate the market value. This is providing, of course, that the sales included represent true market transactions. It is then necessary to determine the deviation of each individual appraisal-to-sale ratio from the median ratio and to compute either the average or the standard deviation, which will give an indication of the degree of equity within each individual district. What remains then is to compare the statistical measures across property classes in order to determine those areas, if any, which need to be further investigated, revising the appraisal, if necessary, to attain a satisfactory level of value and equity throughout the entire jurisdiction.

The techniques and procedures set forth herein, if applied skillfully, should yield highly accurate and equitable property valuations, and should provide a sound property tax base. It should be noted, however, that no program, regardless of how skillfully administered, can ever be expected to be error-free. The appraisal must be fine-tuned and this can best be done by giving the taxpayer an opportunity to question the value placed upon his property and to produce evidence that the value is inaccurate or inequitable. During this time, the significant errors will be brought to light, and taking the proper corrective action will serve to further the objectives of the program. What's important in the final analysis is to use all these measures as well as any other resources available to affect the highest degree of accuracy and equity possible.

DATA INVENTORY

Appraisal forms and descriptions are as follows:

- Property Record Card (Sample)
- Operating Statement (I & E)
- Sales Verification Letter
- Personal and Real Guide
- Property Use Codes

Schedule of Values

Gaston County 2023

Gaston County		Year 2023		Requested By: RDOBBINS		Run: 7/18/2022		Card 1 of 1, Page 1		Parcel 153026															
DOBBINS RYAN C & & DOBBINS SANDRA 1517 EDGEWOOD RD BESSEMER CITY, NC 28016-8502 1 RANCH				Legal Desc EDGEWOOD ACRES BLK 1 L 2 11 033A 100 00 000				Phys. Addr. 1517 EDGEWOOD RD BESSEMER CITY NC 28016				Nbhd Name 6B022 Edgewood Acres Alt Pin 3525678767													
								Plat Blk/Pg 027 014 Mapped Acres 0.23 Flags				Use Code 1010 Residential 1 Family District 180 GASTONIA CITY													
Permit Number		Date		Amount		Type		Book		Page		Sales Type		Vao/Imp		Date of Sale		VC		Sales Price					
67536		7/25/2016				ECOP		4866		0017		WD		N		3/28/2013		Y		79,000.00					
67183		6/17/2016		4,000		REML		4822		1013		TD		N		7/17/2012		N P		33,000.00					
								3969		0382		WD1		N		4/30/2004		Y		90,000.00					
Total Acres		0.23		Land Computation								Total Value 18,000								Dwelling Cost Ladder				Cost	
Type	Code	Qty	Land Rate	Inc/Dec Fac	Adj-1	Adj-2	Adj-3	Adj-4	Adj-5	Adj-6	Total Adj	Total Adj Rate	Value									Base Value		\$184,514	
ST	RB	1.00	15,000.00	1.2000	0.00	0.00	0.00	0.00	0.00	0.00	100.0	18,000.00	18,000									Cost Factor		100	
														Design Factor		100		Base Factor Sbtl.		\$184,514		Adjustments		\$7,662	
														Additions		\$15,734		Grade		C 1.00 \$0		Replacement Cost New		\$207,910	
														Story Height		1.00		Condition		Average		CDU Adjustment		35.00 (\$72,769)	
														Style ST20 Ranch				Functional Adj		0 \$0		Economical Ad		0 \$0	
														Life		50		RCNLD		\$135,141		Num of Iden.		1	
														Act Yr Built		1973		Outbuilding		\$5,468		RCNLD w/o Outbldg		\$140,609	
														Eff Yr Built				Half Bath		1.00		NH Factor		1.10	
														Full Bath		1.00		Extra Fix		0.00		Total Value		\$154,670	
														Bedroom		3.00		Land Value		\$18,000		Imp. Value		\$154,670	
														Tot. Room		7.00		Prior Value		\$114,160		Prorate PCT.			
														1st Floor		1,176		Prorate Value				Appraisal Date			
														Upper Floor		0		Appraised By				Finished Area		1,176	
														Lower Level		0		Appraised Value sqft.		\$146.83		Appraised Value		\$172,670	
														Total Area		1,176									
Miscellaneous Improvements																									
Code	Descrip.			W * L	Units	Rate	Size Adj	Yr Built	Eff Yr	QG	Dep	%	Fun	Eco	Value	Comp %	Ident	Total Value							
RS1	Frame/Metal Shed			16*12	192	22.50	94	2005	2005	C	Average	70			1,216			1,216							
RD1	Paved Drive (Typical)				1	8,500.00	100	1973	1973	C	Average	50			4,250			4,250							
Notes																									
CANVAS 2022																									

Schedule of Values

Gaston County 2023

Gaston County	Year 2023	Requested By: RDOBBINS	Run: 7/18/2022	Card 1 of 1, Page 2	Parcel 153026
DOBBINS RYAN C & & DOBBINS SANDRA 1517 EDGEWOOD RD BESSEMER CITY, NC 28018-8502 1 RANCH	Legal Desc: EDGEWOOD ACRES BLK 1 L 2 11 033A 100 00 000	Phys. Addr. 1517 EDGEWOOD RD BESSEMER CITY NC 28018	Nbhd Name 0B022 Edgewood Acres Alt Pin 3525678787	Use Code 1010 Residential 1 Family District 180 GASTONIA CITY	
IMPROVEMENT DATA					
<p>The diagram illustrates the layout of improvements on a property. The central feature is a large structure labeled R1 with an area of 1176.0 sf. To its left is a smaller structure labeled R25 (96.0 sf) and below that, another labeled R30 (240.0 sf). Above the central structure is a structure labeled R16 (180.0 sf). Below the central structure is a small structure labeled R35 (20.0 sf). The diagram also shows various dimensions for the structures and the lot, such as 11' for the width of the top structure, 12' for the width of the left structures, and 20' for the width of the bottom structure. The lot is labeled 11 033A 100 00 000.</p>					

OPERATING STATEMENT (I&E)

The Operating Statement (I&E) is designed to collect and analyze income and expense information on income producing properties. With this information, the appraiser is able to estimate value through capitalization of income. The Operating Statement is divided into four major categories: Market Data, Cost Data, Remodeling Data, and Income and Expense Data. The Income and Expense area of the statement is divided into three specialized areas: Apartments, General Commercial (retail, warehousing, industry), and Office Buildings. The purpose of the specific income and expense areas is to allow the property owner/manager space to enter applicable income, expense, and amenity data.

MARKET DATA

Space is provided to enter any sales information for both vacant and improved parcels. In addition, space is provided to enter the value of any personal property, inventories, or licenses that may have been included in the purchase price. Also, space is provided to enter the percent of mortgage, mortgage term, and interest rate.

COST DATA

Space is provided to enter any construction cost information that is available concerning the subject property. When possible, sizes of additions, paving, etc., should be entered under the comments area.

REMODELING DATA

Space is provided to enter the cost and a description of significant remodeling that has been associated with the building, the year of the remodeling, and whether the cost was attributable to the owner or a tenant.

APARTMENTS - OPERATING STATEMENT

Space is provided to enter a detailed current quoted rent per month by unit type. In instances where rents are computed on a square foot basis, space is provided to note the total apartment complex rentable area.

Project amenities and unit built-ins should be noted as to what is included/available in the apartment complex. The owner expense statement includes areas to enter what is paid by the owner and the costs associated for a two-year period. The occupancy percentage should be entered in the space provided. Space is also provided to enter the number of garage/carport spaces available and the monthly rental charge, if applicable.

GENERAL RETAIL, WAREHOUSING, INDUSTRIAL, OTHER- OPERATING STATEMENT

This area is designed to enter income and expense amounts on general retail (retail sales), small industrial, and warehouse type facilities. Space is provided to enter the tenants, floor level, lease term, and floor area of the lease.

Expenses are broken down into the general areas of insurance, taxes, maintenance, and utilities. Actual expense should be entered when available.

OFFICE BUILDING - OPERATING STATEMENT

This area of the operating statement is to enter the applicable income and expense information for office buildings. Space is provided to enter the building total gross area, net rentable area, and lease terms, i.e., on a total gross or net rentable area. The amount of retail area should be entered together with the current occupancy rate. The income statement is designed to quote rent per square foot, based on floor level, and whether escalation of rental clause is included. The expense area is broken down into three major categories: insurance and taxes, building maintenance, and utilities. Actual expense should be entered by category if available.

February 1, 2022

Dear Property Owner/Manager:

Our office is currently working on the countywide reappraisal project that will be implemented January 1, 2023, as required by General Statute 105-286.

Revaluations are mandated in order to establish current and equitable values for assessment purposes. This is achieved through using three approaches to value: cost, market, and income. As the owner or manager of an income producing property, we are asking you to please complete all the information that pertains to the property. This data will assist us with our analysis of income producing properties in general and will insure a reasonable and acceptable basis of income and expense data that may be applied.

The information you supply will be held strictly confidential. Only the Revaluation staff appraisers will have access to this information.

Please return in the enclosed envelope within 14 days or email completed form to Stephanie.Queen@GastonGov.com.

If you have any questions concerning this request, please call (704)810-5837.

Thank you for your assistance,

Stephanie Queen, RES
Commercial Appraiser

Schedule of Values

Gaston County 2023

CONFIDENTIAL PROPERTY INFORMATION FORM (Gaston County North Carolina)

MARKET DATA: ☐ PURCHASED LAND ONLY *or* ☐ PURCHASED LAND & BUILDING

PURCHASE PRICE \$ _____ PURCHASE DATE _____

IF THE ABOVE PURCHASE PRICE INCLUDES ANY AMOUNT FOR ITEMS OTHER THAN REAL ESTATE (SUCH AS FURNITURE & FIXTURES, MACHINERY & EQUIPMENT) PLEASE LIST BELOW:

ITEMS: _____

AMOUNT: \$ _____

COST DATA	- ALL COSTS SHOULD INCLUDE LABOR, MATERIALS, ARCHITECTURAL FEES, CONTRACTORS OVERHEAD AND PROFIT. - BUILDING COST SHOULD INCLUDE ALL MECHANICAL FEATURES (PLUMBING, HEATING, AIR CONDITIONING, ETC.) AS WELL AS THE STRUCTURE ITSELF.				
	COST	YEAR	COST	YEAR	COMMENTS
SITE (LAND)					
BUILDINGS					
ADDITIONS TO ORIGINAL BLDG					
PAVING					
OTHER YARD ITEMS					
TOTAL					

REMODELING DATA	PLEASE EXPLAIN WHAT PART OF BUILDING WAS REMODELED -- INDICATING COST AND YEAR
REMODELING COST PAID BY	<input type="checkbox"/> OWNER <input type="checkbox"/> TENANT

LEASE OR RENTAL DATA		PLEASE INDICATE TERMS OF MAJOR LEASE AGREEMENTS. GIVE DATE OF EXPIRATION, RENEWAL OPTIONS, AMOUNT OF RENT AND OTHER PERTINENT DATA. IF LEASE GUARANTEES A MINIMUM RENTAL, PLUS A PERCENTAGE, PLEASE INDICATE MINIMUM RENT, AND THE OVERAGE ACTUALLY PAID FOR EACH OF THE PAST THREE YEARS.				LAND LEASE DATA	TERMS _____ AMT. \$ _____
TENANTS	LENGTH OF LEASE	YEAR EXPIRES	GUARANTEED RENTAL	OVERAGE TERMS	AVG. ANNUAL RENT (LAST 3 YRS)	RENEWAL AND/OR PURCHASE TERMS	RENEWAL RATE

Schedule of Values

Gaston County 2023

OPERATING STATEMENT FOR FISCAL YEAR _____

GROSS ANNUAL INCOME				ANNUAL EXPENSES				
COMMERCIAL BUILDINGS FOR _____				ANALYSIS				
BASEMENT				MANAGEMENT	FEE			
FIRST FLOOR	RETAIL			GENERAL	COMMISSIONS			
	OFFICE				LEGAL & ACCTNG.			
	WAREHOUSE				PAYROLL TAXES			
UPPER FLOOR	PARKING				GROUP INSURANCE			
	RETAIL				BLDG SUPPLIES			
	OFFICE			RUBB.REMOVAL				
OTHER	APARTMENT			MISCELLANEOUS				
	WAREHOUSE			CLEANING	WAGES			
	PARKING			SUPPLIES				
TOTAL	REIMBURSED			UTILITIES	CONTRACT SERV.			
	MISCELLANEOUS				ELECTRIC			
APARTMENT BUILDINGS FOR _____				ELEVATOR	HEATING			
TYPE	#	\$ Per Month	ITEMS NORMALLY FURNISHED		CONSTRUCTION	WATER		
						AIR CONDITIONING		
Efficiency Units	_____ @ _____	_____	<input type="checkbox"/> HEATING	FIXED EXPENSE		WAGES & UNIF.		
1 Bedroom Units	_____ @ _____	_____	<input type="checkbox"/> AIR CONDITIONING		REPAIR & SERVICE			
	_____ @ _____	_____	<input type="checkbox"/> ELECTRIC	TOTAL	DECORATING			
	_____ @ _____	_____	<input type="checkbox"/> WATER		REPAIR & MAINT.			
	_____ @ _____	_____	<input type="checkbox"/> RANGE		INSURANCE			
_____ @ _____	_____	<input type="checkbox"/> REFRIGERATOR	REAL EST.TAXES					
2 Bedroom Units	_____ @ _____	_____	<input type="checkbox"/> DISHWASHER	OTHER TAXES				
	_____ @ _____	_____	<input type="checkbox"/> DISPOSAL	DEPRECIATION				
	_____ @ _____	_____	<input type="checkbox"/> CARPETS	INTEREST				
	_____ @ _____	_____	<input type="checkbox"/> DRAPES	LAND RENT				
3 Bedroom Units	_____ @ _____	_____	<input type="checkbox"/> FURNITURE	PROJECTED ANNUAL INCOME \$ _____				
	_____ @ _____	_____	ACTUAL ANNUAL VACANCY & CREDIT LOSSES \$ _____					
	_____ @ _____	_____	ACTUAL ANNUAL INCOME \$ _____					
	MANAGER/JANITOR	_____ @ _____						
GARAGE/CARPORT	_____ @ _____							
OTHER INCOME	_____ @ _____							

THIS FORM IS **STRICTLY CONFIDENTIAL**. TO BE USED AND RETAINED ONLY BY GASTON COUNTY APPRAISERS. IT WILL NOT BE FILED WITH THE PROPERTY RECORDS. SHOULD YOU REQUIRE FURTHER EXPLANATION OR ASSISTANCE IN COMPLETING THIS DOCUMENT PLEASE CONTACT THE APPRAISAL OFFICE (704 810-5847).

SUBMITTED BY _____

TITLE _____

TELEPHONE _____

THIS SPACE FOR APPRAISERS' USE ONLY

POTENTIAL GROSS INCOME		NOTES:
LESS VACANCY AND CREDIT LOSS		
EFFECTIVE GROSS INCOME		
LESS OPERATING EXPENSES		
LESS RESERVES FOR REPLACEMENTS		
NET INCOME BEFORE CAPITAL RECAPTURE		
IMPUTABLE TO LAND _____ X _____ %		
IMPUTABLE TO BLDG. _____ X _____ %		
RESIDUAL LAND/BLDG _____ X _____ %		
INDICATED PROP VAL _____		
APPRAISED VALUE _____		

Schedule of Values

Gaston County 2023

SHOPPING CENTER INCOME & EXPENSE STATEMENT

Dear Property Owner/Manager:

Our office is currently working on the countywide reappraisal project that will be implemented January 1, 2023, as required by General Statute 105-286.

Revaluations are mandated in order to establish current and equitable values for assessment purposes. This is achieved through using three approaches to value: cost, market, and income. As the owner or manager of a shopping center, we are asking you to please complete all the information that pertains to the property. This data will assist us with our analysis of income producing properties in general and will insure a reasonable and acceptable basis of income and expense data that may be applied.

The information you supply will be held strictly confidential.

Tenants	Length of Lease	Lease Begins	Renewal Options	Rent Per Month	Renewal Rate	SF Gross Leasable

Annual Rental Income	2020	2021	Annual Expenses	2020	2021
Retail			Management		
Miscellaneous			Tax/Insurance		
			Utilities		
			Repairs		
			Reserves		
Total Income			Total Expenses		

Return to: Gaston County Tax Dept, c/o Commercial Appraisal Dept
PO Box 1578, Gastonia, NC 28053, or Email completed form to
Stephanie.Queen@GastonGov.com

Submitted by _____ **Date** _____ **Telephone** _____

Thank you for your assistance,

Stephanie Queen, RES
Commercial Appraiser

HOTEL/MOTEL INCOME & EXPENSE STATEMENT

Dear Property Owner/Manager:

Our office is currently working on the countywide reappraisal project that will be implemented January 1, 2023, as required by General Statute 105-286.

Revaluations are mandated in order to establish current and equitable values for assessment purposes. This is achieved through using three approaches to value: cost, market, and income. As the owner and manager of a hotel, we are asking you to please complete all the information that pertains to the property. This data will assist us with our analysis of income producing properties in general and will insure a reasonable and acceptable basis of income and expense data that may be applied.

The information you supply will be held strictly confidential.

OPERATING STATEMENT	2020	2021
Number of Rooms		
Occupied Room Nights		
Average Daily Rate (ADR)	\$	\$
EXPENSES		
Management	\$	\$
General (Payroll taxes, Supplies, Misc.)	\$	\$
Cleaning, Laundry, Reservation Clerk	\$	\$
Food & Beverage	\$	\$
Sales & Marketing Franchise Fees)	\$	\$
Property Repairs & Maintenance	\$	\$
Utilities	\$	\$
Insurance	\$	\$
Land Lease	\$	\$

Return to Gaston County Tax Dept, c/o Commercial Appraiser PO Box 1578, Gastonia, NC 28053, or Email completed form to Stephanie.Queen@GastonGov.com

Submitted by _____ Date _____

Telephone _____

Thank you for your assistance.

REAPPRAISAL GOLF COURSE QUESTIONNAIRE

Course Name _____ Architect _____
Number of Holes _____ Par/Course Rating _____
USGA Slope Rating: _____ (Please attach a scorecard)
Irrigation System: Greens _____ Fairways _____ Both _____
Year of Major Renovations and Description _____

Number of Anticipated Annual Rounds for 2022 _____
Number of Actual Annual Rounds for 2021 _____

List of Amenities (Please Check)

Practice Green _____	Driving Range _____	Practice Sand Traps _____
Swimming Pool _____	Lockers _____	Bag Storage _____
Restaurant _____	Tennis Courts _____	Snack Bar _____
Bar/Lounge _____	Rain Shelters _____	Golf Carts _____
Restrooms (on course) _____	Other (List items) _____	

2021 Residents Memberships

Full Golf Memberships _____
Limited Golf Memberships _____
Sport Social Memberships _____

2021 Non-Residents Memberships

Full Golf Memberships _____
Golf Only Memberships _____
Limited Golf Memberships _____
Sport Social Memberships _____

2022 Golf Prices (without cart):

9-Hole Weekday \$ _____ 9-Hole Weekend \$ _____
18-Hole Weekday \$ _____ 18-Hole Weekend \$ _____
Special Rates - Senior \$ _____ Junior \$ _____ Twilight \$ _____
Cart Rental/9-Hole \$ _____ Cart Rental/18-Hole \$ _____

Other Income 2021 (Food & Beverage) \$ _____ Other Income/Fees 2021 \$ _____
Contact Person: _____ Telephone: _____
Email Address: _____

MOBILE HOME PARK / INCOME & EXPENSE STATEMENT

Dear Property Owner/Manager:

Our office is currently working on the countywide reappraisal project that will be implemented January 1, 2023, as required by General Statute 105-286.

Revaluations are mandated in order to establish current and equitable values for assessment purposes. This is achieved through using three approaches to value: cost, market, and income. As the owner or manager of an income producing property, we are asking you to please complete all the information that pertains to the property. This data will assist us with our analysis of income producing properties in general and will insure a reasonable **and** acceptable basis of income and expense data that may be applied. ***The income information is for the site rental income only.***

The information you supply will be held strictly confidential.

ANNUAL ANALYSIS	2020	2021
TOTAL NUMBER MH SITES		
NUMBER OF OCCUPIED SITES		
AVG MONTHLY RATE PER SITE		

ITEMS (WATER, ELECTRIC, ETC) INCLUDED IN RENT:

ANNUAL EXPENSES	2020	2021
MANAGEMENT		
MAINTENANCE		
UTILITIES		
INSURANCE		

**Return to: Gaston County Tax Dept, c/o Commercial Appraisal Dept
PO Box 1578, Gastonia, NC 28053, or email completed form to Stephanie.Queen@GastonGov.com**

Submitted by _____ Date _____ Telephone _____

Thank you for your assistance,

Stephanie Queen, RES
Commercial Appraiser

SECTION 42 INCOME & EXPENSE STATEMENT

Dear Property Owner/Manager:

Our office is currently working on the countywide reappraisal project that will be implemented January 1, 2023, as required by General Statute 105-286.

Revaluations are mandated in order to establish current and equitable values for assessment purposes. This is achieved through using three approaches to value: cost, market, and income. However, our records indicate this property is associated with Section 42 of the Internal Revenue Code in that tax credits were allocated to this project. Therefore, the income approach is based on restricted rental income per N.C. Gen. Stat. 105.277.16. "A North Carolina low-income housing development to which the North Carolina Housing Finance Agency allocated a federal tax credit under section 42 of the code is designated as a special class of property under Article V, Section 2 (2) of the North Carolina Constitution and must be appraised, assessed, and taxed in accordance for property into consideration in determining the income attributable to the property. The assessor may not consider income tax credit received under section 42 of the Code under G. S. 129.42 in determining the income attributable to the property." Therefore, it is imperative that we receive an income and expense report for the subsidized housing development. In lieu of the form included, you may send a copy of the rent roll and/or Income and Expense statement associated with the property.

We have included a Property Information Form and highlighted the sections that need to be completed. Return to Gaston County Tax Department, Attn: Stephanie Queen, PO Box 1578, Gastonia, NC 28053-9901. Or email to Stephanie.Queen@GastonGov.com Please return within 30 days.

The information you supply will be held strictly confidential. Only the Revaluation staff appraisers will have access to this information.

If you have any questions concerning this request, please call (704)866-3158, Option 2.

Thank you for your assistance,

Stephanie Queen, RES
Commercial Appraiser

Sales Verification Letter

**GASTON COUNTY** *Office of The Tax Director*

128 W. Main Avenue, Gastonia, NC 28052

Appraisal Division

Phone (704) 862-6500 Fax: (704) 866-3105

PARCEL#:
 ACREAGE:
 NBHD:
 LEGAL:
 DEED:
 DATE:
 INDICATED SALE PRICE:

Dear Property Owner:

Congratulations on your recent real estate purchase! We seek your assistance in answering a few questions about the transaction identified above. We ask that you take a few minutes to complete this form and return it in the enclosed envelope. As you know, one of the primary tasks for the Tax Office is to maintain an accurate property sales data file. While deed stamps often provide an indicated sales price, that information does not always provide a clear picture of all the conditions related to the transaction.

All valid sales are included in our sales analysis and are critical in the development of the County's Schedule of Values, Standards and Rules adopted for each county-wide general reappraisal.

We sincerely appreciate your assistance in this all important effort. Your contribution will serve to enhance the County's valuation system in the future.

1. Actual Sales Price: \$ _____
2. Purchased by: Cash () or Financed by: Conv () VA () Seller Financing (), or Other _____
3. Was the property sold by a: Real Estate Company () or For Sale by Owner ()
4. Did the sale price include multiple parcels? Yes () No ()
5. Was the sale between relatives or related business? Yes () No ()
6. Was the property acquired as a result of:
 Foreclosure/Bankruptcy () Auction () Short Sale () Forced Sale () N/A ()
7. Did the sale include personal property (furnishing, mobile home, machinery, boats, other)?
 Yes () No () If yes, please describe: _____
8. Is the property a rental or income producing property? Yes () No () If yes, monthly rent \$ _____
9. Have improvements been made to the property since date of purchase, other than regular maintenance? Yes () No () If yes, please describe: _____
10. Please list:

a. # of bedrooms: _____	d. basement square footage: _____
b. # of baths: full _____ half _____	e. is the basement finished? Yes () No ()
c. Total heated square footage: _____	

This questionnaire was completed by: _____

Daytime phone number: _____ Email Address: _____

MAILING ADDRESS: PO BOX 1578 GASTONIA NC 28053

8616PSC 8/18/21 K

**CLASSIFICATIONS OF SELECTED ITEMS
AS REAL OR PERSONAL**

N.C. 105-273. Definitions

(13) "Real property," "real estate," and "land" mean not only the land itself, but also buildings, structures, improvements, and permanent fixtures on the land, and all rights and privileges belonging or in any way appertaining to the property.

(14) "Tangible personal property" means all personal property that is not intangible and that is not permanently affixed to real property.

In general, machinery and equipment used primarily as part of a manufacturing process (process equipment) is taken as Personal Property. Machinery and equipment which is part of the land or building improvement is taken as Real Property.

<u>Item</u>	<u>Real</u>	<u>Personal</u>
Acoustical fire-resistant drapes & curtains (commercial/industrial)		XX
Air Conditioning - building air conditioning, for comfort of occupants, built-in	XX	
Air Conditioning - manufacturing / product		XX
Air Conditioning - window units, that used in data processing rooms and in manufacturing processing		XX
Airplanes		XX
Alarm system (security or fire) and wiring		XX
Appliances used in apartment rentals	XX	
Asphalt plants - batch mix, etc., Moveable		XX
ATM - all equipment and self-standing booths		XX
Auto exhaust systems - built-in floor or ceiling	XX	
Auto exhaust systems - flexible tube type		XX
Awnings		XX
Balers (paper, cardboard, etc.)		XX
Bank teller counters - service area and related (movable personal)	XX	XX
Bank teller lockers - moveable or built-in		XX
Bar and bar equipment (moveable personal, built-in real)	XX	XX
Billboards		XX
Boats and motors - all		XX
Boiler - for service of building	XX	
Boiler - primarily for process		XX
Bowling alley lanes		XX
Brewing Equipment		XX
Broadcasting equipment		XX

Schedule of Values

Gaston County 2023

C I P (construction in progress) equipment		XX
Cabinets (moveable personal)	XX	XX
Cable TV distribution systems		XX
Cable TV equipment and wiring		XX
Cable TV subscriber connections		XX
Camera equipment		XX
Canopies - Fabric, Vinyl or Plastic		XX
Canopies - Generally	XX	
Canopy Lighting	XX	
Car Wash - all equipment, filters, and tanks		XX
Carpet - installed	XX	
Catwalks		XX
Chairs - all types		XX
Closed circuit TV		XX
Cold storage - built-in cold storage rooms		XX
Cold storage - refrigeration equipment		XX
Compressed air or gas systems (other than building heat)		XX
Computer room a/c		XX
Computer room raised floor		XX
Computers and data lines		XX
Concrete plant - electronic mixing, conveyors, tanks, etc.		XX
Construction and grading equipment (non-licensed vehicles, etc.)		XX
Control systems - building and equipment		XX
Conveyors and material handling systems		XX
Cooking equipment (restaurant, etc.)		XX
Coolers - walk-in or self-standing		XX
Cooling towers - primary use for building	XX	
Cooling towers - primary use in manufacturing		XX
Dairy processing plants - all process items		XX
Dance floors		XX
Data processing equipment - all items		XX
Deli equipment		XX
Desks - all		XX
Diagnostic center equipment - moveable or built in		XX
Display cases - moveable or built-in		XX
Dock levelers	XX	
Drapes and curtains, blinds, etc.		XX
Drive-thru windows - all	XX	
Drying systems (special heating in process system)		XX
Dumpsters		XX
Dust catchers, control systems, etc.		XX
Electronic control systems (weighting, mixing, etc.)		XX
Elevators / Escalators	XX	
Fans - freestanding		XX

Schedule of Values

Gaston County 2023

Farm equipment		XX
Fencing - inside		XX
Fencing - outside	XX	
Flagpole		XX
Floors, computer room		XX
Foundations for machinery & equipment		XX
Freight charges		XX
Fuels - not for sale (list as supplies)		XX
Furnaces - steel mill process, etc., foundry		XX
Furniture and fixtures		XX
Gazebos	XX	
Golf course & improvements (drainage / irrigation)	XX	
Grain bins (permanent real, movable personal)	XX	XX
Greenhouses (all except glass)		XX
Greenhouses - Glass	XX	
Greenhouses benches, heating systems, etc.		XX
Heating systems, process		XX
Hoppers - metal bin type		XX
Hospital systems - oxygen, public address, emergency electric, closed T.V. call system, autoclave, etc.		XX
Hot air balloons		XX
Hotel/Motel televisions & wiring		XX
Humidifiers, process		XX
Incinerators - moveable, metal type		XX
Industrial piping, process		XX
Installation cost		XX
Irrigation equipment		XX
Kiln heating system		XX
Kilns - metal tunnel, moveable		XX
Laboratory equipment		XX
Laundry bins		XX
Law and professional libraries		XX
Leased equipment - lesser or lessee possession		XX
Leasehold improvements (list in detail yearly to determine real or personal)	XX	XX
Lifts - other than elevators		XX
Lighting - portable, moveable, special		XX
Lighting - yard lighting	XX	
Machinery and equipment		XX
Medical equipment		XX
Milk handling - milking, cooling, piping, storage		XX
Mineral rights	XX	
Mirrors		XX
Mobile home - single wide, double wide, triple wide		XX

Schedule of Values

Gaston County 2023

Mobile home - single wide, double wide, triple wide – meets definition of G.S. 105-273(13)	XX	
Monitoring systems - building or equipment		XX
Night depository		XX
Office equipment - all		XX
Oil company equipment - pumps, supplies, etc.		XX
Ovens - processing / manufacturing		XX
Overhead conveyor systems		XX
Package and labeling equipment		XX
Painting - interior, commercial	XX	
Paving	XX	
Piping systems - process piping		XX
Playground equipment - all		XX
Pneumatic tube systems		XX
Portable buildings (greenhouses, constructions, etc.		XX
Power generator systems (auxiliary emergency, etc.)		XX
Power house or plant		XX
Power transformers - equipment		XX
Public address systems (intercom, music, etc.)		XX
Railroad sidings (other than railroad-owned	XX	
Refrigeration systems - compressors, etc.		XX
Repairs - building	XX	
Repairs (Major) - equipment (50% cost)		XX
Restaurant furniture (incl. attached to floor or building)		XX
Restaurant/kitchen equip. - vent hoods, sinks, etc. (commercial)		XX
Returnable containers		XX
Rock crusher		XX
Roll-up doors (inside wall)		XX
Roll-up doors (outside wall)	XX	
Roofing	XX	
Rooms - self-contained or special purpose (walls, ceiling, floor)		XX
Safes (wall or self-standing)		XX
Sales tax		XX
Satellite dishes (all wiring & installation to TV & equipment		XX
Scale houses (unless portable)	XX	
Scales		XX
Screens - drive-in, outdoor	XX	
Screens - movie, indoor		XX
Seats - theater		XX
Service station equipment - pumps, tanks, lifts		XX
Sewer systems	XX	
Shelving		XX
Signs - all types (including billboards, etc.)		XX

Schedule of Values

Gaston County 2023

Software - capitalized		XX
Sound projection equipment		XX
Sound systems		XX
Spare parts - list as supplies		XX
Speakers - Built-in or freestanding		XX
Spray booths		XX
Sprinkler system - attached to product storage racks		XX
Sprinkler system - fire protection (building)	XX	
Supplies (office and other)		XX
Swimming pools - in ground or indoor	XX	
Switchboard (motel, etc., when not owned by utility)		XX
Tanks – Water tanks real, all others personal	XX	XX
Tanks - manufacturing, process, etc.		XX
Tanks - service station, underground fuel		XX
Telephone systems and wiring - private		XX
Tents		XX
Tooling, dies, molds		XX
Towers - microwave and equipment, wiring and foundation		XX
Towers - TV, radio, CATV, two-way radio, wiring and foundation		XX
Transportation cost - all		XX
Tunnels - unless part of process system	XX	
Upgrades to equipment		XX
Vacuum system, process		XX
Vault	XX	
Vault door, inner gates, vents, and equipment		XX
Vent fans - freestanding		XX
Ventilation systems - general building	XX	
Ventilation systems - manufacturing, process, etc.		XX
Video tapes / movies / reel movies		XX
Wall covering	XX	
Walls - Partitions, moveable, and room dividers		XX
Water coolers - all		XX
Water lines - for process, above or below ground		XX
Water systems - residential or general building	XX	
Water tanks, process equipment		XX
Whirlpool / Jacuzzi / Hot tubs (permanent real, movable personal)	XX	XX
Wind tunnel equipment		XX
Wiring - power wiring for machinery and equipment		XX

Property Use Codes

Property use codes are an overall classification for the use of the parcel. The following is a list of the property use codes for Gaston County.

Residential Property Use Code	
Property Use Code	Description
1000	Vacant
1001	Vacant 10 Acres & Up
1002	Non Perk Land
1003	Leach field
1004	Leasehold
1005	Waterfront Vacant Aux
1006	Well Lot
1007	Common Area
1010	Residential 1 Family
1020	Residential 2 Family
1030	Residential 3 Family
1035	Residential 4 Family
1040	Modular
1050	Condominium
1060	Townhouse
1070	Multi-Sect Manufactured
1080	Single-Sect Manufactured
1090	Auxiliary Improvement
1100	Homeowner Association
1110	Waterfront Improved
1120	Multiple Houses
1130	P/P Manufactured Home
1140	Leasehold Improvement

Schedule of Values

Gaston County 2023

Commercial Property Use Code	
PU CODE	DESCRIPTION
2000	Commercial Land
2001	Cell Tower Site
2002	Parking Lot
2003	Billboard Site
2004	Mobile Home Park
2005	Golf Course
2006	Marine Related
2007	House on Commercial Land
2010	Mixed Use Commercial
2020	General Retail
2030	Department/Discount Store
2040	Shopping Center/Mall
2050	Restaurant
2055	Fast Food Restaurant
2060	Office
2070	Medical/Dental Office
2080	Hospital/Urgent Care Centers
2090	Vet Clinic/Grooming
2100	Apartment Complex/Multi-family
2110	Convenience Store/Gas Station
2120	Hotel/Motel
2130	Automobile Sales
2140	Car Wash
2150	Vehicle Repair
2160	Bank/Saving & Loan
2170	Beauty/Barber Shop
2180	Day Care
2190	Laundry/Cleaners
2200	Funeral Home
2210	Entertainment
2220	Public Transportation
2230	Retirement/Rest Home
2240	Live/Work
2250	Section 42 Housing
2260	Converted Residence
2280	Service Shop

Industrial Property Use Code	
PU CODE	DESCRIPTION
3000	Industrial Land
3001	Mining/Minerals
3002	Lift Station Site
3003	Private Utilities
3004	Water/Sewer Treatment
3005	Solar Farm
3006	Recycling & Salvage
3007	Landfill
3010	Manufacturing
3020	Warehouse
3030	Distribution Warehouse
3040	Mini-Warehouse
3050	Office Warehouse
3060	Industrial Flex
Church/Government Property Use Code	
PU CODE	DESCRIPTION
4000	Public Utilities
4001	Public Water/Sewer
4002	Landfill
4003	Park/Playground
4004	State Park
4010	Government Facilities
4015	Police/Fire Station
4020	Schools/Colleges
4030	Fraternal/Veteran Organizations
4040	Church/Religious
4050	Cemetery/Graveyard
4060	Airport
4070	City Bus Terminal
4080	Medical - Nonprofit
4090	Charitable
4100	Miscellaneous Exemption
4110	Homeowner Association

NEIGHBORHOOD DELINEATION

INTRODUCTION

This section is provided to establish general guidelines and procedures in the identification (delineation) of residential and commercial neighborhoods.

The definition of neighborhood:

A neighborhood is a set of parcels within a specific geographical area, where the parcels share a high degree of homogeneity, the environment of which has a direct and immediate impact on the value of the parcels within its boundary.

Points of interest:

Ideally, it is the smallest geographic unit that can be defined as a single area in which property characteristics for all parcels are qualitatively homogenous.

Primarily, the term neighborhood is urban and suburban in concept. However, it may be extended to rural areas.

Neighborhoods are characterized by the activities or operations that are carried on within its borders.

The boundaries of a neighborhood must be delineated for the purpose of analysis. There are three distinct types of boundaries:

1. Natural, (rivers, creeks, lakes, ravines, undeveloped areas, etc.)
2. Manmade, (streets, highways, roads, railroads, subdivision boundaries, etc.)
3. Political (city limits, school districts, zoning districts, special districts, etc.)

Four factors in the neighborhood analysis are: physical, economic, government and social. These factors must be analyzed specific to their impact on each neighborhood.

Although size is important in defining a neighborhood, other factors must be considered. A larger size neighborhood has the advantage of better protection from infiltration of inharmonious influences or detrimental property uses from adjoining properties. Small areas may better represent a neighborhood in a control environment with many outside influences.

Purpose

Neighborhood Delineation is a study of forces from outside which could be considered to have an effect on property value; and also conclusions on the typical housing, economic, social and demographic characteristics of the geographic area considered a homogeneous neighborhood. A “neighborhood” for analysis purposes is defined as the largest geographic grouping of properties where the significant economic forces of those properties are generally uniform.

The Neighborhood Data Form serves three (3) main functions:

1. To provide an opinion of the typical structure, economic factors and conditions within an area considered a neighborhood. Appraisers use this information to provide a benchmark to compare each property within the neighborhood with each other.
2. To provide a generally similar geographic area to use as a statistical base for sales comparison, both during the 2023 Reappraisal and years later, to measure change and update values accordingly.
3. Provide a basis to allow development of computer assisted land price tables (CALP).

Significant Characteristics Considered:

1. Physical Boundaries
 - a. Natural - as rivers, mountains, woods, streams, etc.
 - B. Manmade - as roads, highways, railroads, streets, corporation boundaries, etc.
2. Housing Characteristics - such as type, quality, age, and condition.
 3. Occupancy - as % of homes owner-occupied or tenant-occupied, and % of vacant structures.
 4. Predominant land use and anticipated changes.
 5. Typical land size and land valuation.
 6. Neighborhood life cycle.
 7. Estimates of market value ranges.

INSTRUCTIONS FOR NEIGHBORHOOD DELINEATION FIELD ANALYSIS

Step 1 - Produce large scale maps for the county, which ideally show all streets, roads and significant physical features as rivers, lakes, railroads, etc.

Step 2 - Establish preliminary neighborhood boundaries on base maps using known physical and governmental features as boundaries. A general rule would be to consider all physical separation points, as rivers, arterial streets, corporation lines, lakes, commercial-industrial areas, highways, etc., as a definite neighborhood boundary.

Step 3 - Assemble and analyze supplementary material for the community as available and useful.

Examples would include:

Listing of established subdivisions
Zoning maps and zoning restrictions
Planning department maps - (master development plans)
Census Tract Statistics
School district maps
Redevelopment planning maps and studies
Current and planned utility maps (sewer, public water)
Soil maps, topographic maps, etc.
Real estate sales data from multiple listing service and internal sales verification letters
Industrial plant listing, employment base summaries

Step 4 - Begin the field inspection process by conducting a thorough, street by street, visual inspection throughout the county. Based on physical observation and data collected and analyzed to date, establish individual neighborhood boundaries, recognizing the specific delineation points where the properties begin to represent significant physical and economic changes from adjacent areas.

Step 5 - After establishing boundaries of each neighborhood:

A - Fill out the neighborhood data form and assign an identification number.

B - Post the established neighborhood boundaries and identification numbers to a master map.

Step 6 - Establish final boundaries and permanent neighborhood numbers and post both to the Project Master Map and Individual Field Maps used for field appraisal.

Step 7 – Determine, through manual or computerized analysis, the comparability of all neighborhoods. The theory here is, even though various neighborhoods may be physically separated, if the predominant value analysis characteristics such as value range, housing characteristics, neighborhood type, etc., are similar, then it is desirable to group similar neighborhoods and thereby create a larger sales data base for comparable property value analysis.

SUMMARY - Keep in mind during the neighborhood analysis process, our primary purpose is to use the neighborhoods established to develop a statistical measuring base for pooling and analyzing sales data, and subsequently using this data to determine market value for individual properties via the comparable market data approach.

Schedule of Values

Gaston County 2023

NEIGHBORHOOD DATA FORM						NEIGHBORHOOD ID								
Gaston County, North Carolina														
IDENTIFICATION / REFERENCE														
1	AREA NAME													
2	TAXING DISTRICT								3					
4	SCHOOL DISTRICT								5					
6	FIRE DISTRICT								7					
BOUNDARIES								CODES		DELINEATION CODES				
8	NORTH								9			1. Physical Barriers		
10	EAST								11			2. Income Level Change		
12	SOUTH								13			3. Value Range Change		
14	WEST								15			4. Land Use Change		
CHARACTERISTICS														
16	Location Type		Urban		Suburban		Subdivision		Rural		Rural Hamlet		Transitional	
17	Predominant Use		RES		AGR		COM		IND		Other		Mixed	
18	Life Cycle		Inception/Growth				Relative Equilibrium				Decline		Revitalization	
19	Supply/Demand		Shortage				Balanced				Over Supply			
20	Overall Density		Low				Medium				High			
21	Rate of Turnover		Low				Medium				High			
22	Typical Site		AC		LT		SF		Typical Size					
PREDOMINANT IMPROVEMENT TYPE														
23	Typical Condition		EX		VG		GD		AV		FR		PR	
24	Typical Grade		AAA		AA		A		B		C		D	
25	Typical Age Group		0-5		6-10		11-20		21-30		31-40		41-49	
26	Structure Type		Single Family				Condo				Townhome			
PREDOMINANT OCCUPANCY														
27	Occupancy		Owner %				Tenant %							
28	Status		Vacant Structures				Vacant Lots							
TYPICAL PROPERTY FACTORS														
29	Utilities		All Public				Public Water				Public Sewer			
30	Street/Road		Paved				Gravel/Dirt							
ESTIMATED MARKET VALUE FOR RESIDENTIAL IMPROVED PROPERTY														
31	Minimum		\$			Zoning:								
32	Maximum		\$											
33	Median		\$											
General Notes:														

NEIGHBORHOOD DATA FORM INSTRUCTIONS

NEIGHBORHOOD ID: Enter five (5) numeric and alpha characters.

IDENTIFICATION AND REFERENCE

1. AREA NAME: Enter a descriptive name that the neighborhood is commonly known as:

Examples: Gastonia Downtown, NE Dallas Township, and Cramer Mountain.

2. TAXING DISTRICT: The municipal taxing district or township is entered.

3. TAXING DISTRICT: The numerical number for the municipal taxing district or township is entered.

4. SCHOOL DISTRICT: Enter a descriptive name that the district is known as:

Examples: Hunter Huss, Cherryville, Stuart Cramer.

5. SCHOOL DISTRICT: The numerical number for the school district is entered.

6. FIRE DISTRICT: The predominant fire district.

7. FIRE DISTRICT: The numerical number for the predominant fire district.

BOUNDARIES

8, 10, 12, 14 - NORTH, EAST, SOUTH, AND WEST- on each line to enter the boundaries of the neighborhood. Boundaries may be streets, roads, lakes, town lines, railroads, or in short, any natural or manmade boundaries.

Examples: County Line, Highway 321, Catawba River, etc.

9, 11, 13, 15 - Boundary Codes - enter up to 3 characters for the reason WHY that boundary was selected as a delineation point.

Delineation Codes 1 through 4 are provided on the form.

Examples: Field analysis has revealed that the east boundary should be Catawba River because it is a physical barrier to extension, development, or influence from outside forces to this neighborhood. Enter "1". If Catawba River was considered both a physical and a land use change point, both code "1" and code "4" could be entered. A maximum of three (3) codes may be entered for each boundary. Codes 1 through 4 are used in a vast majority of the cases. Most boundaries are for reasons that will be covered by codes 1-4. There are cases when the standard lot size makes a distinct change to the point that a new neighborhood or sub-neighborhood must be identified as such.

CHARACTERISTICS

Characteristics generally refer to the residential development status of the neighborhood. One choice is required for each item, 16 through 22, enter an X in the appropriate box for each item.

16. TYPE

1. Urban - neighborhood is a built-up area normally within the city limits of municipality.
2. Suburban - normally a built-up area located outside the city limits but within normal driving and shopping distance to the urban areas. Could be incorporated or the extra-territorial jurisdiction of an urban area or unincorporated.
3. Sub-Division - normally a sub-divided and platted area of modern dwellings having highly homogeneous housing characteristic (i.e. similar type, age group, style, quality, value range, etc.). May or may not be incorporated. Example: Willow Creek, Stonewater Bay.
4. Rural - generally considered to be an area of relatively sparse population, open space normally devoted to farm and/or recreational land use. Always unincorporated. Example: Crowders Mountain Township
5. Rural Hamlet - normally a small village or town located within a rural area and relatively remote from the urbanized areas of the community. Normally it is an unincorporated district.
6. Transitional - an area that borders a developed area and provides a buffer zone between developed areas such as urban or suburban and a rural area.

17. PREDOMINANT LAND USE

Select the code that most accurately describes the CURRENT predominant land use. These choices are:

1. Residential
2. Agricultural
3. Commercial
4. Industrial
5. Other (recreational, governmental, educational, etc.)
6. Mixed (Combination of uses.)

18. NEIGHBORHOOD LIFE CYCLE - As mentioned above, neighborhood analysis presumes that all neighborhoods have a life cycle consisting of:

1. Inception and growth - usually rapid.

2. Relative equilibrium - Rather slow and almost imperceptible change cycle of the mature neighborhood.
3. Decline - The point of marked decay and disintegration normally associated with almost blighted neighborhoods.
4. Revitalization – To renew a neighborhood.

Select the code that accurately describes the current stage of neighborhood life cycle.

19. SUPPLY/DEMAND - select the code which most accurately describes the availability of properties for sale within the subject neighborhood. The choices are:

1. Shortage - more buyers available than there are properties for sale.
2. In Balance - availability approximately equal to buyer demand.
3. Over Supply - More properties available for sale than buyers, and representing a temporary or relatively permanent stagnant market condition.

20. DENSITY - Select the code which most accurately describes the degree of present population and improvement density. Select from:

1. Low - as in rural, recreational, open space land use.
2. Medium - as in areas of single family development in the range of 50% to 75% peak development.
3. High - as in highly urbanized, virtually 100% developed neighborhoods.

21. RATE OF TURNOVER - Refers to the number of properties currently bought and sold within the subject neighborhood. Select one of the following:

1. Low - Usually less than 5% annually of the residential properties in the neighborhood.
2. Medium- Approximately 5% annually of the residential propitious in the neighborhood.
3. High - Significantly more than 10% annually of the residential properties in the neighborhood.

22. TYPICAL LOT SIZE - Refers to the typical lot size for properties located in the neighborhood, expressed as AC (acres), LT (lot) or SF (square feet).

PREDOMINANT IMPROVEMENT TYPE

23. **TYPICAL CONDITION** - Indicates the condition of a majority of residences in the neighborhood. Select the most appropriate normalized neighborhood entry.
24. **TYPICAL GRADE** - Indicates the construction quality of the majority of the residences in the neighborhood, or the normalized quality grade of the neighborhood. Select the most appropriate entry. A plus or minus could be applied to the typical grade to further classify the majority of residences in the neighborhood. Enter the most appropriate selection.
25. **TYPICAL AGE GROUP** - Indicates the average age expressed in years of the majority of residences in the neighborhood. Select the most appropriate code.
26. **STRUCTURE TYPE** - Indicates the most typical use in the neighborhood. Select the most appropriate type.

PREDOMINANT OCCUPANCY

This section deals with an estimate of the current utilization of the typical structures within the neighborhood.

27. **OCCUPANCY** - Enter (from 000% to 100%) the estimate of the current utilization of the typical structures within the neighborhood for owner and tenant.
28. **STATUS** - Enter (from 000% to 100%) the estimated number of currently unoccupied homes and vacant lots in the neighborhood.

NOTE: Seasonal residences normally occupied at some time during the year should not be considered vacant.

TYPICAL PROPERTY FACTORS

29. **UTILITIES** - Used to indicate what utilities are available to the majority of properties in the neighborhood. Select the appropriate code(s).
30. **STREET OR ROAD** - Indicates the predominant road type in the neighborhood. Select the appropriate code.

ESTIMATED MARKET VALUE FOR RESIDENTIAL IMPROVED PROPERTY

(This activity is to be performed during Phase 2 by Appraisers)

This section represents an estimate by the field analyst of the current market value of the typical residential property within the neighborhood. Generally, it can be said that an area can be considered highly homogeneous if at least 75% of the residential property in the neighborhood falls within the minimum - maximum value range and the value range does not exceed a 25% range from the median value.

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Example: Minimum - 25000
Maximum - 35000
Median - 32000

31. **MINIMUM** - Enter in \$100 multiples, the estimated minimum market value for the typical property in the neighborhood, after adjusting utilized valid market sales with a time index.

32. **MAXIMUM** – Enter in \$100 multiples, the estimated maximum market value for the typical in the neighborhood, after adjusting utilized market sales with a time index.

33. **MEDIAN** – Enter in \$100 multiples, the estimated median market value for the typical property in the neighborhood, after adjusting utilized valid market sales with a time index. The median is defined as a measure of central tendency equal to that point in a distribution above which 50% of the values fall and below which 50% of the values fall.

NOTES - Area provided to enter any data that is considered significant enough to possibly alter future neighborhood groupings or market value ranges.

ZONING - Area provided to enter predominate zoning.

The following list consists of defined neighborhoods within Gaston County for residential and commercial properties. New neighborhoods may be created and delineated if new subdivisions are created in the Reappraisal Cycle. Residential neighborhoods are separated into 6 major areas. The six major areas are 1. Cherryville, 2. Dallas, 3. Riverbend, 4. South Point, 5. Gastonia, 6. Crowders Mountain. Commercial Neighborhoods are separated into 16 major areas. The 16 are 1. Bessemer City, 2. Belmont, 3. Crowders Mountain, 4. Cramerton, 5. Cherryville, 6. Dallas, 7. Gastonia, 8. High Shoals, 9. Lowell, 10. Mount Holly, 11. McAdenville, 12. Riverbend, 13. Ranlo, 14. Spencer Mountain, 15. South Point, 16. Stanley.

Note: New neighborhoods will be added due to new subdivisions created during revaluation cycles. These neighborhoods will use the land table models existing in this manual.

RESIDENTIAL NEIGHBORHOODS

1 Cherryville

NBHD CODE	NBHD NAME	NBHD CODE	NBHD NAME
1A001	Hidden Valley	1A051	Cherry Forest
1A002	N. Pink Street	1A052	Olde Courthouse Estates
1A003	Dixie Street	1A053	Stonewall Estates
1A004	Craig Street	1A054	Northwest Cherryville 1A
1A005	Sunset Road	1A055	Delview Rural 1A
1A006	West Church Street	1A056	Mary's Grove Rural 1A
1A007	Mountain Street	1A057	Southwest Cherryville 1A
1A008	E. First Street	1A058	North Central Cherryville 1A
1A009	Carolina/White Pines Sub	1A059	Northeast Cherryville 1A
1A010	Heritage	1A060	South Central Cherryville 1A

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1A011	Dellinger Cir / Ramsey Street	1A061	Southeastern Cherryville 1A
1A012	Huss Avenue	1A062	Olde Farms
1A013	Levi Pines	1A063	Park Drive Subdivision
1A016	S. Styers Street	1A064	Rhyne Houser
1A017	W. Carroll Street	1A065	Huntington Farm
1A018	Westgate Drive	1A066	Club Estates / Saint Andrews
1A019	Mulberry Street	1A067	Cherry Winds/ Walden Pond
1A021	Cedar Street	1A068	Delview Acres South
1A022	S. Jacob Street	1A069	Buck Fraley Road
1A023	Bates Avenue Ext.	1A070	A.W. Howell
1A024	Eastwood Park / Olde Creekside	1A071	Oak Hill Estates
1A025	E. Academy Street	1A072	East Field Subdivision
1A026	Pine Avenue	1A073	Clineland
1A031	Suncrest Road	1A074	Terrace Estates
1A034	Delview Acres North	1A075	Green Way Avenue
1A036	Lawrence Road / Whitworth Road	1A076	Lincolnton Highway
1A040	Murray Beam Subdivision	1A077	Rocky Ridge
1A042	Coley Mini Farms	1A078	Ben Black Estates
1A045	Barrett Subdivision	1A079	Rhyne Houser Area
1A046	Stonewood Estates	1A080	Houser Street Area
1A047	Crown Creek	1A081	Dick Beam Road
1A048	Delview Meadows	1A082	Cherry Heights
1A049	Dewey Beam Estates	1A083	Roy Eaker Road
1A050	W. Old Post Road		
1B001	West Cherryville 1B	1B015	Meadow Woods
1B005	East Cherryville 1B	1B016	Deer Run
1B006	Central Cherryville 1B	1B017	Carpenter Square
1B008	Countryway Estates	1B018	Burton Estates
1B009	Walker Heights	1B019	Deer Creek
1B010	Cooks Acres	1B020	Wagon Trail Estates
1B011	Falconview	1B022	Adams Ridge
1B012	Taylor Acres	1B023	Rudisill Ridge
1B013	Suncrest Farms	1B024	Mountain View Road
1B014	Forest Ridge	1B025	Fairfield
1C001	Northwest Cherryville 1C	1C013	Mountain Brook
1C002	West Cherryville 1C	1C014	South Brook
1C003	Southwest Cherryville 1C	1C015	Wesbrooke Estates / Pine Springs
1C004	North Central Cherryville 1C	1C016	Applewood
1C005	South Central Cherryville 1C	1C017	Tryon Acres
1C006	Northeast Cherryville 1C	1C019	Harvest Hills
1C008	Southeastern Cherryville 1C	1C020	Weaver Dairy
1C009	South Cherryville 1C	1C021	Chatham Hill
1C010	Ruthaven Dr	1C022	Keswick
1C011	Mountain Meadows	1C024	Tryon Village
1C012	Rolling Meadows	1C025	Colebrook

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2 Dallas

2A001	Northeast Dallas 2A	2A015	Lafar Circle
2A002	Southeast Dallas 2A	2A016	Woodgate Estates
2A003	City of High Shoals Central	2A017	N. Alexis High Shoals Road
2A004	Mason Oaks / Northshoals	2A018	Pine Ridge Estates
2A005	Sunset Valley	2A019	Gallaghers Green
2A007	Holly Ridge	2A020	High Shoals Suburban
2A008	City of High Shoals South	2A022	Goodwill Acres
2A009	Wimbledon Acres	2A023	Oak Terrace
2A010	Southwest 2A	2A024	Gallagher Trails South
2A012	Gallagher Trails	2A025	Cane Forest
2A013	Pasour Woods	2A026	Healthy Acres
2A014	Winningfield	2A027	River Shoals
2B001	Redding Road	2B017	Lola
2B002	Mayberry Road	2B018	Spencer Woods
2B003	Alexis	2B019	Hunters Pointe
2B004	Green Road	2B020	Bennington Woods
2B005	Mauney Road	2B021	Summerow Estates
2B006	Laurel Park	2B022	Alexis Forest
2B007	West 2B	2B023	Hoyles Creek
2B008	Northeast 2B	2B024	Woodyville
2B009	East Central 2B	2B025	Logans Run
2B010	South 2B	2B026	Summer Ridge
2B011	Maplewood Lane	2B027	Michaux Estates
2B012	Brookwood Drive	2B028	Stanley Acres
2B013	Pine Hill	2B029	Rosewood Creek
2B014	Summerow Road	2B030	Lake Road
2B015	Durham Acres	2B031	Woodhaven Park
2B016	Watergate Drive	2B032	Bennington Creek
2C001	Park Road / North Street	2C017	Deepwood Forest
2C002	Lewis Street	2C018	North Central Dallas 2C
2C003	North Street	2C019	South Central Dallas 2C
2C004	N. Hoffman St / W. Trade St	2C020	Southwest Dallas 2C
2C005	N. Holland Street	2C021	Rosewood
2C006	E. Trade Street	2C022	Pine Land Acres
2C007	Southeast Dallas City	2C023	Chadwick Downs
2C008	S. Rhyne Street	2C024	Holland Downs
2C009	Southwest Dallas City	2C028	N. College Street
2C011	West Dallas City	2C029	S. College Street
2C012	Cedarwood Acres	2C032	Mountain Side Drive
2C013	Vinton Woods / Stowe Park	2C033	Spencer Mountain Village
2C014	Briarwood	2C034	Alder Ridge
2C015	Cedar Valley	2C035	Long Creek Meadows
2C016	Northeast Dallas 2C	2C036	Stevens Woods
2D001	Stonewood	2D023	Walnut Springs
2D002	Northeast Dallas 2D	2D024	Chestnut Oaks
2D003	Hester Drive	2D025	Park Place

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2D004	Summitt Valley	2D026	Summey Knoll
2D005	Boardwalk	2D027	Pilot's Ridge
2D007	Rudisill Park/Madge White Houser	2D028	Carpenter Springs
2D008	Ashebrook Park	2D029	Eden Glen
2D009	Churchill Road	2D030	Silver Creek
2D010	College Park	2D031	Davis Creek
2D011	Northwest Dallas 2D	2D032	White Oaks Estates
2D012	South Central Dallas 2D	2D033	Puett Acres
2D013	Southwest Dallas 2D	2D034	The Plantation
2D015	Westwood Acres	2D035	Apple Creek Village
2D016	Thornbird Meadows	2D036	Knowles Drive
2D017	Robinson Farms	2D037	Keener Drive
2D018	Tom Puett Subdivision	2D038	Park Place Townhomes
2D019	Costner Place	2D039	Vista Park
2D020	Hidden Oaks	2D040	Cloninger Ridge
2D021	Avalon Oaks / Heritage Ridge	2D041	Lauren Place
2D022	Laurel Creek		

3 Riverbend

3A001	E. Brevard Drive	3A033	Shadow Oaks
3A002	Craig Heights South	3A034	Dutch Hollow
3A003	Craig Heights North	3A035	Smith Acres / Durham Woods
3A004	Blacksnack At Main	3A036	Creekwalk
3A005	Murphy Heights	3A037	Nicole Estates
3A006	Taylor Heights Park	3A038	River Bend Mini Ranches
3A007	West Stanley	3A039	Springdale
3A008	Park Drive	3A043	Spargo Street
3A009	Wilson Street	3A044	Shady Oaks
3A010	South End	3A045	Spratt Drive
3A011	Haywood Terrace	3A046	Oakridge Acres
3A012	Shadowbrook Road	3A047	Tranquility Place
3A013	Springfield Park	3A048	Cedar Ridge
3A014	Westland Ac/Wandering Woods Est	3A049	Southfork
3A015	Stonewall Jackson Park	3A050	Hickory Lane
3A016	Morris Farm Road	3A051	Cameron Creek
3A017	Southwest Riverbend	3A052	Highgrove Estates
3A019	Kelly Road	3A053	Dutchmans Creek
3A020	South Charles Raper Jonas	3A054	The Villas At Creekwalk
3A021	E. Chestnut St Ext. & Craig St	3A055	Province Place
3A022	E. Chestnut Street Ext.	3A056	Kellys Landing
3A023	Old Ponderosa / Blacksnake Road	3A057	Wingate Park
3A024	Farmwood Acres	3A058	Farmington
3A025	Stanley Lucia Road	3A059	South Park
3A026	North Alexis	3A060	Weathers / Sunrise Park
3A028	Dixon Acres	3A061	Pine Meadow Estate
3A029	Magnolia Springs	3A062	Brookwood
3A030	Abernathy Woods	3A063	Eslynn Estates
3A031	Chestnut Ridge	3A064	Manufacturing Subs
3A032	Laurel Ridge	3A065	Arbordale

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3B001	Noles Drive	3B049	Adrian Park / Madora Village
3B002	Briarwood Village	3B050	Ashlyn Place
3B003	West Hills Estates	3B051	Braircreek
3B004	Madison Park	3B052	Deertrack
3B005	Woodlawn	3B053	Woodlawn Acres
3B006	Nims Avenue	3B055	Adrian Acres
3B007	Woodland Park	3B056	Rolling Hills
3B008	Woodhaven Drive / Morris Street	3B057	Autumn Woods
3B009	Oakcrest	3B058	Autumn Woods Townhomes
3B010	River Street Park	3B059	Tuckaseege Rd & South Main St
3B011	Piedmont	3B060	Southbourne
3B012	W. Central Ave & S. Hawthorne St	3B061	Hickory Acres
3B013	Hawthorne	3B062	Grandhaven
3B014	Old Hickory Grove Road East	3B063	The Pines At Mountain Island
3B015	Ridge Drive	3B064	Fites Creek Townhomes
3B016	Forestway	3B065	Dutchmans Meadow
3B017	Dickson Heights North	3B066	Stockbridge Estates
3B018	Westland Acres	3B067	Lin-Mar
3B019	Morningside Drive	3B068	Park Creek
3B020	Old Hickory Grove Road West	3B069	Kendrick Farm
3B022	Old NC 27 HWY	3B071	Hickory Ridge Estates
3B024	Sandy Ford Road	3B072	Waterfront Riverbend
3B025	North Main Street	3B073	Stonewater Bay
3B026	Henderson	3B074	Woodhill
3B027	Snowhill Acres	3B075	Nivens Cove/Mountain Islnd Lake
3B028	Blair Estates	3B076	Westland Farms
3B029	Oakmont	3B077	Mountain Island Village
3B030	Country Village	3B078	Dutchmans Ridge
3B032	South Cox Lake Road	3B079	Imagery on Mountain Island
3B033	North NC 16 HWY	3B080	Springs Creek
3B034	North Cox Lake Road	3B103	Stoney Brook Estates
3B035	Horseshoe Lake Road	3B104	River Park
3B036	Catawba Acres	3B105	Strait Gate
3B037	Cottonwood Acres	3B106	Johnston Acres
3B038	Deerfield Subdivision	3B107	Meadow Brook Estates
3B039	Castanea Acres	3B108	Holly Acres
3B040	Fox Trail	3B109	Ridgeview Park
3B041	Heather Ridge	3B110	Southgate Meadows
3B042	Carmel Woods	3B111	Lakewood
3B043	Lowland Woods	3B112	Dickson Heights South
3B044	Keeper Estates	3B113	Holly Dale Acres
3B046	Creek Side Estates	3B114	Glenn Acres
3B047	Runnymede	3B115	Pinewood Mobile Home Estates
3B048	Mount Holly Central	3B116	Enclave @ Kendrick Farm

4 South Point

4A001	Beau Nat Heights	4A048	South Shores
4A002	Westside Lowell	4A049	The Conservancy At McLean

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4A003	National Weaving Co.	4A050	Lineberger Place
4A004	Carolina Ave Lowell	4A051	Stuarts Landing Townhomes
4A005	Stowe Drive	4A052	Ford Drive / Furr Street
4A006	Dogwood Street	4A053	Forest Heights Drive
4A007	Kenworthy Avenue / Reid Street	4A054	Burlington Mill / Cramerton
4A009	S. Church Street Lowell	4A056	Flat Rock Pastures Condos
4A010	Northeast South Point 4A	4A057	Kirkland Estates
4A011	Forest Acres	4A058	Country Meadows
4A012	Lauren Woods	4A059	Kings Grant
4A013	Preston Place	4A060	Union Woods
4A014	Oakview	4A061	Country Woods
4A015	Magnolia Place Townhomes	4A063	Moss Haven
4A016	River Falls	4A064	Tom Causby Subdivision
4A017	Riverview	4A065	Carrie Elizabeth Court
4A019	Cramer Mountain	4A066	Cramerton Oaks Townhomes
4A020	Cramerton Village Townhomes	4A067	McAdenville Village
4A021	Hannawoods	4A068	Newport Landing Way
4A023	Southside Lowell	4A069	Cathey St
4A024	Wilkinson Boulevard Lowell	4A070	Armstrong Bridge
4A026	Dickson Road	4A071	Harbortowne
4A027	Mockingbird Lane McAdenville	4A072	Willow Run
4A028	Southside McAdenville	4A073	Enclave At Cramer Woods
4A029	Lakewood	4A074	Cramerton Mills
4A030	Burlington / Cramerton	4A075	Overlake
4A033	West Cramerton	4A076	Lakefront Woods
4A034	Cramerton Road	4A077	Riverfalls 2
4A035	Paradise Point	4A078	Villages@CramertonMills Tnhs
4A036	MacGregor Downes	4A079	Hunts Point
4A037	Farmwood	4A138	Forest Cove
4A038	South New Hope Central 4A	4A139	Central South Point 4A
4A040	Providence Acres	4A238	Woodland Bay
4A041	Woodfield Acres	4A338	Seven Oaks
4A042	Mayflower Meadows	4A438	The Peninsula At Bayshore
4A043	Cambridge Estates	4A538	Lakefront Drive (South Fork)
4A044	Old Course	4A638	Lake Wylie Road
4A046	Cameron Pointe	4A738	Dillard Place
4A047	Cramer Woods		
4B002	Springwood Terrace	4B060	Southfork Crossing
4B003	Catawba Heights A	4B062	Damon Point
4B004	Catawba Heights B	4B063	River Ridge Condos
4B005	Cason Street	4B064	Adams Bluff
4B007	Forest Hills Drive	4B065	Shannon Pointe
4B008	Goshen Woods	4B066	Mellon Road
4B009	Pebble Creek	4B067	Ta-Lay Acres / Vine Terrace
4B010	River Front	4B068	Gaither Place
4B011	River Front Townhomes	4B069	Garibaldi Ridge
4B012	Centerview Street	4B070	Childers Street
4B014	Linford Park	4B074	Alice Avenue
4B015	Pleasant Street	4B075	Morningside Development
4B016	Brookwood Park / Lynnbrook Area	4B076	Browntown

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4B017	Pinewood Circle	4B077	McAdenville Road
4B020	Central Ave & S. Main Str Belmont	4B079	Gosnell Park
4B022	Lake Ridge At Pinsto	4B080	South Point Acres
4B023	Forest Hills South	4B081	Morning Glory Avenue
4B024	Homeplace At Pinsto Forest	4B082	Central Stowe
4B025	Hawthorne	4B083	Southwood Arms Condos
4B026	Stowe Manor	4B084	Mary Stowe Estate
4B027	Graystone Estates	4B085	Rustic Trails
4B028	Beechbrook	4B086	Ewing Drive
4B031	Woodland Park / Hall Park	4B087	Catawba Mills
4B032	Peach Orchard Road	4B088	Rhyn's Estate
4B033	Abbey Place	4B089	Eagle Park
4B034	Coventry Estates	4B090	South Point Undeveloped
4B035	Walnut Avenue	4B091	Belle Meade
4B036	Amity Acres	4B092	South Point Village
4B037	Belwood	4B093	Village Park Townhomes
4B038	South Hill Estates	4B094	Eagle Park Townhomes
4B039	Eagle Place Condos	4B095	Rhynes Trace
4B040	Legion Park	4B096	Belmont Village
4B041	Dogwood Acres	4B097	Aberfoyle Village
4B042	Glenmere	4B098	Belmont Reserve
4B043	SouthPoint Road / Julia Avenue	4B099	Stowe Pointe
4B044	Smith Estates	4B100	Hawthorne Townhomes
4B045	Planetree Drive / Church Street	4B101	Abbingtion
4B046	E. Catawba St / Linestowe Dr	4B102	Waters Edge
4B047	Hawley Avenue	4B103	S. Main Street
4B048	Historic Belmont	4B104	Cornerstone Condo
4B049	N. Central Ave & W. Woodrow Ave	4B105	McLaren At Pinsto
4B050	Lincoln Park	4B106	Laurel Walk Townhomes
4B051	Timberlake	4B107	Laurel Walk
4B052	Branch Woods	4B108	Belmont Crossing Townhomes
4B053	Three Points South	4B109	Courtyards @ Cramerton
4B054	Pointe Wylie Townhomes	4B110	Amberly
4B055	Point Crossing	4B111	Beatty Woods
4B056	Southridge	4B112	Belmont Town Square
4B058	South Point Ridge	4B113	Tower Crest of Belmont
4B059	Chronicle Mill	4B114	Village@South Fork Townhome
4C001	North Lake Wylie (Catawba) 4C	4C016	Highland On The Pointe
4C003	Forest Bay	4C018	Wedgewood
4C004	Heather Glen	4C019	Warren Drive / Mitchell Street
4C005	Southpoint Woods	4C020	South Forest / Brook Forest Est
4C006	Misty Waters	4C024	Woodend
4C008	Wildlife Club	4C025	Morgans Branch
4C009	Elmore Subdivision	4C026	Lakepoint
4C010	River Lakes	4C027	Reese Wilson Road
4C011	Reflection Pointe	4C028	Lake Mist
4C012	North Central South Point 4C	4C029	North Lake Wylie (S Fork) 4C
4C013	South South Point Road	4C030	Wilson Farm
4C014	Southpoint Landing		

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4D001	White Oaks	4D020	South Hills
4D002	Stone Ridge	4D021	Beacon Hills
4D003	Catawba Cove	4D022	Southern Farms
4D004	Driftwood Dr/Belhaven Forest Dr	4D023	Carmel Hills
4D005	Buena Vale	4D024	Forest Pointe
4D006	Eller Road / Rowe Street	4D025	Bridgestone Estates
4D007	Fontain Village	4D026	Atkins Place
4D008	Fox Run	4D027	Garden View
4D009	Northeast 4D	4D028	Keltic Meadows
4D010	Zelwood	4D029	Maycroft
4D011	West 4D	4D030	Lindsay Street
4D012	Southeast 4D	4D031	Kingslee
4D013	Southwoods	4D032	Catawba Winds
4D014	Valleydale	4D033	Meadowind
4D015	Home Place	4D034	Tyler Woods
4D016	Gatewood	4D035	Countryside Acres/Summerglen
4D017	Copperfield	4D036	Patrick Estates
4D018	Armstrong Lane	4D037	Woodglen
4D019	Riverton Place	4D038	Nolen Farm

5 Gastonia

NBHD CODE	NBHD NAME	NBHD CODE	NBHD NAME
5A001	Plyer Lake Area West	5A095	E. Park Avenue
5A002	Plyer Lake Area East	5A096	Woodhill
5A003	Womble Lane	5A097	N. York Street
5A004	N. New Hope Road	5A100	Ann Street
5A005	Hilltop Circle	5A101	East Park
5A006	Hemlock Avenue	5A102	Villard Street
5A007	Ragan Woods/Stonecroft Apts	5A103	Sunrise Park
5A008	Kellys Rhyne	5A128	Club Colony 5A
5A009	Lewis Street	5A130	Chapel Acres
5A010	N. Calvery Street	5A133	Trexler Heights/Jenkins Dairy Rd
5A011	Northwood Acres	5A134	Shady Nook Circle & Jenkins Rd
5A012	Monterry Park Drive	5A135	Shannon Bradley Road & I-85
5A013	Auten Road / Brookneal Drive	5A136	Vancouver Lane
5A014	Morning Side Park	5A137	Brookhaven 5A
5A015	Hollandale	5A139	Junius Street
5A016	Pinehaven	5A141	Circle Oaks Village
5A017	Mrs. M.J. McArver	5A143	Milton Avenue
5A018	Northwood Acres	5A144	Gaston Avenue South
5A019	Landsdowne	5A145	Mutual Road
5A020	Clarks Pointe	5A146	Erwin Center
5A021	Jaclyn Ridge	5A147	Windy Hill
5A022	Grassy Meadows	5A148	Westerly Hills
5A023	Sunset Crossing	5A149	N. Modena St @ E. Park Ave
5A024	Vinales	5A150	Green Acres @ Circle View
5A025	Sundance Village	5A151	Sundance Village North
5A026	Burton Hills	5A152	Old Modena Street
5A027	Fairview Drive	5A153	Plyer Lake Road
5A028	Weirs Lane	5A154	Regency Square Condo

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5A029	Whispering Pines	5A156	Pinetop Drive
5A031	Craig Avenue	5A157	Brookside Gardens
5A038	Spencer Mountain Northwest	5A158	Rhyneland Park
5A039	Franklin House	5A159	Landsdowne Northwest
5A041	N. Morris Street	5A160	Landsdowne Northeast
5A042	Weldon Heights /Pinehurst Park	5A161	Sunset Drive
5A043	Beaverbrooke	5A162	Westside Ranlo
5A044	Cleveland Heights	5A163	Duff Street
5A045	N. Highland Street	5A164	Pine Ridge
5A046	N. Scruggs Str & W. Walnut Ave	5A165	W.G. Rhyne Estates
5A047	Craven Street	5A166	N. Franklin Street Ranlo
5A048	Sunset Avenue	5A167	East Side Ranlo
5A049	Spring Valley	5A168	Spencer Heights
5A050	N. Myrtle School East	5A169	Mitchem Road
5A054	Firestone Cotton Mills	5A170	Creekside At Mountainview
5A069	Jenkins Heights	5A171	Mountain View
5A073	Unity Community	5A172	Spencer Mountain Northeast
5A074	Beech Street	5A173	Rhyne Rankin Road
5A078	Evergreen Condos	5A174	George Poston
5A079	Highland Park	5A175	Lowell Road @ East Street
5A080	Holland Avenue	5A176	Smyre Mfg Co Village North
5A081	Whispering Pines @ Pinebark Ct	5A177	Smyre Mfg Co Village South
5A085	Matthews Acres	5A178	Sunrise Park East
5A091	Green Acres	5A179	Flint Lane
5A092	E. Harrison Avenue	5A195	Fairmount Park North
5A093	Ozark Mill Property / Modena	5A224	Granite Avenue
5A094	N. Rhyne Str/E. Ratchford Ave	5A227	N. Rhyne Street

NBHD CODE	NBHD NAME	NBHD CODE	NBHD NAME
5B001	Robinson Oaks	5B078	Pine Creek
5B002	Villas At Robinson Oaks	5B079	Castlewood
5B004	Winterlake	5B080	Huntington Forest
5B005	Camber Woods	5B081	Hunters Glenn
5B010	Armstrong Park	5B082	Ivy Creek
5B011	Randolph Park	5B083	Gardner Park
5B012	Robinwood Road	5B084	Heritage Woods
5B014	Heatherloch	5B085	Terra Heights
5B015	County Club Estates	5B086	Hudson Estates
5B019	Southampton	5B087	Baytree
5B020	Royal Oaks	5B089	Ferrington Place
5B021	Cross Creek	5B090	Stratford Oaks Condo
5B022	Clubview Estates	5B091	Robinwood Place
5B023	Northampton	5B092	Woodard Heights
5B024	Planters Ridge	5B093	Kendrick Place
5B025	Cloisters	5B094	Pickwick Condos
5B026	Fairfield at the Club	5B095	Cypress Pointe
5B027	Glenmoor	5B096	Camden
5B028	Lake Forest	5B097	Waterford Green
5B030	Lewis Place	5B098	Hudson Oak Condos
5B032	St. Marys on Kendrick	5B099	Neely Groove Road
5B034	Stonehaven	5B100	Colony Woods
5B035	Kinnere	5B101	Hampton Village
5B036	Robinwood Village	5B102	Country Acres

Schedule of Values

Gaston County 2023

5B037	Eagles Walk	5B103	Club Colony 5B
5B038	Kendrick Estates	5B107	Waterford Place
5B039	Maple Leaf Subdivision	5B108	Hudson Crossing Condo
5B040	St. Andrews	5B109	Dovewood Estates
5B041	Brookhaven 5B	5B112	Tupelo Townhomes
5B043	Thomas Acres	5B115	Catawba Hills
5B044	Monticello Woods	5B116	Hoffman Place
5B045	Gardner Woods / Sedgefield	5B120	Rosegate
5B046	Huntingtowne	5B121	Willow Creek
5B047	Montclair	5B122	Canterbury Crossing
5B048	Country Club Road	5B123	Bethesda Oaks
5B049	Bradford Heights	5B125	Stoneleigh
5B050	E. Perry Street	5B126	Hoffman Rd
5B051	Kingswood South	5B127	Colony Ridge
5B052	Hillgate Avenue	5B128	Hoffman Ridge
5B053	Torrence Drive	5B130	Jamestown Condo
5B054	Kingswood / Cambridge Park	5B128	Hoffman Ridge
5B055	Williamsburg	5B130	Jamestown Condo
5B056	Wexford on Hudson	5B137	Village at the Mountain
5B058	Quail Ridge / Quail Roost	5B138	Wren Road
5B060	Southwood	5B153	Club Ridge
5B061	Biltmore Estates	5B154	Kinmere Commons
5B062	Maplecrest	5B157	Reserve at Catawba Creek
5B063	Woodleigh	5B158	Autumn Woods
5B064	Southgate	5B159	A.W. Titman
5B065	Craig Gardens	5B160	Fairways
5B066	Forest Brook	5B161	Easthampton
5B067	Robinson Heights	5B162	Beaty Road
5B068	Shannon / Winter Lake	5B163	McLean Street
5B070	Autumn Acres	5B164	Catawba Hills Townhomes
5B071	Heritage Commons	5B165	Chelsea Woods
5B072	Lakewood	5B166	Reserve at Cypress Point
5B073	Su-San Farms	5B167	Rollingwood
5B074	Hearthstone	5B168	Cypress Pointe
5B075	Bayberry	5B169	Carmel Park
5B076	Jefferson Woods	5B170	Union Road Profile Homes
5B077	Springhill		

NBHD CODE	NBHD NAME	NBHD CODE	NBHD NAME
5C004	Yorkwood Park	5C062	Southeastern Gastonia 5C
5C007	Fallscrest	5C063	Central Gastonia 5C
5C009	Old Providence	5C069	Little Mountain / Robinson Rural
5C010	Holly Hills / Chapelwood Acres	5C104	Southpines
5C011	Hollywoods / Starrland	5C110	Ole Lamp Place
5C012	Alan Acres	5C111	Crestview
5C013	Ferguson Estates	5C131	Heather Acres
5C014	Woodvale Acres	5C132	Robinbrook Place
5C015	Raintree	5C133	Fairfax
5C016	Lamar Acres	5C134	The Mountain
5C017	Fox Fire	5C135	Riverwood Plantation
5C018	Windsong Forest	5C136	Riverwood Patio Homes
5C019	Goodwill Village	5C137	Village At The Mountain

Schedule of Values

Gaston County 2023

5C020	Tablerock	5C139	Heather Trace
5C021	Larkhaven	5C140	Covington Estate
5C024	Falls Estates	5C141	Forington
5C026	Stony Oaks	5C142	Wesley Acres
5C029	Hannaford Place	5C143	Brittany Woods
5C030	Hickory Creek	5C144	Saddlewood
5C034	Wild Wing	5C146	Maria Park
5C036	Forrest Estates	5C147	Cedar Grove
5C040	Meadowbrook Acres	5C148	Forbes Cove
5C041	Kickapoo Avenue / Grier Street	5C149	Beverly Acres
5C042	Amy Acres	5C150	Forbes Creek
5C045	Charleston / Park Place	5C151	Kensington
5C057	Governors Square	5C152	Gateway Farms
5C061	Southwestern Gastonia 5C	5C155	Village at Parkside

NBHD CODE	NBHD NAME	NBHD CODE	NBHD NAME
5D001	Fairmount Park South	5D064	North Gastonia 5D
5D002	Roland Park	5D065	Gastonia City Rural 5D
5D003	St Michaels / Hillcrest	5D066	Hedgewood Circle
5D004	Springfield	5D067	Skyland Drive
5D005	Wesley Park	5D068	Parkdale Mill
5D006	Suburban Heights	5D069	Linwood Park North
5D007	Monument Avenue	5D070	Martha Avenue
5D008	Overhill Terrace	5D071	Cedar Oaks Park
5D009	Elmwood	5D072	Lakeview Street
5D010	Niblick	5D073	Village at 5 th Avenue
5D011	Goble Street	5D074	Emerson Street
5D012	Whitener Place Condos	5D075	Fleetwood Acres
5D013	Crawford Heights @ Nassau Place	5D076	Shamrock Village
5D014	Carson Drive	5D077	Queens Road
5D015	Oak Valley	5D078	Spencer Avenue North
5D016	Dixon Circle	5D079	Love Heights East
5D017	Fairway Park	5D080	Rodgers Avenue
5D018	Congress Street	5D081	Amber Crest Drive
5D019	Perkins Street	5D082	Cherry Park
5D020	Claremont	5D083	Crawford Heights / Meadowood
5D021	Sherwood Forest North	5D084	All American Park
5D022	Sherwood Forest Northwest	5D085	S Myrtle School Road
5D023	Laurel Lane Commons	5D086	Myrtlewoods
5D024	Sherwood Condos South	5D087	W Westview Street
5D025	Stable Gate Farm	5D088	Bernice Drive
5D026	Deweys Place	5D089	Fawnbrook
5D027	Reid Acres South	5D090	S Davis Park Road
5D028	Temple Court	5D091	Lakewood Forest
5D029	Park Terrace	5D092	Kenwood Place
5D030	York Chester	5D093	Anthony Acres
5D031	Penny Park	5D094	Kingston Hills / Belaire
5D032	Meadow Glen	5D095	Richland Park
5D033	Stagecoach Station	5D096	Oakleigh Condominiums
5D034	S South Street / W Ninth Avenue	5D097	Winget Street
5D035	Hillside Drive	5D098	Gibbons Street
5D036	Lineberger Ave / York Place	5D099	Bickett Avenue

Schedule of Values

Gaston County 2023

5D037	Springbrook Park	5D100	N Rhyne Street
5D038	S South Street & W Sixth Avenue	5D101	Payton Downes
5D039	S York Street @ W Tenth Avenue	5D102	Union Road
5D040	Windsor Woods Condos	5D105	Glendale
5D041	Hillcrest @ McCarver Street	5D106	Reid Acres North
5D042	Brookwood South	5D107	Oakland Park / E Third Avenue
5D043	S York Hwy 321 South	5D108	Fern Forest / Kensington Gardens
5D044	Park Lane	5D109	Sherwood Forest / Kingswood
5D045	York Place East	5D110	Laurel Lane
5D046	Rankin Place	5D111	Fern Forest West
5D047	North Neil Street	5D112	E Eighth Avenue
5D048	Townhomes on Vance	5D113	Textiles Inc Osceola Mill
5D049	Merritt on Floyd	5D114	Wellington Park
5D050	W Seventh Avenue / S Weldon Street	5D115	Rolling Meadow Lane
5D051	Posey Street	5D116	Seigle Avenue
5D052	Pinecrest / Love Heights	5D117	Brookwood
5D053	S Dixie Street	5D118	Hillcrest East
5D054	Ashton Area	5D119	Carlton Avenue
5D055	Firestone	5D120	Kendrick-Owens
5D056	Hanna Street	5D121	Maple Avenue Condos
5D057	Winget Mill	5D122	Rain Forest
5D058	Henderson Street	5D123	Sherwood Condos North
5D059	Victory Mill	5D124	Carlton Commons Condos
5D060	Linwood Park	5D125	Creek Side
5D061	York Place	5D126	Hawks Ridge
5D062	Normandy / Harvannaknoll	5D127	Union Station Condos
5D063	North Belmar Drive	5D129	Madison Green

6 Crowders Mountain

6A001	Sunset Park / Chadwick Acres	6A027	Winifield Heights
6A002	Florida Avenue	6A028	Ashley Park
6A003	Ohio Avenue	6A029	McKee Drive
6A004	Hilltop East	6A031	Fallsview Estates
6A005	Hilltop West	6A032	Mountain Manor
6A006	Lithium	6A033	Lewis Farm Estates
6A007	Fifteenth Street	6A034	Stonesthrow
6A009	Algodon	6A035	Bakers Ridge
6A010	Dover Heights	6A036	Bessemer City South
6A011	Louisiana Avenue	6A037	Lee Acres
6A012	Tennessee Avenue	6A040	Windwood Acres
6A013	Crowders Mountain Rd	6A042	North Long Creek Rural
6A014	Pines Acres	6A043	West Crowders Mountain 6A
6A015	Forest Park	6A044	South Long Creek Rural
6A016	Northwoods	6A045	Longbow
6A018	Brookwood Drive / Groves Street	6A046	Ashley Place
6A019	McCall Drive	6A047	North Crowders Mountain 6A
6A022	Davis Plantation Road	6A048	Crowders Mountain Northeast
6A023	Bess Town	6A049	S. Sixth Street
6A024	Stevens Mill Village	6A050	Crowders Mountain South

Schedule of Values

Gaston County 2023

6A025	Wandering Lane	6A051	Northwest Crowders Mountain
6A026	Chestnut Woods	6A052	Crowders Mountain Southwest
6B001	Laurel Woods / Crowders Woods	6B015	Crowders View
6B002	Silverstone / Mountainbrooke	6B016	Longwood
6B003	West Palm Acres / Branding Iron	6B017	Dove Meadows
6B004	Binwhe	6B018	South Crowders Mountain 6B
6B005	Oakley Park/Country Creek Est	6B019	Old Church Rd/Freedom Mill Rd
6B008	Mountain Oaks	6B020	Central Crowders Mountain 6B
6B010	Shady Grove Road	6B021	Rustic Hills
6B011	Chapel Grove Acres	6B022	Edgewood Acres
6B012	Crowders Mountain Country Club	6B023	Erskine Woods
6B014	Crowders Woods	6B024	North Crowders Mountain 6B
6C001	Canterbury Road	6C011	Kings Pinnacle
6C002	Northwest Crowders Mtn 6C	6C012	Mallard Crossings
6C003	North Crowders Mountain 6C	6C013	South Crowders Mountain 6C
6C004	Kings Drive	6C014	Crowders Mountain Central E 6C
6C005	Sparrow Springs Rd/Country Pines	6C015	Crowders Mountain Central W 6C
6C006	Crowders Mountain N Central 6C	6C016	Hilltop
6C007	Unity Grove / Sparrow Ridge	6C017	Mountain Crest Drive
6C009	Pinnacle Woods	6C018	Crowders Mountain Westside
6C010	Pinnacles at Unity Grove		

COMMERCIAL NEIGHBORHOODS

1 Bessemer City

BC001	Downtown Bessemer City	BC008	Edgewood Road (Exit 13)
BC002	Spot Industrial	BC009	Gastonia Hwy East
BC003	Bessemer City North	BC010	Perimeter CBD Bessemer City
BC004	Apartments Bessemer City	BC011	Old Jiggers Area
BC005	Lithium Plant	BC012	Whiskey Mill Area
BC006	Bessemer City South	BC013	Bessemer City Rural
BC007	Ind Bessemer City-Southridge		

2 Belmont

BE001	Downtown Belmont	BE009	S Main/Eagle
BE002	The Oaks Parkway	BE010	West Belmont
BE003	N Main Street/Wilkinson	BE011	Perimeter CBD Belmont
BE004	Wilkinson Blvd	BE012	Perfection Road
BE005	N Belmont Area	BE013	Catawba Bus District
BE006	Park Street	BE014	Belmont Town Center
BE007	E Belmont	BE015	4B Belmont
BE008	Central Avenue	BE016	Montcross/Park St

3 Crowders Mountain

CM001	Highway 161	CM008	Archie Whitesides
CM002	Kings Mountain Industrial Park	CM009	Camp Rotary
CM003	Carolina Garden	CM011	Diane 29
CM004	Industrial Canterbury	CM012	Edgewood 85 IND Park
CM005	Crowders Mountain State Park	CM013	Crowders Mountain Rural
CM006	Crowders Mountain Country Club	CM014	Kings Mountain Mix Rural
CM007	Kings Mountain Hwy	CM015	Chestnut Ridge Area

4 Cramerton

CR001	Stuart Cramer	CR006	Cramerton CENBD
CR002	Cramerton Crossroads	CR007	4A Cramer Mountain
CR003	Cramerton Spot	CR008	Lodge at Cramer Mtn Condo
CR005	Cramer Mtn Country Club		

5 Cherryville

CV001	Downtown Cherryville	CV015	Peak Resources Area
CV002	Industrial Cherryville	CV016	Wal-Mart Cherryville
CV003	Apartments Cherryville	CV017	Delview Area Spot
CV004	South Mtn St Spot	CV018	White Pines Plaza
CV005	Perimeter CBD Cherryville	CV019	Old Doran Textiles
CV006	Carolina Freight Area	CV020	Cville Elementary Area
CV007	HWY 150 East/Cherryville	CV021	Shelby Hwy West
CV008	HWY 150 West/Cherryville	CV022	Conner Ind/Ramseur Rd
CV009	Cherryville Country Club	CV023	Dallas/Cherryville Hwy
CV010	Tryon School Area	CV024	Carolina Care
CV011	Cherryville TWNSP East	CV025	Southwest Cherryville
CV012	Industrial Hwy 150	CV026	North Cherryville
CV013	Walkertown	CV027	Tryon Area
CV014	Tot Dellinger Road		

6 Dallas

DA001	CBD Dallas	DA016	E Trade Street
DA002	Old 321 North	DA017	Lower Dallas
DA003	Hardin	DA018	Water Treatment/Solar Farm
DA004	Applewood Industrial Park	DA019	Dallas/Stanley
DA005	I-85 Flea Market	DA020	N Dallas
DA006	Hwy 279 West	DA021	Alexis
DA007	Dallas Bessemer City Hwy	DA022	Long Creek
DA008	Windsor Shopping Center	DA023	Old East Main Dallas
DA009	Gaston College Area	DA024	279 North

Schedule of Values

Gaston County 2023

DA010	US 321 South	DA025	Dallas Walmart
DA011	W Trade Street	DA026	East Dallas - Rural
DA012	Apartments Dallas	DA027	West Dallas - Rural
DA013	N. Oakland	DA028	Gastonia Technology Park
DA014	S College Street	DA029	Caromont W Trade
DA015	S Dallas		

7 Gastonia

GA001	Downtown Gastonia	GA051	E Garrison Boulevard
GA002	Neal Hawkins/Hudson	GA052	E Long/E Ozark
GA003	S York Road	GA053	Gaston Memorial Area
GA004	321 South	GA054	Garrison Professional
GA005	ACC Industrial Park	GA055	Majestic Court
GA006	321 South to York	GA056	Wilmot Plaza
GA007	Superior Stainless	GA057	City Club Area
GA008	Gastonia TWP Southwest	GA058	N New Hope (Court)
GA009	Hudson Blvd West	GA059	N New Hope (Auten)
GA010	Delta Business Park	GA060	Aberdeen Blvd
GA011	74 W (Putnams)	GA061	Cox Rd and Court Drive
GA012	Walmart W Franklin	GA062	Cox Rd Exit 20 I-85
GA013	Myrtle School / Davis Park	GA063	E Ozark Ave
GA014	Linwood	GA064	The Bluffs / Keith Drive
GA015	Shannon Bradley	GA065	Bradford Heights
GA016	Bessemer City Road	GA066	Lowell Bethesda Rd
GA017	W Franklin	GA067	S New Hope Road
GA018	E Franklin Boulevard	GA068	Stroupe Road
GA019	2nd Ave/3rd Ave/Broad	GA069	New Hope Small Bus Condo
GA020	S Marietta Street	GA070	Hoffman Acres
GA021	Union/Garrison	GA071	Hoffman Village
GA022	Gaston Co Courthouse	GA072	Eastside Bus Park
GA023	N 321 Chester	GA073	Poston Circle Apartments
GA024	West Airline	GA074	New Hope Crossing
GA025	W Davidson	GA075	Ashley Arms
GA026	Highland Street	GA076	Gaston Crossing
GA027	Business Park	GA077	Gaston Mall/Cox Road
GA028	The Square	GA078	Broad/Long (QuikTrip)
GA029	Tulip Drive Industrial	GA079	White Jenkins Road
GA030	N Chester to I-85	GA080	Hwy 274 West - Bess City
GA031	N Marietta Street	GA081	Brookwood
GA032	IND I-85 W Gastonia	GA082	Hyde's Grocery
GA033	Industrial Pike	GA083	New Hope Rd/Redbud
GA034	Fairview Road	GA084	New Hope Square
GA035	Union/Hudson Crossing	GA085	Robinwood Crossing
GA036	Hudson/Robinwood	GA086	Weldon Heights APTS
GA037	Union/Robinwood	GA087	Kendrick Crossing
GA038	Gastonia Country Club	GA088	Robinson/Little Mountain
GA039	Martha Rivers Park	GA089	1300 E Garrison Condo
GA040	Robinwood/Hoffman Area	GA090	Gastonia TWP Southeast
GA041	Forestbrook Area	GA091	Cramer Middle Area

Schedule of Values

Gaston County 2023

GA042	Gaston Mall/Franklin Sq	GA092	Dixie Village
GA043	I-85 Remount	GA093	W. Main Ave
GA044	PP-Franklin Blvd LLC	GA094	FUSE
GA045	Union Commons	GA095	W Garrison/Linwood
GA046	Akers Center/Mall Area	GA096	Gaston Avenue
GA047	Ashbrook High	GA097	Trakas Industrial Park
GA048	RE Thomas Office Park		
GA049	E Second Avenue		
GA050	Loray Mill		

8 High Shoals

HS001	High Shoals	HS003	High Shoals Mixed Rural
HS002	Hoffman Road		

9 Lowell

LW001	Downtown Lowell	LW006	Redbud/Wilkinson
LW002	S Main Lowell	LW007	Wilkinson Blvd West
LW003	W Lowell	LW008	HH Gregg & Others
LW004	Lowell Spot/George Poston	LW009	Gateway85 Industrial Park
LW005	I-85 Lowell/McAdenville	LW010	Perimeter CBD Lowell

10 Mount Holly

MH001	Mt Holly CENBD	MH009	Catawba Heights
MH002	Freightliner Area	MH010	N Main Mt Holly
MH003	Woodlawn Ave	MH011	Adrian/Madora
MH004	Charlotte Ave	MH012	Highland Street Apts
MH005	Clariant	MH013	Apartments Mt Holly
MH006	W Catawba Avenue	MH014	Mt Holly Perimeter
MH007	Spring Crossing	MH015	Caromont 27E/City Hall
MH008	I-85/YMCA Area	MH016	Marina Village

11 McAdenville

MV001	McAdenville/Wilkinson	MV003	McAdenville CENBD
MV002	McAdenville/N I-85		

12 Riverbend

RB002	Spencer Mountain	RB006	Riverbend Steam Plant
RB003	Hickory Grove Road	RB007	Lucia
RB004	Old Highway 27 N	RB008	Fites Creek
RB005	HWY 16 Lucia	RB009	P3B - N Charles Raper Hwy Lucia

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13 Ranlo

RL001	Ranlo	RL002	Ranlo/Smyre

14 Spencer Mountain

SM001	Spencer Mountain		
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15 South Point

SP001	Union Road	SP006	Plant Allen
SP002	Beaty Road	SP007	Daniel Stowe Bot Gardens
SP003	S New Hope Road	SP008	South Point Road
SP004	Rufus Ratchford	SP009	Harbortowne
SP005	Hickory Grove Road	SP012	South Shore

16 Stanley

ST001	Downtown Stanley	ST007	Ind Park Hwy 27 S
ST002	Dallas/Stamley Highway	ST008	N Main/Hwy 27
ST003	Springfield Elementary	ST009	Kiser Elementary
ST005	Stanley Post Office	ST010	North Stanley Rural Area
ST006	Stanley Market Place	ST011	Stanley/Spencer Mtn Rural

LAND VALUATION**LAND TYPES AND DESCRIPTIONS**

Land Type	LAND DESCRIPTIONS
RB) Primary	Site used for an existing building or for potential construction of a building.
RS) Secondary	Restricted site for an existing building or potential construction of a building. Example: the site of a second house located behind the main house on a particular parcel.
RU) Undeveloped	Land that is either being actively developed, being prepared for development, or the highest and best use is suitable for and likely to be developed in the near future. Typically located in suburban areas with many active subdivisions and concentrated population centers, but can also be found in rural areas with extra road frontage or pocket areas of construction. Public water and sewer is preferred but is not a requirement.
RR/RL) Residual/Land	Land that has limited development potential or used as farmland or timberland.
FP) Flood Plain	Land located within the boundaries of designated 100 year flood plains. Value for Flood Plain Land takes into account part of the topographic features peculiar to this type of property.
CT) Cell Tower	Land that has a cell tower placed on it.
CM) Cemetery	Land that is used as cemetery.
WA) Wasteland	Land which is unsuitable for any practical use. Example: land located in swampy type areas.
WB) Waterfront Primary	Land which directly adjoins Lake Wylie, Mountain Island Lake, Catawba River, or South Fork River refers to Residential, Commercial, and Industrial Improved Building Sites.
WS) Waterfront Secondary	Land which directly adjoins Lake Wylie, Mountain Island Lake, Catawba River or South Fork River to Residential, Commercial, and Industrial with restricted building sites or potential for building sites.

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WR) Waterfront Residual	Land which directly adjoins Lake Wylie, Mountain Island Lake, Catawba River or South Fork River that has limited development potential.
WU) Waterfront Undeveloped	Land which directly adjoins Lake Wylie, Mountain Island Lake, Catawba River, or South Fork River is either being actively developed, being prepared for development, or the highest and best use is suitable for and likely to be developed in the near future.
WSU) Waterfront Submerged	Land which is directly under Lake Wylie, Mountain Island Lake, Catawba River, or South Fork River.
AP) Apartment Primary	Site for an apartment building or potential apartment building.
AS) Apartment Secondary	Restricted site for an apartment building or potential apartment building.
AU) Apartment Undeveloped	Apartment land which suitable for development or ready for development.
AR) Apartment Residual	Apartment land which as nominal value, typically land which only has value relative to its contribution to the overall parcel value.
CB) Commercial Primary	Site for a commercial building or potential commercial building typically zoned commercial or already has commercial building.
CS) Commercial Secondary	Restricted land for a commercial building or potential commercial building typically zoned commercial or already has commercial building.
CR) Commercial Residual	Commercial land which has nominal value, typically land which only has value relative to its contribution to the overall parcel value.
CU) Commercial Undeveloped	Vacant Commercial Land which is suitable in size, zoning, and location for commercial development.
CL) Commercial Lake	Lake which is used for commercial fishing.
GC) Golf Course Land	Land that is used for golf course, not including club house or extra amenities.

IB) Industrial Primary	Land for an industrial building or potential industrial building typically zoned industrial or already has an industrial building.
IS) Industrial Secondary	Restricted land for an industrial building or potential industrial building typically zoned industrial or already has an industrial building.
IR) Industrial Residual	Industrial land which has nominal value, typically land which only has value relative to its contribution to the overall parcel value.
IU) Industrial Undeveloped	Vacant Industrial Land which is suitable in size, zoning and location for industrial development.
CA) Common Area	Allocation of value to individual properties located in townhouse, condominium or housing developments. Value includes interest in all common areas, e.g. parking areas, pools, tennis courts, etc.; as well as land interest. Value of all common area amenities will be distributed among all properties within a given neighborhood or complex.
MB) Mixed Primary	Site for a building or potential building that has mixed uses.
MS) Mixed Secondary	Restricted site for a building or potential building that has mixed uses.
MR, ML) Mixed Residual	Land that has limited development potential.
MU) Mixed Undeveloped	Vacant land which is suitable in size, zoning, and location for mixed use development.

VALUATION GUIDELINES

1) Rural - Remote or sparsely developed areas of the county where much of the land is being actively farmed or lying idle. Turnover is infrequent and development is generally limited to major highway intersections and rural hamlet communities. Public water may or may not be available. The majority of homes and businesses in rural areas are served by individual wells and septic systems.

2) Suburban - Areas in the county in which development is occurring or has reached equilibrium stage. Includes concentrated communities, surrounding cities, and towns. Pockets of commercial and industrial properties are prevalent. Public water is normally available and in some cases sanitary sewer services exist but are not required.

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Gaston County 2023

3) Urban - Areas within or immediately surrounding cities or towns with a high density of housing, commercial and industrial properties. Land is almost always bought and sold with the intent to develop. Turnover is frequent and development is rapid. Public water and sewer are readily available.

4) Subdivisions - Areas which have been divided into plots with roadways for the purpose of development for residential, commercial, or industrial. Subdivisions may have extra restrictions besides governmental restrictions. Public water may or may not be available and in some cases sanitary sewer services exist.

RESIDENTIAL LAND MODELS

Lot Model

Model	RB	RS	RU	RL,RR
1	\$3,000	\$2,500	\$1,400	\$1,000
2	\$3,500	\$2,500	\$1,600	\$1,100
3	\$4,000	\$3,000	\$1,900	\$1,300
4	\$4,500	\$3,500	\$2,100	\$1,400
5	\$5,000	\$4,000	\$2,400	\$1,600
6	\$5,500	\$4,000	\$2,600	\$1,800
7	\$6,000	\$4,500	\$2,800	\$1,900
8	\$6,500	\$5,000	\$3,100	\$2,100
9	\$7,000	\$5,500	\$3,300	\$2,200
10	\$7,500	\$5,500	\$3,500	\$2,400
11	\$8,000	\$6,000	\$3,800	\$2,600
12	\$8,500	\$6,500	\$4,000	\$2,700
13	\$9,000	\$7,000	\$4,200	\$2,900
14	\$9,500	\$7,000	\$4,500	\$3,000
15	\$10,000	\$7,500	\$4,700	\$3,200
16	\$10,500	\$8,000	\$4,900	\$3,400
17	\$11,000	\$8,500	\$5,200	\$3,500
18	\$11,500	\$8,500	\$5,400	\$3,700
19	\$12,000	\$9,000	\$5,600	\$3,800
20	\$12,500	\$9,500	\$5,900	\$4,000
21	\$13,000	\$10,000	\$6,100	\$4,200
22	\$13,500	\$10,000	\$6,300	\$4,300
23	\$14,000	\$10,500	\$6,600	\$4,500
24	\$14,500	\$11,000	\$6,800	\$4,600
25	\$15,000	\$11,500	\$7,100	\$4,800
26	\$15,500	\$11,500	\$7,300	\$5,000
27	\$16,000	\$12,000	\$7,500	\$5,100
28	\$16,500	\$12,500	\$7,800	\$5,300
29	\$17,000	\$13,000	\$8,000	\$5,400
30	\$17,500	\$13,000	\$8,200	\$5,600
31	\$18,000	\$13,500	\$8,500	\$5,800
32	\$18,500	\$14,000	\$8,700	\$5,900
33	\$19,000	\$14,500	\$8,900	\$6,100

Model	RB	RS	RU	RL,RR
124	\$64,500	\$48,500	\$30,300	\$20,600
125	\$65,000	\$49,000	\$30,600	\$20,800
126	\$65,500	\$49,000	\$30,800	\$21,000
127	\$66,000	\$49,500	\$31,000	\$21,100
128	\$66,500	\$50,000	\$31,300	\$21,300
129	\$67,000	\$50,500	\$31,500	\$21,400
130	\$67,500	\$50,500	\$31,700	\$21,600
131	\$68,000	\$51,000	\$32,000	\$21,800
132	\$68,500	\$51,500	\$32,200	\$21,900
133	\$69,000	\$52,000	\$32,400	\$22,100
134	\$69,500	\$52,000	\$32,700	\$22,200
135	\$70,000	\$52,500	\$32,900	\$22,400
136	\$70,500	\$53,000	\$33,100	\$22,600
137	\$71,000	\$53,500	\$33,400	\$22,700
138	\$71,500	\$53,500	\$33,600	\$22,900
139	\$72,000	\$54,000	\$33,800	\$23,000
140	\$72,500	\$54,500	\$34,100	\$23,200
141	\$73,000	\$55,000	\$34,300	\$23,400
142	\$73,500	\$55,000	\$34,500	\$23,500
143	\$74,000	\$55,500	\$34,800	\$23,700
144	\$74,500	\$56,000	\$35,000	\$23,800
145	\$75,000	\$56,500	\$35,300	\$24,000
146	\$75,500	\$56,500	\$35,500	\$24,200
147	\$76,000	\$57,000	\$35,700	\$24,300
148	\$76,500	\$57,500	\$36,000	\$24,500
149	\$77,000	\$58,000	\$36,200	\$24,600
150	\$77,500	\$58,000	\$36,400	\$24,800
151	\$78,000	\$58,500	\$36,700	\$25,000
152	\$78,500	\$59,000	\$36,900	\$25,100
153	\$79,000	\$59,500	\$37,100	\$25,300
154	\$79,500	\$59,500	\$37,400	\$25,400
155	\$80,000	\$60,000	\$37,600	\$25,600
156	\$80,500	\$60,500	\$37,800	\$25,800

Schedule of Values

Gaston County 2023

34	\$19,500	\$14,500	\$9,200	\$6,200
35	\$20,000	\$15,000	\$9,400	\$6,400
36	\$20,500	\$15,500	\$9,600	\$6,600
37	\$21,000	\$16,000	\$9,900	\$6,700
38	\$21,500	\$16,000	\$10,100	\$6,900
39	\$22,000	\$16,500	\$10,300	\$7,000
40	\$22,500	\$17,000	\$10,600	\$7,200
41	\$23,000	\$17,500	\$10,800	\$7,400
42	\$23,500	\$17,500	\$11,000	\$7,500
43	\$24,000	\$18,000	\$11,300	\$7,700
44	\$24,500	\$18,500	\$11,500	\$7,800
45	\$25,000	\$19,000	\$11,800	\$8,000
46	\$25,500	\$19,000	\$12,000	\$8,200
47	\$26,000	\$19,500	\$12,200	\$8,300
48	\$26,500	\$20,000	\$12,500	\$8,500
49	\$27,000	\$20,500	\$12,700	\$8,600
50	\$27,500	\$20,500	\$12,900	\$8,800
51	\$28,000	\$21,000	\$13,200	\$9,000
52	\$28,500	\$21,500	\$13,400	\$9,100
53	\$29,000	\$22,000	\$13,600	\$9,300
54	\$29,500	\$22,000	\$13,900	\$9,400
55	\$30,000	\$22,500	\$14,100	\$9,600
56	\$30,500	\$23,000	\$14,300	\$9,800
57	\$31,000	\$23,500	\$14,600	\$9,900
58	\$31,500	\$23,500	\$14,800	\$10,100
59	\$32,000	\$24,000	\$15,000	\$10,200
60	\$32,500	\$24,500	\$15,300	\$10,400
61	\$33,000	\$25,000	\$15,500	\$10,600
62	\$33,500	\$25,000	\$15,700	\$10,700
63	\$34,000	\$25,500	\$16,000	\$10,900
64	\$34,500	\$26,000	\$16,200	\$11,000
65	\$35,000	\$26,500	\$16,500	\$11,200
66	\$35,500	\$26,500	\$16,700	\$11,400
67	\$36,000	\$27,000	\$16,900	\$11,500
68	\$36,500	\$27,500	\$17,200	\$11,700
69	\$37,000	\$28,000	\$17,400	\$11,800
70	\$37,500	\$28,000	\$17,600	\$12,000
71	\$38,000	\$28,500	\$17,900	\$12,200
72	\$38,500	\$29,000	\$18,100	\$12,300
73	\$39,000	\$29,500	\$18,300	\$12,500
74	\$39,500	\$29,500	\$18,600	\$12,600
75	\$40,000	\$30,000	\$18,800	\$12,800
76	\$40,500	\$30,500	\$19,000	\$13,000
77	\$41,000	\$31,000	\$19,300	\$13,100
78	\$41,500	\$31,000	\$19,500	\$13,300
79	\$42,000	\$31,500	\$19,700	\$13,400
80	\$42,500	\$32,000	\$20,000	\$13,600
81	\$43,000	\$32,500	\$20,200	\$13,800

157	\$81,000	\$61,000	\$38,100	\$25,900
158	\$81,500	\$61,000	\$38,300	\$26,100
159	\$82,000	\$61,500	\$38,500	\$26,200
160	\$82,500	\$62,000	\$38,800	\$26,400
161	\$83,000	\$62,500	\$39,000	\$26,600
162	\$83,500	\$62,500	\$39,200	\$26,700
163	\$84,000	\$63,000	\$39,500	\$26,900
164	\$84,500	\$63,500	\$39,700	\$27,000
165	\$85,000	\$64,000	\$40,000	\$27,200
166	\$85,500	\$64,000	\$40,200	\$27,400
167	\$86,000	\$64,500	\$40,400	\$27,500
168	\$86,500	\$65,000	\$40,700	\$27,700
169	\$87,000	\$65,500	\$40,900	\$27,800
170	\$87,500	\$65,500	\$41,100	\$28,000
171	\$88,000	\$66,000	\$41,400	\$28,200
172	\$88,500	\$66,500	\$41,600	\$28,300
173	\$89,000	\$67,000	\$41,800	\$28,500
174	\$89,500	\$67,000	\$42,100	\$28,600
175	\$90,000	\$67,500	\$42,300	\$28,800
176	\$90,500	\$68,000	\$42,500	\$29,000
177	\$91,000	\$68,500	\$42,800	\$29,100
178	\$91,500	\$68,500	\$43,000	\$29,300
179	\$92,000	\$69,000	\$43,200	\$29,400
180	\$92,500	\$69,500	\$43,500	\$29,600
181	\$93,000	\$70,000	\$43,700	\$29,800
182	\$93,500	\$70,000	\$43,900	\$29,900
183	\$94,000	\$70,500	\$44,200	\$30,100
184	\$94,500	\$71,000	\$44,400	\$30,200
185	\$95,000	\$71,500	\$44,700	\$30,400
186	\$95,500	\$71,500	\$44,900	\$30,600
187	\$96,000	\$72,000	\$45,100	\$30,700
188	\$96,500	\$72,500	\$45,400	\$30,900
189	\$97,000	\$73,000	\$45,600	\$31,000
190	\$97,500	\$73,000	\$45,800	\$31,200
191	\$98,000	\$73,500	\$46,100	\$31,400
192	\$98,500	\$74,000	\$46,300	\$31,500
193	\$99,000	\$74,500	\$46,500	\$31,700
194	\$99,500	\$74,500	\$46,800	\$31,800
195	\$100,000	\$75,000	\$47,000	\$32,000
196	\$100,500	\$75,500	\$47,200	\$32,200
197	\$101,000	\$76,000	\$47,500	\$32,300
198	\$101,500	\$76,000	\$47,700	\$32,500
199	\$102,000	\$76,500	\$47,900	\$32,600
200	\$102,500	\$77,000	\$48,200	\$32,800
201	\$103,000	\$77,500	\$48,400	\$33,000
202	\$103,500	\$77,500	\$48,600	\$33,100
203	\$104,000	\$78,000	\$48,900	\$33,300
204	\$104,500	\$78,500	\$49,100	\$33,400

Schedule of Values

Gaston County 2023

82	\$43,500	\$32,500	\$20,400	\$13,900
83	\$44,000	\$33,000	\$20,700	\$14,100
84	\$44,500	\$33,500	\$20,900	\$14,200
85	\$45,000	\$34,000	\$21,200	\$14,400
86	\$45,500	\$34,000	\$21,400	\$14,600
87	\$46,000	\$34,500	\$21,600	\$14,700
88	\$46,500	\$35,000	\$21,900	\$14,900
89	\$47,000	\$35,500	\$22,100	\$15,000
90	\$47,500	\$35,500	\$22,300	\$15,200
91	\$48,000	\$36,000	\$22,600	\$15,400
92	\$48,500	\$36,500	\$22,800	\$15,500
93	\$49,000	\$37,000	\$23,000	\$15,700
94	\$49,500	\$37,000	\$23,300	\$15,800
95	\$50,000	\$37,500	\$23,500	\$16,000
96	\$50,500	\$38,000	\$23,700	\$16,200
97	\$51,000	\$38,500	\$24,000	\$16,300
98	\$51,500	\$38,500	\$24,200	\$16,500
99	\$52,000	\$39,000	\$24,400	\$16,600
100	\$52,500	\$39,500	\$24,700	\$16,800
101	\$53,000	\$40,000	\$24,900	\$17,000
102	\$53,500	\$40,000	\$25,100	\$17,100
103	\$54,000	\$40,500	\$25,400	\$17,300
104	\$54,500	\$41,000	\$25,600	\$17,400
105	\$55,000	\$41,500	\$25,900	\$17,600
106	\$55,500	\$41,500	\$26,100	\$17,800
107	\$56,000	\$42,000	\$26,300	\$17,900
108	\$56,500	\$42,500	\$26,600	\$18,100
109	\$57,000	\$43,000	\$26,800	\$18,200
110	\$57,500	\$43,000	\$27,000	\$18,400
111	\$58,000	\$43,500	\$27,300	\$18,600
112	\$58,500	\$44,000	\$27,500	\$18,700
113	\$59,000	\$44,500	\$27,700	\$18,900
114	\$59,500	\$44,500	\$28,000	\$19,000
115	\$60,000	\$45,000	\$28,200	\$19,200
116	\$60,500	\$45,500	\$28,400	\$19,400
117	\$61,000	\$46,000	\$28,700	\$19,500
118	\$61,500	\$46,000	\$28,900	\$19,700
119	\$62,000	\$46,500	\$29,100	\$19,800
120	\$62,500	\$47,000	\$29,400	\$20,000
121	\$63,000	\$47,500	\$29,600	\$20,200
122	\$63,500	\$47,500	\$29,800	\$20,300
123	\$64,000	\$48,000	\$30,100	\$20,500

205	\$105,000	\$79,000	\$49,400	\$33,600
206	\$105,500	\$79,000	\$49,600	\$33,800
207	\$106,000	\$79,500	\$49,800	\$33,900
208	\$106,500	\$80,000	\$50,100	\$34,100
209	\$107,000	\$80,500	\$50,300	\$34,200
210	\$107,500	\$80,500	\$50,500	\$34,400
211	\$108,000	\$81,000	\$50,800	\$34,600
212	\$108,500	\$81,500	\$51,000	\$34,700
213	\$109,000	\$82,000	\$51,200	\$34,900
214	\$109,500	\$82,000	\$51,500	\$35,000
215	\$110,000	\$82,500	\$51,700	\$35,200
216	\$110,500	\$83,000	\$51,900	\$35,400
217	\$111,000	\$83,500	\$52,200	\$35,500
218	\$111,500	\$83,500	\$52,400	\$35,700
219	\$112,000	\$84,000	\$52,600	\$35,800
220	\$112,500	\$84,500	\$52,900	\$36,000
221	\$113,000	\$85,000	\$53,100	\$36,200
222	\$113,500	\$85,000	\$53,300	\$36,300
223	\$114,000	\$85,500	\$53,600	\$36,500
224	\$114,500	\$86,000	\$53,800	\$36,600
225	\$115,000	\$86,500	\$54,100	\$36,800
226	\$115,500	\$86,500	\$54,300	\$37,000
227	\$116,000	\$87,000	\$54,500	\$37,100
228	\$116,500	\$87,500	\$54,800	\$37,300
229	\$117,000	\$88,000	\$55,000	\$37,400
230	\$117,500	\$88,000	\$55,200	\$37,600
231	\$118,000	\$88,500	\$55,500	\$37,800
232	\$118,500	\$89,000	\$55,700	\$37,900
233	\$119,000	\$89,500	\$55,900	\$38,100
234	\$119,500	\$89,500	\$56,200	\$38,200
235	\$120,000	\$90,000	\$56,400	\$38,400
236	\$120,500	\$90,500	\$56,600	\$38,600
237	\$121,000	\$91,000	\$56,900	\$38,700
238	\$121,500	\$91,000	\$57,100	\$38,900
239	\$122,000	\$91,500	\$57,300	\$39,000
240	\$122,500	\$92,000	\$57,600	\$39,200
241	\$123,000	\$92,500	\$57,800	\$39,400
242	\$123,500	\$92,500	\$58,000	\$39,500
243	\$124,000	\$93,000	\$58,300	\$39,700
244	\$124,500	\$93,500	\$58,500	\$39,800
245	\$125,000	\$94,000	\$58,800	\$40,000

Acreage Models

Model	RB	RS	RU	RL,RR	FP	WA	CM
1	\$4,000	\$3,000	\$1,900	\$1,300	\$700	\$500	\$0.00
2	\$4,500	\$3,500	\$2,100	\$1,400	\$700	\$500	\$0.00

Schedule of Values

Gaston County 2023

3	\$5,000	\$4,000	\$2,400	\$1,600	\$800	\$500	\$0.00
4	\$5,500	\$4,000	\$2,600	\$1,800	\$900	\$500	\$0.00
5	\$6,000	\$4,500	\$2,800	\$1,900	\$1,000	\$500	\$0.00
6	\$6,500	\$5,000	\$3,100	\$2,100	\$1,100	\$500	\$0.00
7	\$7,000	\$5,500	\$3,300	\$2,200	\$1,100	\$500	\$0.00
8	\$7,500	\$5,500	\$3,500	\$2,400	\$1,200	\$500	\$0.00
9	\$8,000	\$6,000	\$3,800	\$2,600	\$1,300	\$500	\$0.00
10	\$8,500	\$6,500	\$4,000	\$2,700	\$1,400	\$500	\$0.00
11	\$9,000	\$7,000	\$4,200	\$2,900	\$1,500	\$500	\$0.00
12	\$9,500	\$7,000	\$4,500	\$3,000	\$1,500	\$500	\$0.00
13	\$10,000	\$7,500	\$4,700	\$3,200	\$1,600	\$500	\$0.00
14	\$10,500	\$8,000	\$4,900	\$3,400	\$1,700	\$500	\$0.00
15	\$11,000	\$8,500	\$5,200	\$3,500	\$1,800	\$500	\$0.00
16	\$11,500	\$8,500	\$5,400	\$3,700	\$1,900	\$500	\$0.00
17	\$12,000	\$9,000	\$5,600	\$3,800	\$1,900	\$500	\$0.00
18	\$12,500	\$9,500	\$5,900	\$4,000	\$2,000	\$500	\$0.00
19	\$13,000	\$10,000	\$6,100	\$4,200	\$2,100	\$500	\$0.00
20	\$13,500	\$10,000	\$6,300	\$4,300	\$2,200	\$500	\$0.00
21	\$14,000	\$10,500	\$6,600	\$4,500	\$2,300	\$500	\$0.00
22	\$14,500	\$11,000	\$6,800	\$4,600	\$2,300	\$500	\$0.00
23	\$15,000	\$11,500	\$7,100	\$4,800	\$2,400	\$500	\$0.00
24	\$15,500	\$11,500	\$7,300	\$5,000	\$2,500	\$500	\$0.00
25	\$16,000	\$12,000	\$7,500	\$5,100	\$2,600	\$500	\$0.00
26	\$16,500	\$12,500	\$7,800	\$5,300	\$2,700	\$500	\$0.00
27	\$17,000	\$13,000	\$8,000	\$5,400	\$2,700	\$500	\$0.00
28	\$17,500	\$13,000	\$8,200	\$5,600	\$2,800	\$500	\$0.00
29	\$18,000	\$13,500	\$8,500	\$5,800	\$2,900	\$500	\$0.00
30	\$18,500	\$14,000	\$8,700	\$5,900	\$3,000	\$500	\$0.00
31	\$19,000	\$14,500	\$8,900	\$6,100	\$3,100	\$500	\$0.00
32	\$19,500	\$14,500	\$9,200	\$6,200	\$3,100	\$500	\$0.00
33	\$20,000	\$15,000	\$9,400	\$6,400	\$3,200	\$500	\$0.00
34	\$20,500	\$15,500	\$9,600	\$6,600	\$3,300	\$500	\$0.00
35	\$21,000	\$16,000	\$9,900	\$6,700	\$3,400	\$500	\$0.00
36	\$21,500	\$16,000	\$10,100	\$6,900	\$3,500	\$500	\$0.00
37	\$22,000	\$16,500	\$10,300	\$7,000	\$3,500	\$500	\$0.00
38	\$22,500	\$17,000	\$10,600	\$7,200	\$3,600	\$500	\$0.00
39	\$23,000	\$17,500	\$10,800	\$7,400	\$3,700	\$500	\$0.00
40	\$23,500	\$17,500	\$11,000	\$7,500	\$3,800	\$500	\$0.00
41	\$24,000	\$18,000	\$11,300	\$7,700	\$3,900	\$500	\$0.00
42	\$24,500	\$18,500	\$11,500	\$7,800	\$3,900	\$500	\$0.00
43	\$25,000	\$19,000	\$11,800	\$8,000	\$4,000	\$500	\$0.00
44	\$25,500	\$19,000	\$12,000	\$8,200	\$4,100	\$500	\$0.00
45	\$26,000	\$19,500	\$12,200	\$8,300	\$4,200	\$500	\$0.00
46	\$26,500	\$20,000	\$12,500	\$8,500	\$4,300	\$500	\$0.00
47	\$27,000	\$20,500	\$12,700	\$8,600	\$4,300	\$500	\$0.00
48	\$27,500	\$20,500	\$12,900	\$8,800	\$4,400	\$500	\$0.00
49	\$28,000	\$21,000	\$13,200	\$9,000	\$4,500	\$500	\$0.00
50	\$28,500	\$21,500	\$13,400	\$9,100	\$4,600	\$500	\$0.00

Schedule of Values

Gaston County 2023

51	\$29,000	\$22,000	\$13,600	\$9,300	\$4,700	\$500	\$0.00
52	\$29,500	\$22,000	\$13,900	\$9,400	\$4,700	\$500	\$0.00
53	\$30,000	\$22,500	\$14,100	\$9,600	\$4,800	\$500	\$0.00
54	\$30,500	\$23,000	\$14,300	\$9,800	\$4,900	\$500	\$0.00
55	\$31,000	\$23,500	\$14,600	\$9,900	\$5,000	\$500	\$0.00
56	\$31,500	\$23,500	\$14,800	\$10,100	\$5,100	\$500	\$0.00
57	\$32,000	\$24,000	\$15,000	\$10,200	\$5,100	\$500	\$0.00
58	\$32,500	\$24,500	\$15,300	\$10,400	\$5,200	\$500	\$0.00
59	\$33,000	\$25,000	\$15,500	\$10,600	\$5,300	\$500	\$0.00
60	\$33,500	\$25,000	\$15,700	\$10,700	\$5,400	\$500	\$0.00
61	\$34,000	\$25,500	\$16,000	\$10,900	\$5,500	\$500	\$0.00
62	\$34,500	\$26,000	\$16,200	\$11,000	\$5,500	\$500	\$0.00
63	\$35,000	\$26,500	\$16,500	\$11,200	\$5,600	\$500	\$0.00
64	\$35,500	\$26,500	\$16,700	\$11,400	\$5,700	\$500	\$0.00
65	\$36,000	\$27,000	\$16,900	\$11,500	\$5,800	\$500	\$0.00
66	\$36,500	\$27,500	\$17,200	\$11,700	\$5,900	\$500	\$0.00
67	\$37,000	\$28,000	\$17,400	\$11,800	\$5,900	\$500	\$0.00
68	\$37,500	\$28,000	\$17,600	\$12,000	\$6,000	\$500	\$0.00
69	\$38,000	\$28,500	\$17,900	\$12,200	\$6,100	\$500	\$0.00
70	\$38,500	\$29,000	\$18,100	\$12,300	\$6,200	\$500	\$0.00
71	\$39,000	\$29,500	\$18,300	\$12,500	\$6,300	\$500	\$0.00
72	\$39,500	\$29,500	\$18,600	\$12,600	\$6,300	\$500	\$0.00
73	\$40,000	\$30,000	\$18,800	\$12,800	\$6,400	\$500	\$0.00
74	\$40,500	\$30,500	\$19,000	\$13,000	\$6,500	\$500	\$0.00
75	\$41,000	\$31,000	\$19,300	\$13,100	\$6,600	\$500	\$0.00
76	\$41,500	\$31,000	\$19,500	\$13,300	\$6,700	\$500	\$0.00
77	\$42,000	\$31,500	\$19,700	\$13,400	\$6,700	\$500	\$0.00
78	\$42,500	\$32,000	\$20,000	\$13,600	\$6,800	\$500	\$0.00
79	\$43,000	\$32,500	\$20,200	\$13,800	\$6,900	\$500	\$0.00
80	\$43,500	\$32,500	\$20,400	\$13,900	\$7,000	\$500	\$0.00
81	\$44,000	\$33,000	\$20,700	\$14,100	\$7,100	\$500	\$0.00
82	\$44,500	\$33,500	\$20,900	\$14,200	\$7,100	\$500	\$0.00
83	\$45,000	\$34,000	\$21,200	\$14,400	\$7,200	\$500	\$0.00
84	\$45,500	\$34,000	\$21,400	\$14,600	\$7,300	\$500	\$0.00
85	\$46,000	\$34,500	\$21,600	\$14,700	\$7,400	\$500	\$0.00
86	\$46,500	\$35,000	\$21,900	\$14,900	\$7,500	\$500	\$0.00
87	\$47,000	\$35,500	\$22,100	\$15,000	\$7,500	\$500	\$0.00
88	\$47,500	\$35,500	\$22,300	\$15,200	\$7,600	\$500	\$0.00
89	\$48,000	\$36,000	\$22,600	\$15,400	\$7,700	\$500	\$0.00
90	\$48,500	\$36,500	\$22,800	\$15,500	\$7,800	\$500	\$0.00
91	\$49,000	\$37,000	\$23,000	\$15,700	\$7,900	\$500	\$0.00
92	\$49,500	\$37,000	\$23,300	\$15,800	\$7,900	\$500	\$0.00
93	\$50,000	\$37,500	\$23,500	\$16,000	\$8,000	\$500	\$0.00
94	\$50,500	\$38,000	\$23,700	\$16,200	\$8,100	\$500	\$0.00
95	\$51,000	\$38,500	\$24,000	\$16,300	\$8,200	\$500	\$0.00
96	\$51,500	\$38,500	\$24,200	\$16,500	\$8,300	\$500	\$0.00
97	\$52,000	\$39,000	\$24,400	\$16,600	\$8,300	\$500	\$0.00
98	\$52,500	\$39,500	\$24,700	\$16,800	\$8,400	\$500	\$0.00

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Gaston County 2023

99	\$53,000	\$40,000	\$24,900	\$17,000	\$8,500	\$500	\$0.00
100	\$53,500	\$40,000	\$25,100	\$17,100	\$8,600	\$500	\$0.00
101	\$54,000	\$40,500	\$25,400	\$17,300	\$8,700	\$500	\$0.00
102	\$54,500	\$41,000	\$25,600	\$17,400	\$8,700	\$500	\$0.00
103	\$55,000	\$41,500	\$25,900	\$17,600	\$8,800	\$500	\$0.00
104	\$55,500	\$41,500	\$26,100	\$17,800	\$8,900	\$500	\$0.00
105	\$56,000	\$42,000	\$26,300	\$17,900	\$9,000	\$500	\$0.00
106	\$56,500	\$42,500	\$26,600	\$18,100	\$9,100	\$500	\$0.00
107	\$57,000	\$43,000	\$26,800	\$18,200	\$9,100	\$500	\$0.00
108	\$57,500	\$43,000	\$27,000	\$18,400	\$9,200	\$500	\$0.00
109	\$58,000	\$43,500	\$27,300	\$18,600	\$9,300	\$500	\$0.00
110	\$58,500	\$44,000	\$27,500	\$18,700	\$9,400	\$500	\$0.00
111	\$59,000	\$44,500	\$27,700	\$18,900	\$9,500	\$500	\$0.00
112	\$59,500	\$44,500	\$28,000	\$19,000	\$9,500	\$500	\$0.00
113	\$60,000	\$45,000	\$28,200	\$19,200	\$9,600	\$500	\$0.00
114	\$60,500	\$45,500	\$28,400	\$19,400	\$9,700	\$500	\$0.00
115	\$61,000	\$46,000	\$28,700	\$19,500	\$9,800	\$500	\$0.00
116	\$61,500	\$46,000	\$28,900	\$19,700	\$9,900	\$500	\$0.00
117	\$62,000	\$46,500	\$29,100	\$19,800	\$9,900	\$500	\$0.00
118	\$62,500	\$47,000	\$29,400	\$20,000	\$10,000	\$500	\$0.00
119	\$63,000	\$47,500	\$29,600	\$20,200	\$10,100	\$500	\$0.00
120	\$63,500	\$47,500	\$29,800	\$20,300	\$10,200	\$500	\$0.00
121	\$64,000	\$48,000	\$30,100	\$20,500	\$10,300	\$500	\$0.00
122	\$64,500	\$48,500	\$30,300	\$20,600	\$10,300	\$500	\$0.00
123	\$65,000	\$49,000	\$30,600	\$20,800	\$10,400	\$500	\$0.00
124	\$65,500	\$49,000	\$30,800	\$21,000	\$10,500	\$500	\$0.00
125	\$66,000	\$49,500	\$31,000	\$21,100	\$10,600	\$500	\$0.00
126	\$66,500	\$50,000	\$31,300	\$21,300	\$10,700	\$500	\$0.00
127	\$67,000	\$50,500	\$31,500	\$21,400	\$10,700	\$500	\$0.00
128	\$67,500	\$50,500	\$31,700	\$21,600	\$10,800	\$500	\$0.00
129	\$68,000	\$51,000	\$32,000	\$21,800	\$10,900	\$500	\$0.00
130	\$68,500	\$51,500	\$32,200	\$21,900	\$11,000	\$500	\$0.00
131	\$69,000	\$52,000	\$32,400	\$22,100	\$11,100	\$500	\$0.00
132	\$69,500	\$52,000	\$32,700	\$22,200	\$11,100	\$500	\$0.00
133	\$70,000	\$52,500	\$32,900	\$22,400	\$11,200	\$500	\$0.00
134	\$70,500	\$53,000	\$33,100	\$22,600	\$11,300	\$500	\$0.00
135	\$71,000	\$53,500	\$33,400	\$22,700	\$11,400	\$500	\$0.00
136	\$71,500	\$53,500	\$33,600	\$22,900	\$11,500	\$500	\$0.00
137	\$72,000	\$54,000	\$33,800	\$23,000	\$11,500	\$500	\$0.00
138	\$72,500	\$54,500	\$34,100	\$23,200	\$11,600	\$500	\$0.00
139	\$73,000	\$55,000	\$34,300	\$23,400	\$11,700	\$500	\$0.00
140	\$73,500	\$55,000	\$34,500	\$23,500	\$11,800	\$500	\$0.00
141	\$74,000	\$55,500	\$34,800	\$23,700	\$11,900	\$500	\$0.00
142	\$74,500	\$56,000	\$35,000	\$23,800	\$11,900	\$500	\$0.00
143	\$75,000	\$56,500	\$35,300	\$24,000	\$12,000	\$500	\$0.00
144	\$75,500	\$56,500	\$35,500	\$24,200	\$12,100	\$500	\$0.00
145	\$76,000	\$57,000	\$35,700	\$24,300	\$12,200	\$500	\$0.00
146	\$76,500	\$57,500	\$36,000	\$24,500	\$12,300	\$500	\$0.00

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147	\$77,000	\$58,000	\$36,200	\$24,600	\$12,300	\$500	\$0.00
148	\$77,500	\$58,000	\$36,400	\$24,800	\$12,400	\$500	\$0.00
149	\$78,000	\$58,500	\$36,700	\$25,000	\$12,500	\$500	\$0.00
150	\$78,500	\$59,000	\$36,900	\$25,100	\$12,600	\$500	\$0.00
151	\$79,000	\$59,500	\$37,100	\$25,300	\$12,700	\$500	\$0.00
152	\$79,500	\$59,500	\$37,400	\$25,400	\$12,700	\$500	\$0.00
153	\$80,000	\$60,000	\$37,600	\$25,600	\$12,800	\$500	\$0.00
154	\$80,500	\$60,500	\$37,800	\$25,800	\$12,900	\$500	\$0.00
155	\$81,000	\$61,000	\$38,100	\$25,900	\$13,000	\$500	\$0.00
156	\$81,500	\$61,000	\$38,300	\$26,100	\$13,100	\$500	\$0.00
157	\$82,000	\$61,500	\$38,500	\$26,200	\$13,100	\$500	\$0.00
158	\$82,500	\$62,000	\$38,800	\$26,400	\$13,200	\$500	\$0.00
159	\$83,000	\$62,500	\$39,000	\$26,600	\$13,300	\$500	\$0.00
160	\$83,500	\$62,500	\$39,200	\$26,700	\$13,400	\$500	\$0.00
161	\$84,000	\$63,000	\$39,500	\$26,900	\$13,500	\$500	\$0.00
162	\$84,500	\$63,500	\$39,700	\$27,000	\$13,500	\$500	\$0.00
163	\$85,000	\$64,000	\$40,000	\$27,200	\$13,600	\$500	\$0.00
164	\$85,500	\$64,000	\$40,200	\$27,400	\$13,700	\$500	\$0.00
165	\$86,000	\$64,500	\$40,400	\$27,500	\$13,800	\$500	\$0.00
166	\$86,500	\$65,000	\$40,700	\$27,700	\$13,900	\$500	\$0.00
167	\$87,000	\$65,500	\$40,900	\$27,800	\$13,900	\$500	\$0.00
168	\$87,500	\$65,500	\$41,100	\$28,000	\$14,000	\$500	\$0.00
169	\$88,000	\$66,000	\$41,400	\$28,200	\$14,100	\$500	\$0.00
170	\$88,500	\$66,500	\$41,600	\$28,300	\$14,200	\$500	\$0.00
171	\$89,000	\$67,000	\$41,800	\$28,500	\$14,300	\$500	\$0.00
172	\$89,500	\$67,000	\$42,100	\$28,600	\$14,300	\$500	\$0.00
173	\$90,000	\$67,500	\$42,300	\$28,800	\$14,400	\$500	\$0.00
174	\$90,500	\$68,000	\$42,500	\$29,000	\$14,500	\$500	\$0.00
175	\$91,000	\$68,500	\$42,800	\$29,100	\$14,600	\$500	\$0.00
176	\$91,500	\$68,500	\$43,000	\$29,300	\$14,700	\$500	\$0.00
177	\$92,000	\$69,000	\$43,200	\$29,400	\$14,700	\$500	\$0.00
178	\$92,500	\$69,500	\$43,500	\$29,600	\$14,800	\$500	\$0.00
179	\$93,000	\$70,000	\$43,700	\$29,800	\$14,900	\$500	\$0.00
180	\$93,500	\$70,000	\$43,900	\$29,900	\$15,000	\$500	\$0.00
181	\$94,000	\$70,500	\$44,200	\$30,100	\$15,100	\$500	\$0.00
182	\$94,500	\$71,000	\$44,400	\$30,200	\$15,100	\$500	\$0.00
183	\$95,000	\$71,500	\$44,700	\$30,400	\$15,200	\$500	\$0.00
184	\$95,500	\$71,500	\$44,900	\$30,600	\$15,300	\$500	\$0.00
185	\$96,000	\$72,000	\$45,100	\$30,700	\$15,400	\$500	\$0.00
186	\$96,500	\$72,500	\$45,400	\$30,900	\$15,500	\$500	\$0.00
187	\$97,000	\$73,000	\$45,600	\$31,000	\$15,500	\$500	\$0.00
188	\$97,500	\$73,000	\$45,800	\$31,200	\$15,600	\$500	\$0.00
189	\$98,000	\$73,500	\$46,100	\$31,400	\$15,700	\$500	\$0.00
190	\$98,500	\$74,000	\$46,300	\$31,500	\$15,800	\$500	\$0.00
191	\$99,000	\$74,500	\$46,500	\$31,700	\$15,900	\$500	\$0.00
192	\$99,500	\$74,500	\$46,800	\$31,800	\$15,900	\$500	\$0.00
193	\$100,000	\$75,000	\$47,000	\$32,000	\$16,000	\$500	\$0.00
194	\$100,500	\$75,500	\$47,200	\$32,200	\$16,100	\$500	\$0.00

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195	\$101,000	\$76,000	\$47,500	\$32,300	\$16,200	\$500	\$0.00
196	\$101,500	\$76,000	\$47,700	\$32,500	\$16,300	\$500	\$0.00
197	\$102,000	\$76,500	\$47,900	\$32,600	\$16,300	\$500	\$0.00
198	\$102,500	\$77,000	\$48,200	\$32,800	\$16,400	\$500	\$0.00
199	\$103,000	\$77,500	\$48,400	\$33,000	\$16,500	\$500	\$0.00
200	\$103,500	\$77,500	\$48,600	\$33,100	\$16,600	\$500	\$0.00
201	\$104,000	\$78,000	\$48,900	\$33,300	\$16,700	\$500	\$0.00
202	\$104,500	\$78,500	\$49,100	\$33,400	\$16,700	\$500	\$0.00
203	\$105,000	\$79,000	\$49,400	\$33,600	\$16,800	\$500	\$0.00
204	\$105,500	\$79,000	\$49,600	\$33,800	\$16,900	\$500	\$0.00
205	\$106,000	\$79,500	\$49,800	\$33,900	\$17,000	\$500	\$0.00
206	\$106,500	\$80,000	\$50,100	\$34,100	\$17,100	\$500	\$0.00
207	\$107,000	\$80,500	\$50,300	\$34,200	\$17,100	\$500	\$0.00
208	\$107,500	\$80,500	\$50,500	\$34,400	\$17,200	\$500	\$0.00
209	\$108,000	\$81,000	\$50,800	\$34,600	\$17,300	\$500	\$0.00
210	\$108,500	\$81,500	\$51,000	\$34,700	\$17,400	\$500	\$0.00
211	\$109,000	\$82,000	\$51,200	\$34,900	\$17,500	\$500	\$0.00
212	\$109,500	\$82,000	\$51,500	\$35,000	\$17,500	\$500	\$0.00
213	\$110,000	\$82,500	\$51,700	\$35,200	\$17,600	\$500	\$0.00
214	\$110,500	\$83,000	\$51,900	\$35,400	\$17,700	\$500	\$0.00
215	\$111,000	\$83,500	\$52,200	\$35,500	\$17,800	\$500	\$0.00
216	\$111,500	\$83,500	\$52,400	\$35,700	\$17,900	\$500	\$0.00
217	\$112,000	\$84,000	\$52,600	\$35,800	\$17,900	\$500	\$0.00
218	\$112,500	\$84,500	\$52,900	\$36,000	\$18,000	\$500	\$0.00
219	\$113,000	\$85,000	\$53,100	\$36,200	\$18,100	\$500	\$0.00
220	\$113,500	\$85,000	\$53,300	\$36,300	\$18,200	\$500	\$0.00
221	\$114,000	\$85,500	\$53,600	\$36,500	\$18,300	\$500	\$0.00
222	\$114,500	\$86,000	\$53,800	\$36,600	\$18,300	\$500	\$0.00
223	\$115,000	\$86,500	\$54,100	\$36,800	\$18,400	\$500	\$0.00
224	\$115,500	\$86,500	\$54,300	\$37,000	\$18,500	\$500	\$0.00
225	\$116,000	\$87,000	\$54,500	\$37,100	\$18,600	\$500	\$0.00
226	\$116,500	\$87,500	\$54,800	\$37,300	\$18,700	\$500	\$0.00
227	\$117,000	\$88,000	\$55,000	\$37,400	\$18,700	\$500	\$0.00
228	\$117,500	\$88,000	\$55,200	\$37,600	\$18,800	\$500	\$0.00
229	\$118,000	\$88,500	\$55,500	\$37,800	\$18,900	\$500	\$0.00
230	\$118,500	\$89,000	\$55,700	\$37,900	\$19,000	\$500	\$0.00
231	\$119,000	\$89,500	\$55,900	\$38,100	\$19,100	\$500	\$0.00
232	\$119,500	\$89,500	\$56,200	\$38,200	\$19,100	\$500	\$0.00
233	\$120,000	\$90,000	\$56,400	\$38,400	\$19,200	\$500	\$0.00
234	\$120,500	\$90,500	\$56,600	\$38,600	\$19,300	\$500	\$0.00
235	\$121,000	\$91,000	\$56,900	\$38,700	\$19,400	\$500	\$0.00
236	\$121,500	\$91,000	\$57,100	\$38,900	\$19,500	\$500	\$0.00
237	\$122,000	\$91,500	\$57,300	\$39,000	\$19,500	\$500	\$0.00
238	\$122,500	\$92,000	\$57,600	\$39,200	\$19,600	\$500	\$0.00
239	\$123,000	\$92,500	\$57,800	\$39,400	\$19,700	\$500	\$0.00
240	\$123,500	\$92,500	\$58,000	\$39,500	\$19,800	\$500	\$0.00
241	\$124,000	\$93,000	\$58,300	\$39,700	\$19,900	\$500	\$0.00
242	\$124,500	\$93,500	\$58,500	\$39,800	\$19,900	\$500	\$0.00

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243	\$125,000	\$94,000	\$58,800	\$40,000	\$20,000	\$500	\$0.00
244	\$125,500	\$94,000	\$59,000	\$40,200	\$20,100	\$500	\$0.00
245	\$126,000	\$94,500	\$59,200	\$40,300	\$20,200	\$500	\$0.00
246	\$126,500	\$95,000	\$59,500	\$40,500	\$20,300	\$500	\$0.00
247	\$127,000	\$95,500	\$59,700	\$40,600	\$20,300	\$500	\$0.00
248	\$127,500	\$95,500	\$59,900	\$40,800	\$20,400	\$500	\$0.00
249	\$128,000	\$96,000	\$60,200	\$41,000	\$20,500	\$500	\$0.00
250	\$128,500	\$96,500	\$60,400	\$41,100	\$20,600	\$500	\$0.00
251	\$129,000	\$97,000	\$60,600	\$41,300	\$20,700	\$500	\$0.00
252	\$129,500	\$97,000	\$60,900	\$41,400	\$20,700	\$500	\$0.00
253	\$130,000	\$97,500	\$61,100	\$41,600	\$20,800	\$500	\$0.00
254	\$130,500	\$98,000	\$61,300	\$41,800	\$20,900	\$500	\$0.00
255	\$131,000	\$98,500	\$61,600	\$41,900	\$21,000	\$500	\$0.00
256	\$131,500	\$98,500	\$61,800	\$42,100	\$21,100	\$500	\$0.00
257	\$132,000	\$99,000	\$62,000	\$42,200	\$21,100	\$500	\$0.00
258	\$132,500	\$99,500	\$62,300	\$42,400	\$21,200	\$500	\$0.00
259	\$133,000	\$100,000	\$62,500	\$42,600	\$21,300	\$500	\$0.00
260	\$133,500	\$100,000	\$62,700	\$42,700	\$21,400	\$500	\$0.00
261	\$134,000	\$100,500	\$63,000	\$42,900	\$21,500	\$500	\$0.00
262	\$134,500	\$101,000	\$63,200	\$43,000	\$21,500	\$500	\$0.00
263	\$135,000	\$101,500	\$63,500	\$43,200	\$21,600	\$500	\$0.00
264	\$135,500	\$101,500	\$63,700	\$43,400	\$21,700	\$500	\$0.00
265	\$136,000	\$102,000	\$63,900	\$43,500	\$21,800	\$500	\$0.00
266	\$136,500	\$102,500	\$64,200	\$43,700	\$21,900	\$500	\$0.00
267	\$137,000	\$106,000	\$64,400	\$43,800	\$21,900	\$500	\$0.00
268	\$137,500	\$106,500	\$64,600	\$44,000	\$22,000	\$500	\$0.00
269	\$138,000	\$107,000	\$64,900	\$44,200	\$22,100	\$500	\$0.00
270	\$138,500	\$107,500	\$65,100	\$44,300	\$22,200	\$500	\$0.00
271	\$139,000	\$108,000	\$65,300	\$44,500	\$22,300	\$500	\$0.00
272	\$139,500	\$108,500	\$65,600	\$44,600	\$22,300	\$500	\$0.00
273	\$140,000	\$109,000	\$65,800	\$44,800	\$22,400	\$500	\$0.00
274	\$140,500	\$109,500	\$66,000	\$45,000	\$22,500	\$500	\$0.00
275	\$141,000	\$110,000	\$66,300	\$45,100	\$22,600	\$500	\$0.00
276	\$141,500	\$110,500	\$66,500	\$45,300	\$22,700	\$500	\$0.00
277	\$142,000	\$111,000	\$66,700	\$45,400	\$22,700	\$500	\$0.00
278	\$142,500	\$111,500	\$67,000	\$45,600	\$22,800	\$500	\$0.00
279	\$143,000	\$112,000	\$67,200	\$45,800	\$22,900	\$500	\$0.00
280	\$143,500	\$112,500	\$67,400	\$45,900	\$23,000	\$500	\$0.00
281	\$144,000	\$113,000	\$67,700	\$46,100	\$23,100	\$500	\$0.00
282	\$144,500	\$113,500	\$67,900	\$46,200	\$23,100	\$500	\$0.00
283	\$145,000	\$114,000	\$68,200	\$46,400	\$23,200	\$500	\$0.00
284	\$145,500	\$114,500	\$68,400	\$46,600	\$23,300	\$500	\$0.00
285	\$146,000	\$115,000	\$68,600	\$46,700	\$23,400	\$500	\$0.00
286	\$146,500	\$115,500	\$68,900	\$46,900	\$23,500	\$500	\$0.00
287	\$147,000	\$116,000	\$69,100	\$47,000	\$23,500	\$500	\$0.00
288	\$147,500	\$116,500	\$69,300	\$47,200	\$23,600	\$500	\$0.00
289	\$148,000	\$117,000	\$69,600	\$47,400	\$23,700	\$500	\$0.00
290	\$148,500	\$117,500	\$69,800	\$47,500	\$23,800	\$500	\$0.00

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291	\$149,000	\$118,000	\$70,000	\$47,700	\$23,900	\$500	\$0.00
292	\$149,500	\$118,500	\$70,300	\$47,800	\$23,900	\$500	\$0.00
293	\$150,000	\$119,000	\$70,500	\$48,000	\$24,000	\$500	\$0.00

Waterfront Models

Model #	WB	WS	WU	WR	WSU
1	\$100,000	\$75,000	\$50,000	\$10,000	\$100
2	\$105,000	\$79,000	\$52,500	\$10,500	\$100
3	\$110,000	\$82,500	\$55,000	\$11,000	\$100
4	\$115,000	\$86,500	\$57,500	\$11,500	\$100
5	\$120,000	\$90,000	\$60,000	\$12,000	\$100
6	\$125,000	\$94,000	\$62,500	\$12,500	\$100
7	\$130,000	\$97,500	\$65,000	\$13,000	\$100
8	\$135,000	\$101,500	\$67,500	\$13,500	\$100
9	\$140,000	\$105,000	\$70,000	\$14,000	\$100
10	\$145,000	\$109,000	\$72,500	\$14,500	\$100
11	\$150,000	\$112,500	\$75,000	\$15,000	\$100
12	\$155,000	\$116,500	\$77,500	\$15,500	\$100
13	\$160,000	\$120,000	\$80,000	\$16,000	\$100
14	\$165,000	\$124,000	\$82,500	\$16,500	\$100
15	\$170,000	\$127,500	\$85,000	\$17,000	\$100
16	\$175,000	\$131,500	\$87,500	\$17,500	\$100
17	\$180,000	\$135,000	\$90,000	\$18,000	\$100
18	\$185,000	\$139,000	\$92,500	\$18,500	\$100
19	\$190,000	\$142,500	\$95,000	\$19,000	\$100
20	\$195,000	\$146,500	\$97,500	\$19,500	\$100
21	\$200,000	\$150,000	\$100,000	\$20,000	\$100
22	\$205,000	\$154,000	\$102,500	\$20,500	\$100
23	\$210,000	\$157,500	\$105,000	\$21,000	\$100
24	\$215,000	\$161,500	\$107,500	\$21,500	\$100
25	\$220,000	\$165,000	\$110,000	\$22,000	\$100
26	\$225,000	\$169,000	\$112,500	\$22,500	\$100
27	\$230,000	\$172,500	\$115,000	\$23,000	\$100
28	\$235,000	\$176,500	\$117,500	\$23,500	\$100
29	\$240,000	\$180,000	\$120,000	\$24,000	\$100
30	\$245,000	\$184,000	\$122,500	\$24,500	\$100
31	\$250,000	\$187,500	\$125,000	\$25,000	\$100
32	\$255,000	\$191,500	\$127,500	\$25,500	\$100
33	\$260,000	\$195,000	\$130,000	\$26,000	\$100
34	\$265,000	\$199,000	\$132,500	\$26,500	\$100
35	\$270,000	\$202,500	\$135,000	\$27,000	\$100
36	\$275,000	\$206,500	\$137,500	\$27,500	\$100
37	\$280,000	\$210,000	\$140,000	\$28,000	\$100
38	\$285,000	\$214,000	\$142,500	\$28,500	\$100
39	\$290,000	\$217,500	\$145,000	\$29,000	\$100
40	\$295,000	\$221,500	\$147,500	\$29,500	\$100
41	\$300,000	\$225,000	\$150,000	\$30,000	\$100
42	\$305,000	\$229,000	\$152,500	\$30,500	\$100

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43	\$310,000	\$232,500	\$155,000	\$31,000	\$100
44	\$315,000	\$236,500	\$157,500	\$31,500	\$100
45	\$320,000	\$240,000	\$160,000	\$32,000	\$100
46	\$325,000	\$244,000	\$162,500	\$32,500	\$100
47	\$330,000	\$247,500	\$165,000	\$33,000	\$100
48	\$335,000	\$251,500	\$167,500	\$33,500	\$100
49	\$340,000	\$255,000	\$170,000	\$34,000	\$100
50	\$345,000	\$259,000	\$172,500	\$34,500	\$100
51	\$350,000	\$262,500	\$175,000	\$35,000	\$100
52	\$355,000	\$266,500	\$177,500	\$35,500	\$100
53	\$360,000	\$270,000	\$180,000	\$36,000	\$100
54	\$365,000	\$274,000	\$182,500	\$36,500	\$100
55	\$370,000	\$277,500	\$185,000	\$37,000	\$100
56	\$375,000	\$281,500	\$187,500	\$37,500	\$100
57	\$380,000	\$285,000	\$190,000	\$38,000	\$100
58	\$385,000	\$289,000	\$192,500	\$38,500	\$100
59	\$390,000	\$292,500	\$195,000	\$39,000	\$100
60	\$395,000	\$296,500	\$197,500	\$39,500	\$100
61	\$400,000	\$300,000	\$200,000	\$40,000	\$100
62	\$405,000	\$304,000	\$202,500	\$40,500	\$100
63	\$410,000	\$307,500	\$205,000	\$41,000	\$100
64	\$415,000	\$311,500	\$207,500	\$41,500	\$100
65	\$420,000	\$315,000	\$210,000	\$42,000	\$100
66	\$425,000	\$319,000	\$212,500	\$42,500	\$100
67	\$430,000	\$322,500	\$215,000	\$43,000	\$100
68	\$435,000	\$326,500	\$217,500	\$43,500	\$100
69	\$440,000	\$330,000	\$220,000	\$44,000	\$100
70	\$445,000	\$334,000	\$222,500	\$44,500	\$100
71	\$450,000	\$337,500	\$225,000	\$45,000	\$100
72	\$455,000	\$341,500	\$227,500	\$45,500	\$100
73	\$460,000	\$345,000	\$230,000	\$46,000	\$100
74	\$465,000	\$349,000	\$232,500	\$46,500	\$100
75	\$470,000	\$352,500	\$235,000	\$47,000	\$100
76	\$475,000	\$356,500	\$237,500	\$47,500	\$100
77	\$480,000	\$360,000	\$240,000	\$48,000	\$100
78	\$485,000	\$364,000	\$242,500	\$48,500	\$100
79	\$490,000	\$367,500	\$245,000	\$49,000	\$100
80	\$495,000	\$371,500	\$247,500	\$49,500	\$100
81	\$500,000	\$375,000	\$250,000	\$50,000	\$100

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COMMERCIAL LAND MODELS

COMMERCIAL SQUARE FOOT MODELS

Model #	CB	CS	CU	CR	IB	IS	MB	MS
1	\$1.00	\$0.75	\$0.50	\$0.25	\$1.00	\$0.75	\$1.00	\$0.75
2	\$1.50	\$1.13	\$0.75	\$0.38	\$1.00	\$0.75	\$1.00	\$0.75
3	\$2.00	\$1.50	\$1.00	\$0.50	\$1.00	\$0.75	\$1.00	\$0.75
4	\$2.50	\$2.00	\$1.25	\$0.63	\$1.00	\$0.75	\$1.00	\$0.75
5	\$3.00	\$2.25	\$1.50	\$0.75	\$1.00	\$0.75	\$1.00	\$0.75
6	\$4.00	\$3.00	\$2.00	\$1.00	\$1.50	\$1.00	\$1.00	\$0.75
7	\$4.00	\$3.00	\$2.00	\$1.00	\$1.50	\$1.00	\$1.50	\$1.13
8	\$5.00	\$3.75	\$2.50	\$1.25	\$1.50	\$1.00	\$1.50	\$1.13
9	\$5.00	\$3.75	\$2.50	\$1.25	\$2.00	\$1.50	\$1.50	\$1.13
10	\$6.00	\$4.50	\$3.00	\$1.50	\$2.00	\$1.50	\$1.50	\$1.13
11	\$6.00	\$4.50	\$3.00	\$1.50	\$2.00	\$1.50	\$2.00	\$1.50
12	\$7.00	\$5.25	\$3.50	\$1.75	\$2.00	\$1.50	\$1.50	\$1.13
13	\$8.00	\$6.00	\$4.00	\$2.00	\$2.00	\$1.50	\$1.50	\$1.13
14	\$8.00	\$6.00	\$4.00	\$2.00	\$2.50	\$2.00	\$2.00	\$1.13
15	\$9.00	\$6.75	\$4.50	\$2.25	\$2.50	\$2.00	\$2.00	\$1.50
16	\$10.00	\$7.50	\$5.00	\$2.50	\$2.50	\$2.00	\$2.00	\$1.50
17	\$10.00	\$7.50	\$5.00	\$2.50	\$3.00	\$2.00	\$2.50	\$2.00
18	\$12.00	\$9.00	\$6.00	\$3.00	\$2.50	\$2.00	\$2.00	\$1.50
19	\$13.00	\$9.75	\$6.50	\$3.25	\$3.00	\$2.00	\$2.00	\$1.50
20	\$14.00	\$10.50	\$7.00	\$3.50	\$3.00	\$2.00	\$2.00	\$1.50
21	\$15.00	\$11.25	\$7.50	\$3.75	\$3.00	\$2.25	\$2.00	\$1.50
22	\$15.00	\$11.25	\$7.50	\$3.75	\$4.00	\$3.00	\$2.50	\$1.75
23	\$18.00	\$13.50	\$9.00	\$4.50	\$3.00	\$2.25	\$2.00	\$1.50
24	\$20.00	\$15.00	\$10.00	\$5.00	\$3.00	\$2.25	\$2.00	\$1.50
25	\$20.00	\$15.00	\$10.00	\$5.00	\$4.00	\$3.00	\$3.00	\$2.25
26	\$25.00	\$20.00	\$12.50	\$6.25	\$3.00	\$2.25	\$2.50	\$2.00
27	\$25.00	\$20.00	\$12.50	\$6.25	\$5.00	\$3.75	\$4.00	\$3.00
28	\$30.00	\$22.50	\$12.50	\$7.50	\$5.00	\$3.75	\$2.50	\$2.00
30	\$35.00	\$26.25	\$17.50	\$8.75	\$5.00	\$3.75	\$2.50	\$2.00
31	\$40.00	\$30.00	\$20.00	\$10.00	\$6.00	\$4.50	\$3.00	\$2.50
32	\$45.00	\$33.75	\$22.50	\$11.25	\$3.00	\$2.25	\$3.00	\$2.25
33	\$50.00	\$37.50	\$25.00	\$12.50	\$6.00	\$4.50	\$3.00	\$2.25

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COMMERCIAL ACREAGE MODELS

Model #	CB	CS	CU	CR	FP	AP	AS	AR	WA
1	\$35,000	\$26,250	\$17,500	\$8,750	\$2,000	\$25,000	\$20,000	\$6,250	\$500
2	\$50,000	\$37,500	\$25,000	\$12,500	\$2,500	\$30,000	\$22,500	\$7,500	\$500
3	\$65,000	\$50,000	\$32,500	\$16,250	\$2,500	\$40,000	\$30,000	\$10,000	\$500
4	\$80,000	\$60,000	\$40,000	\$20,000	\$2,500	\$50,000	\$35,000	\$12,500	\$500
5	\$85,000	\$60,000	\$42,500	\$21,250	\$2,500	\$50,000	\$37,500	\$12,500	\$500
6	\$100,000	\$75,000	\$50,000	\$25,000	\$2,500	\$60,000	\$45,000	\$15,000	\$500
7	\$120,000	\$90,000	\$60,000	\$30,000	\$3,000	\$75,000	\$50,000	\$18,750	\$500
8	\$135,000	\$100,000	\$67,500	\$33,750	\$3,000	\$75,000	\$50,000	\$18,750	\$500
9	\$160,000	\$120,000	\$80,000	\$40,000	\$3,000	\$75,000	\$60,000	\$18,750	\$500
10	\$170,000	\$125,000	\$85,000	\$42,500	\$3,000	\$75,000	\$50,000	\$18,750	\$500
11	\$200,000	\$150,000	\$100,000	\$50,000	\$3,000	\$100,000	\$75,000	\$25,000	\$500
12	\$238,000	\$180,000	\$119,000	\$59,500	\$3,000	\$100,000	\$75,000	\$25,000	\$500
13	\$275,000	\$210,000	\$137,500	\$68,750	\$3,000	\$100,000	\$75,000	\$25,000	\$500
14	\$300,000	\$225,000	\$150,000	\$75,000	\$3,000	\$150,000	\$100,000	\$37,500	\$500
15	\$340,000	\$255,000	\$170,000	\$85,000	\$3,000	\$150,000	\$100,000	\$37,500	\$500
16	\$400,000	\$300,000	\$200,000	\$100,000	\$3,000	\$150,000	\$100,000	\$37,500	\$500
17	\$435,000	\$325,000	\$217,500	\$109,000	\$3,000	\$150,000	\$100,000	\$37,500	\$500
18	\$475,000	\$350,000	\$237,500	\$118,000	\$3,000	\$150,000	\$100,000	\$37,500	\$500
19	\$510,000	\$380,000	\$255,000	\$127,500	\$3,000	\$200,000	\$150,000	\$50,000	\$500
20	\$600,000	\$450,000	\$300,000	\$150,000	\$3,000	\$200,000	\$150,000	\$50,000	\$500
21	\$675,000	\$510,000	\$337,500	\$168,750	\$3,000	\$200,000	\$150,000	\$50,000	\$500
22	\$850,000	\$637,500	\$425,000	\$212,500	\$3,000	\$250,000	\$187,500	\$62,500	\$500
23	\$1,000,000	\$750,000	\$500,000	\$250,000	\$3,000	\$250,000	\$200,000	\$62,500	\$500
24	\$1,175,000	\$880,000	\$587,500	\$293,750	\$3,000	\$250,000	\$200,000	\$62,500	\$500
25	\$1,350,000	\$1,012,500	\$675,000	\$337,500	\$3,000	\$300,000	\$225,000	\$75,000	\$500
26	\$1,525,000	\$1,143,750	\$762,500	\$381,250	\$3,000	\$300,000	\$225,000	\$75,000	\$500
27	\$1,700,000	\$1,275,000	\$850,000	\$425,000	\$3,000	\$300,000	\$225,000	\$75,000	\$500

Model #	IB	IS	IU	IR	MB	MS	MU	MR/ML
1	\$15,000	\$10,000	7,500	\$4,000	\$15,000	\$10,000	\$7,500	\$4,000
2	\$20,000	\$15,000	\$10,000	\$5,000	\$20,000	\$15,000	\$10,000	\$5,000
3	\$25,000	\$20,000	\$12,500	\$6,500	\$25,000	\$20,000	\$12,500	\$6,500
4	\$30,000	\$25,000	\$15,000	\$7,500	\$25,000	\$18,750	\$12,500	\$7,500
5	\$40,000	\$30,000	\$20,000	\$10,000	\$40,000	\$30,000	\$20,000	\$10,000
6	\$40,000	\$30,000	\$20,000	\$10,000	\$40,000	\$30,000	\$20,000	\$10,000
7	\$50,000	\$40,000	\$25,000	\$12,500	\$40,000	\$30,000	\$20,000	\$10,000
8	\$60,000	\$40,000	\$30,000	\$15,000	\$40,000	\$30,000	\$20,000	\$10,000
9	\$60,000	\$40,000	\$30,000	\$15,000	\$40,000	\$30,000	\$20,000	\$10,000
10	\$60,000	\$40,000	\$30,000	\$15,000	\$40,000	\$30,000	\$20,000	\$10,000
11	\$75,000	\$50,250	\$37,500	\$18,750	\$52,000	\$39,000	\$26,000	\$13,000
12	\$75,000	\$50,250	\$37,500	\$18,750	\$52,000	\$39,000	\$26,000	\$13,000
13	\$75,000	\$50,250	\$37,500	\$18,750	\$52,000	\$39,000	\$26,000	\$13,000
14	\$85,000	\$65,000	\$42,500	\$21,500	\$52,000	\$39,000	\$26,000	\$13,000
15	\$85,000	\$65,000	\$42,500	\$21,250	\$52,000	\$39,000	\$26,000	\$13,000
16	\$100,000	\$75,000	\$50,000	\$25,000	\$52,000	\$39,000	\$26,000	\$13,000

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17	\$100,000	\$75,000	\$50,000	\$25,000	\$52,000	\$39,000	\$26,000	\$13,000
18	\$100,000	\$75,000	\$50,000	\$25,000	\$52,000	\$39,000	\$26,000	\$13,000
19	\$100,000	\$75,000	\$50,000	\$25,000	\$65,000	\$48,750	\$32,500	\$16,250
20	\$150,000	\$100,000	\$75,000	\$37,500	\$65,000	\$48,750	\$32,500	\$16,250
21	\$150,000	\$100,000	\$75,000	\$375,000	\$65,000	\$48,750	\$32,500	\$16,250
22	\$200,000	\$150,000	\$100,000	\$50,000	\$75,000	\$56,000	\$37,500	\$18,750
23	\$200,000	\$150,000	\$100,000	\$50,000	\$75,000	\$56,000	\$37,500	\$18,750
24	\$200,000	\$150,000	\$100,000	\$50,000	\$75,000	\$56,000	\$37,500	\$18,750

AC GC	GOLF COURSE LAND	\$3,500 - \$10,000 PER ACRE
AC CT	CELL TOWER SITE	\$50,000-\$125,000 PER ACRE
AC SL	SOLAR LAND	\$7,000-\$12,000 PER ACRE
AC CL	COMMERCIAL LAKE	\$4,000-\$6,000 PER ACRE
AC CA	COMMON AREA	\$0 PER ACRE

BASE RATE LAND VALUATION TECHNIQUE

The Base Rate Land Valuation Technique allows the appraiser to establish land rates using either a price per acre, price per square foot or price per lot for each parcel located within an individual neighborhood unit. This method also allows the appraiser to develop base land sizes for each land segment type within the neighborhood.

RESIDENTIAL LAND VALUATION

Lot Valuation

Land valued on the lot valuation technique places a flat value on the parcel. Typical land valued by this technique ranges from a tenth of an acre to one acre. (The word lot and site in this manual are synonymous.)

EXAMPLE: Lot Model #35

Land Type	Lot Unit	Base Rate (Per Lot)
LT RB	1.00	\$20,000

Subject parcel consists of one half acre of land inside Gaston Subdivision platted for houses. The lot valuation technique will value the parcel in the following manner:

1unit consisting of .50 acres multiplied by base price per lot equals \$20,000. A second parcel of land in the same subdivision consisting of .65 of an acre would price the parcel as 1unit consisting of .65 acres multiplied by base price per lot equals \$20,000.

Acreage Valuation

Land valued on the acreage valuation technique calculates the value of a parcel based on the breakdown of the type of land and the size of the land. Land typically sales similar to the theory of "Economy of Scale" in that as you increase the size of land the rate per acre would decrease. For example, a 10 acre tract of land may sell for \$80,000 or \$8,000 an acre and a 20 acre tract of land in the same area may sale for \$140,000 or \$7,000 an acre. This is a reduction of \$1,000 per

acre due to the size increase of the parcel. To account for this difference in the rate for the size, we adjust the rate up or down from the average size of an area. The following is a list of the types of land and example of how it would be priced.

Land Type RB and RS will always be based on a 1 acre base size. If there is more than an acre classified under these two codes it will calculate on the base rate with no adjustment. If it is less than an acre it will multiply the difference from the base size an actual size by 50% of the base rate and deduct this amount from the base rate.

Acreage model #33 RB rate is \$20,000.

.25 acres	\$12,500	.75 acres	\$17,500	2.00 acres	\$40,000
.50 acres	\$15,000	1.00 acre	\$20,000		

Ex. Parcel A has .45 acres of land. The calculation is as follows: \$20,000 base rate – [(1.00 ac. base size -.45 ac. actual size) X (50% of \$20,000 base rate)] = Total value

$\$20,000 - [(1.00 - .45) \times (50\% \times \$20,000)] = TV$

$\$20,000 - [.55 \times \$10,000] = TV$

$\$20,000 - \$5,500 = \$14,500$ Parcel A has a land value of \$14,500.

Land Type RU, RL and RR will be based on base sizes of 1, 3, 5, 10, 15 and 20 acres. Typically, 15 and 20 acre base sizes are in rural areas. The rest are generally in suburban or urban areas. If there are more acres than the base size the land rate will be reduced by 40% of the base rate. Land that is less than the base size and has a standard base size of 1, 3, or 5 acres there is no increase in the base rate. If the standard base size is 10, 15, or 20 acres the rate will increase by .4% per difference in actual size and the base size.

Acreage model #33 RR rate is \$6,400. If you use the 15 acre base size the value would look as follows:

Size	Total Value	Rate per acre	Size	Total Value	Rate per acre
5	\$32,250	\$6,450	20	\$115,200	\$5,760
10	\$64,125	\$6,412	50	\$230,400	\$4,608
15	\$96,000	\$6,400	100	\$422,400	\$4,224

Ex. Parcel A has 35 acres of land and is located in model #33 with 15 acre base. The calculation is as follows: (\$6,400 base rate X 15 acres base size) + [(35.00 ac. actual size – 15 ac. base size) X (60% of \$6,400 base rate)] = Total value

$\$6,400 \times 15 + [(35.00 - 15.00) \times (60\% \times \$6,400)] = TV$

$\$96,000 + [20.00 \times \$3,840] = TV$

$\$96,000 + \$76,800 = \$172,800$ Parcel A has a land value of \$172,800 or \$4937 per acre.

Land Type FP will be based on base sizes of 1, 3, 5, 10, 15 and 20 acres. Typically 15 and 20 acre base sizes are in rural areas. The rest are generally in suburban or urban areas. If there are more acres than the base size the land rate will be reduced by 40% of the base rate. Land that is less than the base size there is no increase in the base rate. Acreage model #33 FP rate is \$3,200. If you use the 15 acre base size the value would look as follows:

Size	Total Value	Rate per acre	Size	Total Value	Rate per acre
5	\$16,000	\$3,200	20	\$57,600	\$2,880

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10	\$32,000	\$3,200	50	\$115,200	\$2,304
15	\$48,000	\$3,200	100	\$211,200	\$2,112

Ex. Parcel A has 35 acres of FP land and is located in model #33 with 15 acre base. The calculation is as follows: (\$3,200 base rate X 15 acres base size) + [(35.00 ac. actual size – 15 ac. base size) X (60% of \$3,200 base rate)] = Total value

$\$3,200 \times 15 + [(35.00 - 15.00) \times (60\% \times \$3,200)] = TV$

$\$48,000 + [20.00 \times \$1,920] = TV$

$\$48,000 + \$38,400 = \$86,400$ Parcel A has a land value of \$86,400 or \$2,468 per acre.

Land Type WA, CM, GC, CT, SL and CL will multiply the base rate by the actual size of the parcel. This list of land types could be commercial or residential.

Ex. Parcel A has 35 acres of WA land and is located in model #33. The calculation is as follows: \$500 base rate x 35 acres actual size = Total value

$\$500 \times 35 = \$17,500$ Parcel A has a land value of \$17,500 or \$500 per acre

Waterfront Acreage Valuation

Waterfront land valued on the acreage valuation technique calculates similar to the way the basic acreage calculation method. The following is a list of the types of waterfront land and example of how it would be priced.

Land Type WB and WS will always be based on a 1 acre base size. If there is more than an acre classified under these two codes it will calculate on the base rate with a 50% rate adjustment for any size above 1 acre. If it is less than an acre it will multiply the difference from the base size and actual size by 15% of the base rate and deduct this amount from the base rate.

Waterfront acreage model #21 WB rate is \$200,000.

.25 acres \$177,500 .75 acres \$192,500 2.00 acres \$300,000

.50 acres \$185,000 1.00 acre \$200,000

Ex. Parcel A has .45 acres of waterfront land. The calculation is as follows: \$200,000 base rate – [(1.00 ac. base size -.45 ac. actual size) X (15% of \$200,000 base rate)] = Total value

$\$200,000 - [(1.00 - .45) \times (15\% \times \$200,000)] = TV$

$\$200,000 - [.55 \times \$30,000] = TV$

$\$200,000 - \$16,500 = \$183,500$ Parcel A has a land value of \$183,500.

Land Type WU and WR base size will always be 5 acres. If there are more acres than the base size the land rate will be reduced by 50% of the base rate. Land that is less than the base size has no increase in the base rate.

Waterfront acreage model #21 WR rate is \$20,000. Value would look as follows:

Size	Total Value	Rate per acre	Size	Total Value	Rate per acre
1	\$20,000	\$20,000	15	\$200,000	\$13,333
5	\$100,000	\$20,000	25	\$300,000	\$12,000
10	\$150,000	\$15,000	50	\$550,000	\$11,000

Ex. Parcel A has 35 acres of waterfront residual land and is located in model #21 with 5 acre base. The calculation is as follows: $(\$20,000 \text{ base rate} \times 5 \text{ acres base size}) + [(35.00 \text{ ac. actual size} - 5 \text{ ac. base size}) \times (50\% \text{ of } \$20,000 \text{ base rate})] = \text{Total value}$
 $\$20,000 \times 5 + [(35.00 - 5.00) \times (50\% \times \$20,000)] = \text{TV}$
 $\$100,000 + [30.00 \times \$10,000] = \text{TV}$
 $\$100,000 + \$300,000 = \$400,000$ Parcel A has a land value of \$400,000 or \$11,428 per acre.

Land Type WSU will multiply the base rate by the actual size of the parcel.

Parcel A has 5 acres of WSU land and is located in model #21. The calculation is as follows: $\$100 \text{ base rate} \times 5 \text{ acres actual size} = \text{Total value}$

$\$100 \times 5 = \500 Parcel A has a land value of \$500 or \$100 per acre

COMMERCIAL LAND VALUATION

Square Foot Valuation

Land Type CB, CS, CR, CU, IB, IS, MB and MS will be based on base sizes of 5000, 10,000, 20,000 and 45,000 square feet. If the land has more square feet than the base size the land rate will be reduced by 50% of the base rate. Land that has less square feet than the base size there will have no increase in the base rate.

Square Foot model #7 CB rate is \$5.00. If you use the 45000 square foot base size the value would look as follows:

Size	Total Value	Rate per sq. ft.	Size	Total Value	Rate per sq. ft.
20,000	\$100,000	\$5.00	60,000	\$262,500	\$4.375
40,000	\$200,000	\$5.00	80,000	\$312,500	\$3.906
45,000	\$225,000	\$5.00	100,000	\$362,500	\$3.625

Ex. Parcel A has 50,000 sq. ft. of land and is located in model #7 with 45,000 sq. ft. base size. The calculation is as follows: $(\$5.00 \text{ base rate} \times 45,000 \text{ sq. ft. base size}) + [(50,000 \text{ sq. ft. actual size} - 45,000 \text{ sq. ft. base size}) \times (50\% \text{ of } \$5.00 \text{ base rate})] = \text{Total value}$

$\$5.00 \times 45,000 + [(50,000 - 45,000) \times (50\% \times \$5.00)] = \text{TV}$

$\$225,000 + [5,000 \times \$2.50] = \text{TV}$

$\$225,000 + \$12,500 = \$237,500$ Parcel A has a land value of \$237,500 or \$4.75 per sq. ft.

Acreage Valuation

Land valued on the acreage valuation technique calculates the value of a parcel based on the breakdown of the type of land and the size of the land. To account for the difference in the rate for the size, we adjust the rate up or down from the average size of an area. The following is a list of the types of land and example of how it would be priced.

Land Type CB, CS, CR, CU, MR, MU, and ML will have a base size of 1 acre. If there are more acres than the base size the land rate will be reduced by 50% of the base rate. Land that is less than the base size no increase in the base rate will be added.

Schedule of Values

Gaston County 2023

Acreage model #8 CU rate is \$100,000 and the value would look as follows:

Size	Total Value	Rate per acre	Size	Total Value	Rate per acre
1	\$100,000	\$100,000	20	\$1,050,000	\$52,500
5	\$300,000	\$60,000	50	\$2,550,000	\$51,000
10	\$550,000	\$55,000	100	\$5,050,000	\$50,500

Ex. Parcel A has 35 acres of CU land and is located in model #8 1 acre base. The calculation is as follows: (\$100,000 base rate x 1 acres base size) + [(35.00 ac. actual size – 1 ac. base size) X (50% of \$100,000 base rate)] = Total value

$$\$100,000 \times 1 + [(35.00 - 1.00) \times (50\% \times \$100,000)] = TV$$

$$\$100,000 + [34.00 \times \$50,000] = TV$$

$\$100,000 + \$1,700,000 = \$1,800,000$ Parcel A has a land value of \$1,800,000 or \$51,428 per acre.

Land Type IB, IS, IR and IU will have a base size of 5 or 10 acres. If there are more acres than the base size the land rate will be reduced by 50% of the base rate. Land that is less than the base size, no increase in the base rate will be added.

Acreage model #8 IU rate is \$25,000 and 10 acre base the value would look as follows:

Size	Total Value	Rate per acre	Size	Total Value	Rate per acre
1	\$25,000	\$25,000	20	\$375,000	\$18,750
5	\$125,000	\$25,000	50	\$750,000	\$15,000
10	\$250,000	\$25,000	100	\$1,375,000	\$13,750

Ex. Parcel A has 35 acres of IU land and is located in model #8 10 acre base. The calculation is as follows: (\$25,000 base rate x 10 acres base size) + [(35.00 ac. actual size – 10 ac. base size) X (50% of \$25,000 base rate)] = Total value

$$\$25,000 \times 10 + [(35.00 - 10.00) \times (50\% \times \$25,000)] = TV$$

$$\$250,000 + [25.00 \times \$12,500] = TV$$

$\$250,000 + \$312,500 = \$562,500$ Parcel A has a land value of \$562,500 or \$16,071 per acre.

Land Type AP, AS, AR, MB and MS will always be based on a 1 acre base size. If there is more than an acre it will calculate on the base rate with no adjustment in the rate. If it is less than an acre it will multiply the difference from the base size an actual size by 50% of the base rate and deduct this amount from the base rate.

Acreage model #8 AP rate is \$60,000.

.25 acres	\$37,500	.75 acres	\$52,500	2.00 acres	\$120,000
.50 acres	\$45,000	1.00 acre	\$60,000		

Ex. Parcel A has .45 acres of land. The calculation is as follows: \$60,000 base rate – [(1.00 ac. base size -.45 ac. actual size) X (50% of \$60,000 base rate)] = Total value

$$\$60,000 - [(1.00 - .45) \times (50\% \times \$60,000)] = TV$$

$$\$60,000 - [.55 \times \$30,000] = TV$$

$\$60,000 - \$16,500 = \$43,500$ Parcel A has a land value of \$43,500.

Land Type FP will have a base size of 5 acres. If there are more acres than the base size the land rate will be reduced by 50% of the base rate. Land that is less than the base size will have no increase in the base rate. Acreage model #8 FP rate is \$4,000. If you use the 5 acre base size the value would look as follows:

Size	Total Value	Rate per acre	Size	Total Value	Rate per acre
5	\$20,000	\$4,000	20	\$50,000	\$2,500
10	\$30,000	\$3,000	50	\$110,000	\$2,200
15	\$40,000	\$2,667	100	\$210,000	\$2,100

Ex. Parcel A has 35 acres of FP land and is located in model #8. The calculation is as follows: $(\$4,000 \text{ base rate} \times 5 \text{ acres base size}) + [(35.00 \text{ ac. actual size} - 5 \text{ ac. Base size}) \times (50\% \text{ of } \$4,000 \text{ base rate})] = \text{Total value}$
 $\$4,000 \times 5 + [(35.00 - 5.00) \times (50\% \times \$2,000)] = \text{TV}$
 $\$20,000 + [30.00 \times \$2,000] = \text{TV}$
 $\$20,000 + \$60,000 = \$80,000$ Parcel A has a land value of \$80,000 or \$2,285 per acre.

LAND INFLUENCE FACTORS

The technique of land pricing, as described in other sections of this manual, provides for the development of unit land rates for all classes of real property within a given area or neighborhood. These land rates are developed from verified, recent sales and are expected to reflect market value for various prevalent land types as of the effective valuation date for each given area.

It is significant to point out that assigned land rates are based on typical or normal conditions for that class of property and land type within a specific neighborhood or area. It is likely that some number of specific parcels within a neighborhood will have unique factors affecting the value of that land parcel. These "Land Influence Factors" may affect the value of a specific parcel beneficially or detrimentally. I.E., plus or minus compared to the norm for the neighborhood.

Proper appraisal practice indicates that a land rate adjustment or "Land Influence Factor" should be applied by the review appraiser to properly reflect the unique considerations for a parcel with significant physical or economic characteristics, deviating from the normal conditions reflected by the neighborhood land rates.

The primary goal of a Revaluation Program is equalization; it is strongly recommended that users of this manual exercise proper judgment and caution in the application of land influence factors.

Land Influence Factor Guidelines

Road Types

This category lists the adjustments for the different types of access to the subject parcel.

Code	Description	Factor
PV	Paved Road	100%
GR	Gravel/Dirt Road	90%

PPV	Private Paved Right of Way Road	90%
PA	Private Right of Way	75%
NA	No Access	50%
WPV	Waterfront Paved Road	100%
WGD	Waterfront Gravel/Dirt Road	95%
WPR	Waterfront Private Paved Right of Way	95%
WPA	Waterfront Private Right of Way	90%
WNA	Waterfront No Access	75%

Topography

This category allows the reviewing appraiser to modify land values to reflect poor topography and the potential resistance of the market as to its suitability for construction. Normally, the presence of a primary improvement on a site gives evidence that topography problems have been corrected. An improved lot is not adjusted or slightly adjusted for topography. A topography influence, however, may be needed in significant cases of unimproved lots or tracts where poor topography represents an actual detriment to the presumed utilization of the parcel. Topography issues such as irregular land contour, poor drainage, potential subsidence, sub-surface rock ledges, potential erosion, and floodplain areas can negatively impact the value of land. The following scenarios represent a guide for allowable topography adjustments.

A normal topography occurrence, where a problem has been corrected or is considered insignificant, would need no adjustment. Topography considered slight, where an issue is deemed curable and somewhat less desirable than a typical lot or site, would be adjusted between 10% and 25%. Moderate topography, where a lot or site may not be usable until some correction is completed, would be adjusted between 25% and 50%. Severe topography, where corrections are made at significant cost or is not feasible for any remediation, would be adjusted between 50% and 90%. The following is presented as topography factor guide:

Code	Description	Factor
TP	Topography	0-99%
SLT	Slight	75-99%
MOD	Moderate	50-75%
SEV	Severe	10-50%
FE	Erosion	0-99%
CDR	Culvert/Drainage/Stream	0-99%

Shape or Size

Shape or size factor is normally a negative adjustment to account for loss of value to a parcel due to highly irregular shape or insufficient size for the presumed utilization of the parcel. The following is presented as a shape/size factor guide:

Code	Description	Factor
IRR	Irregular Shape	0-99%
SP	Shape	0-99%
SZS	Size	0-99%

Restrictions

A negative land influence adjustment for restrictions is applicable for cases where the property is subject to a legal or physical restriction to its utilization. Typical examples would include: Utility easements, such as power lines and sewer lines. Zoning or deed restrictions to the property, limiting the utilization to a less than normal use for typical lots in the neighborhood. Physical barriers to the property such as bridges, highway medians, fences, or abutments.

The following is presented as a land influence factor guide for restrictions:

Code	Description	Factor
CNV	Conservation Easement	0-99%
CO	Contamination	0-99%
EAS	Easement	0-99%
NP	No Perc	25%
RE	Restriction	0-99%
RW	Right of Way	0-99%

Economic Mis-Improvement

This category is reserved as a reviewer's judgment of the comparative loss of value in land (either under-improvement or over-improvement). In essence, this judgment is expressing the appraiser's opinion that the existing structure represents an encumbrance to the full utilization of the land. The application of a mis-improvement factor for Residential/Agricultural property is possible but very rare. Most instances occur in commercial or industrial situations where market evidence indicates a different economic utilization of the land than the current utilization. It is important to recognize in the application of economic mis-improvement factors that the land is presumed to be valued on the bases of typical "highest and best" utilization and the existing structure is non-contributory to this most economical utilization. Obviously, vacant tracts are not encumbered by any structure; therefore, vacant tracts are not subject to economic mis-improvement factors. Further, the appraiser should recognize that the economic mis-improvement condition is "curable," i.e., if the structure is removed, the previously applied economic mis-improvement factor is normally no longer applicable. The following is presented as a land influence factor guide for restrictions:

Code	Description	Factor
ECO	Economic	0-99%
EMI	Economic Mis-improvement	0-99%

Corner and/or Alley Influence

This category is reserved for the recognition of the enhancement in land value attributable to the potential utilization of a corner lot, over and above the value of an otherwise comparable inside lot. The enhancement due to the presence of a rear or side alley is normally common to all lots in a given area or block. Therefore, recommended procedure for enhancement due to alley influence, if any, is to consider this factor in the land rate itself. The amount of enhancement, if any, to a corner lot must be based on the individual merits of each corner location. Normally, corner influence is not applicable to Residential/Agricultural property. Corner influence factors should be applied to only those cases of commercial or industrial property where the corner is an actual enhancement to the land.

Following is presented as a guide for Corner Influence Factors:

Code	Description	Factor
CAI	Corner/Alley	100-200%
CIF	Corner Influence	100-200%

View Influence

This factor is normally a positive adjustment for lots or parcels where the land value is significantly enhanced by the presence of a scenic or waterfront view when compared to similar lots in the area where no significant view is present. This factor also applies to golf course lots. It is highly recommended that the appraiser exercise due caution in the application of view influence. It is useful to remember that, while the subject may have an appealing view, if this condition is common to most parcels in the area, then comparatively there is probably no real view enhancement. The appraiser should also consider the permanency of the view, i.e., the probability of potential obstruction.

The following is a View Influence Factor Guide:

Code	Description	Factor
GV	Golf Course View/Lot	10-200%
VW	View	10-200%
WFF	Waterfront View	10-200%

Other Influence

The following is a list of influences not listed previously. The influences can be either negative or positive.

Code	Description	Factor
AP	Associated Parcel	0-99%
CM	Cemetery	0-99%
DP	Detention Pond	0-99%
GY	Gaston/York Line	0-99%
LC	Location	0-200%
ING	Ingress/Egress	0-99%
OTP	Outparcel	100-200%
SPE	Special (See Notes)	100-200%
WFC	Waterfront Cove	0-99%
WFF	Waterfront Frontage	0-200%

CONSERVATION EASEMENTS

A conservation easement is a voluntary restriction of one's real property rights for the purpose of preserving land from development and for future benefit as scenic areas, wildlife habitat, and open space for a sustainable natural environment.

Due to the uniqueness of both land and property owner, it is necessary to tailor a conservation easement equally as unique. Each conservation easement must be reviewed and analyzed to determine the relinquished rights as well as the allowable exceptions in order to equitably reflect the value for the property.

All pertinent data that might be shared by either the conservation easement grantor or grantee will be considered by the Gaston County Tax Office in the appraisal of any property encumbered by a conservation easement. The following section is a portion of North Carolina General Statute 105 known as the Machinery Act of North Carolina.

§ 105-317. Appraisal of real property; adoption of schedules, standards, and rules.(a) Whenever any real property is appraised it shall be the duty of the persons making appraisals: (1)In determining the true value of land, to consider as to each tract, parcel, or lot separately listed at least its advantages and disadvantages as to location; zoning; quality of soil; waterpower; water privileges; **dedication as a nature preserve; conservation or preservation agreements**; mineral, quarry, or other valuable deposits; fertility; adaptability for agricultural, timber-producing, commercial, industrial, or other uses; past income; probable future income; and any other factors that may affect its value except growing crops of a seasonal or annual nature.

It is the intent of this portion of the 2023 Schedule of Values, Standards, and Rules to comply with the spirit of the aforementioned statute and to preserve both fair and equitable assessments among all properties within Gaston County.

All adjustments reflecting relinquished rights shall be made based on the land type for the parcel. If the deed allows for part of the land to have a house or houses the land will be classified as RB for the amount of land with no adjustments. If land is classified as RU and cannot be subdivided the entire 25% for right to subdivide will be used. If land is classified as RR or RL and cannot be subdivided only 10% will be used. If land is classified FP the right to build would not be adjusted since floodplain is typically not buildable. All other property rights considered will be based on the restriction of the easement.

PROPERTY OWNER		John Public		
NBHD-PARCEL NUMBER		00000-00000		
ACREAGE OF PARCEL		0		
ACREAGE AFFECTED BY EASEMENT		0		
CONSERVANCY NAME		SAMPLE CONSERVANCY		
DEED BOOK / PAGE		0000-000		
		<u>PERCENT OF VALUE</u>	<u>PERCENT OF</u>	<u>PERCENT</u>
		<u>BEFORE EASEMENT</u>	<u>VALUE</u>	<u>OF LOSS</u>
<u>PROPERTY</u>	<u>RIGHTS</u>		<u>AFTER</u>	<u>AFTER</u>
<u>CONSIDERED</u>			<u>EASEMENT</u>	<u>EASEMENT</u>
RIGHT TO SUBDIVIDE		25%	0.00%	0%
RIGHT TO SALE		20%	0.00%	0%
RIGHT TO CONSTRUCT BUILDINGS		20%	0.00%	0%
RECREATIONAL RIGHTS		15%	0.00%	0%
RIGHT TO CULTIVATE CROPS		10%	0.00%	0%
RIGHT TO HARVEST TIMBER		<u>10%</u>	<u>0.00%</u>	0%

Schedule of Values

Gaston County 2023

TOTAL			100%	0.00%	0%
				TOTAL TRACT VALUE	
MARKET VALUE BEFORE			\$0	\$0	
EASEMENT LOSS IN VALUE FROM EASEMENT			\$0		
REMAINING MARKET VALUE WITH EASEMENT IN PLACE			\$0		
DATE ESTIMATE CALCULATED					
CALCULATED BY:					

MINERAL RIGHTS

Real Property from which mineral rights are separated shall be valued as a separate entity. The mineral rights value is determined from analysis of similar sales of mineral rights located in the area and is deducted from the real property to determine market value for the remaining rights. See example below:

Parcel A is a 50 acre tract valued at \$5,000 an acre for a total of \$250,000. Parcel A's minerals were separated by a deed and sold for \$50,000. The value for the mineral rights is calculated at a \$1,000 an acre. The mineral rights would then become parcel B with a value of 50 acres at \$1,000 per acre or \$50,000 total value. This mineral rights value would then be deducted from parcel A's market value for a new total market value for parcel A of \$200,000.

COST APPROACH TO VALUE**ESTIMATING REPLACEMENT COST NEW**

The informed buyer is not justified in paying anything more for a property than what it would cost him to acquire an equally desirable substitute property. Likewise, the upper limit of value of most improvements is the cost of reproducing an equally desirable substitute improvement. It follows, then, that a uniform starting point for an Equalization Program is to determine the Replacement Cost New of each and every improvement.

REPLACEMENT COST

Replacement Cost is the current cost of producing an improvement of equal utility to the subject property; it may or may not be the cost of reproducing a replica property. The distinction being drawn is one between Replacement Cost, which refers to a substitute property of equal utility, as opposed to Reproduction Cost, which refers to a substitute replica property.

The Replacement Cost of an improvement includes the total cost of construction incurred by the builder, whether preliminary to, during the course of, or after completion of its construction. Among these are materials, labor, all sub-contracts, builder's overhead and profit, architectural and engineering fees, consultation fees, survey and permit fees, legal fees, taxes, insurance, and the cost of interim financing.

PRICING SCHEDULES

Pricing schedules and related cost tables are included in this manual to assist the appraiser in arriving at accurate estimation of Replacement Cost New. They have been developed by applying unit-in-place costs to the construction of specified hypothetical or model buildings. Application of the schedules involves the selection of the model which most nearly resembles the subject building and adjusting its price to compensate for all significant variations.

Pricing schedules are included for various types of Residential, Agricultural, Institutional, Commercial and Industrial structures.

Cost adjustments for the variations which are most frequently encountered in a particular type building are included. Adjustments for other variations may be made by using either the other Feature Cost Tables or other appropriate schedules.

SELECTING THE PROPER QUALITY GRADE

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

with the best of workmanship throughout can be more than twice that of one built from the same floor plan, but with inferior materials and workmanship.

The schedules included in this manual have been developed to provide the appraiser with a range of grades comprehensive enough to distinguish all significant variations in the quality of materials and workmanship which may be encountered; the basic specifications for each grade as to the type of facility furnished remain relatively consistent throughout, and the primary criterion for establishing the grade being the overall quality of materials and workmanship.

The majority of buildings erected fall within a definite class of construction, involving the use of average quality of materials with average quality of workmanship. This type of construction being the most common, it can readily be distinguished by the layman as well as the professional appraiser. Consequently, better, or inferior quality of construction can be comparatively observed. The quality grading system and pricing schedules in this manual are keyed to this obvious condition; the basic grade being representative of that cost of construction using average quality of materials with average quality workmanship. The principal Quality Grade classifications are as follows:

Grade AAA	Superior Quality
Grade AA	Excellent Quality
Grade A	Very Good Quality
Grade B	Good Quality
Grade C	Average Quality
Grade D	Fair Quality
Grade E	Poor Quality

The seven grades listed above will cover the entire range of construction quality, from the poorest quality to the finest quality.

The general quality specifications for each grade are as follows:

AAA Grade	Buildings generally having an exceptional architectural style and design, constructed with the finest quality materials and custom workmanship. Superior quality interior finish, built-in features, deluxe heating system, plumbing and lighting fixtures.
AA Grade	Buildings generally having an outstanding architectural style and design, constructed with the finest quality materials and workmanship. Superior quality interior finish, built-in features, deluxe heating system, plumbing and lighting fixtures.
A Grade	Architecturally attractive buildings constructed with excellent quality materials and workmanship throughout. High quality interior finish and built-in features. Deluxe heating system and very good grade plumbing and lighting fixtures.

B Grade	Buildings constructed with good quality materials and above average workmanship throughout. Moderate architectural treatment. Good quality interior finish and built-in features. Good grade heating, plumbing, and lighting fixtures.
C Grade	Buildings constructed with average quality materials and workmanship throughout, conforming to the base specifications used to develop the pricing schedule. Minimal architectural treatment. Average quality interior finish and built-in features. Standard grade heating, plumbing, and lighting fixtures.
D Grade	Buildings constructed with economy quality materials and fair workmanship throughout. Void of architectural treatment. Cheap quality interior finish and built-in features. Low grade heating, plumbing, and lighting fixtures.
E Grade	Buildings constructed with a very cheap grade of materials, usually “culls” and “seconds” and very poor quality workmanship resulting from unskilled, inexperienced, “do-it-yourself” type labor. Low grade heating, plumbing, and lighting fixtures.

In order to facilitate using this grading system and, again to promote and maintain uniformity in approach, the value relationship of grade to grade as just described has been incorporated into the development of the base specifications relating to each schedule used in the manual.

Note: The appraiser must exercise extreme caution not to confuse the concepts “quality” and “condition” when selecting the proper grade. This is especially applicable to older buildings, wherein a deteriorated condition can have a noticeable effect on their physical appearance. A building will always retain its initial grade of construction, regardless of its existing deteriorated condition. The Quality Grade ultimately selected must reflect that original built-in quality and the selection of that grade cannot be influenced in any way by the physical condition of the building.

APPLYING THE PROPER GRADE FACTOR

Grading would be a relatively simple process if all buildings were built to conform to the quality grade specifications outlined above. The fact is, however, that this ideal condition does not exist. It is not unusual for any conventional building to be built incorporating construction qualities that fall between the established grade levels. The grading system in this manual has been designed in such a way as to provide the appraiser with a method for accounting for such variations by establishing intermediate grades.

If the Subject building is judged to be of a better or inferior quality than the actual grade levels, a grade factor of plus (+) or minus (-) should be applied, i.e., C+ would be better than a straight “C” Grade, B- poorer than a straight “B” Grade, etc.

There is rarely a clear-cut designation of a specific grade factor. The appraiser will generally select a range, such as C+ to B-, and then weigh the various quality factors exhibited in the construction in order to select the proper factor.

Following the above procedures results in the full range of Residential Quality Grade Factors, examples of these factors are listed below.

AAA (+) 350%	A 155%	C 100%	E 55%
AAA 300%	A (-) 145%	C (-) 90%	E (-) 45%
AAA (-) 250%	B (+) 135%	D (+) 85%	
AA (+) 225%	B 128%	D 78%	
AA 200%	B- 120%	D (-) 70%	
AA (-) 185%	C (+) 110%	E (+) 65%	
A (+) 165%			

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

APPLYING THE PROPER COST AND DESIGN FACTOR

Architectural fees, material quantities, labor efficiency, and other factors influencing total construction costs may vary considerably from one building to another, depending upon its particular design. Two dwellings, for instance, showing no marked difference in size and quality may still show a measurable difference in cost, attributable primarily to a difference in design.

In computing the replacement cost of any building, therefore, it is necessary to adjust the cost to account for any features varying significantly from the base specifications from which the pricing schedules were developed.

The pricing schedules included in this manual, unless otherwise specified, have been developed to reflect perimeter-to-area wall ratios of rectangular shaped buildings, uniform eave lines and roof slopes, overhangs, ceiling heights, and other architectural features most typical of conventional designs.

The adjustment for variations in design must be made by applying a Cost and Design Factor denoting a percentage adjustment of the sub-total replacement cost, i.e., apply a +5% to indicate a 5% increase in the replacement cost, apply a +10% to indicate a 10% increase, etc.

The Cost and Design Factors applicable to dwellings will normally range from 85% to 115%. However, the Cost and Design Factors applicable to special architectural designs may range considerably higher. The selection of the proper Cost and Design Factor is largely a product of

the experience and sound judgment of the appraiser, who must have the ability to analyze various construction components and determine the influence of each upon the overall cost.

APPLYING THE PROPER NEIGHBORHOOD MARKET FACTOR

The Neighborhood Market Factor to the dwelling normally ranges from 80% to 130%; but, occasionally a higher or lower ratio may be required. This adjustment becomes necessary after all the adjustments to the cost have been completed accurately, but the value still needs to be adjusted to represent the sales market for an area. The sales information for the area will determine the amount of market adjustment required.

PRICING SCHEDULES AND COST TABLES

The Pricing Schedules and Cost Tables in this manual are provided to assist the appraiser in arriving at accurate and uniform valuations. Used properly, they should prove to be an invaluable tool. Quality valuations, however, are not the product of schedules and tables themselves, but rather of the appraiser's ability to use them effectively. In order to bring this about, a thorough understanding of the make-up and the capabilities and limitations of each schedule is essential. The appraiser must know the specifications, from which the base prices were derived, the composition of the prices, and the proper techniques and procedures for applying the prices. What's more important, the appraiser must be able to exercise good common sense and sound judgment in selecting and using them.

It should also be noted that the schedules and tables in the manual have been developed primarily for mass appraisal and tax equalization purposes. They have, therefore, been designed to provide the appraiser with an uncomplicated, fast, and effective method of arriving at an accurate estimate of replacement costs. In order to maintain simplicity in the schedules, techniques, and procedures, it is often necessary to make certain compromises from a strictly technical and engineering point of view. Extensive effort has been made in developing the schedules to minimize these compromises and limit them to variables that have minimal influence on the final value of the building. The schedules have been designed to reflect actual building costs and practices. Field tests have proven them to be both accurate and reliable and, when applied properly, highly effective in arriving at realistic replacement costs.

GENERAL RESIDENTIAL PRICING SCHEDULES

RESIDENTIAL

QUALITY GRADE OR CLASS

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

materials and with the best of workmanship throughout can be more than twice that of one built from the same floor plan but with inferior materials and workmanship prevailing.

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

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

Grade B	Good	Quality 128%
Grade C	Average	Quality 100%
Grade D	Fair	Quality 78%

In order to justify variation in cost, maintain uniformity and retain complete control throughout the cost range, we have established these base grades. The pricing spread of 20% ± between each grade is based upon the use of better grade materials and higher quality workmanship from C Grade to B Grade. B Grade dwellings are found to have better individual features and interior finish, which reflects approximately 28% higher costs than C Grade. Likewise, the D Grade dwelling would be constructed of approximately 22% less quality than C Grade, due to the type of materials used and workmanship. Consequently, better quality of construction or construction of cheaper quality can be comparatively observed.

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

The three base grades above are:

“AAA”	Ultimate Quality	300%
“AA”	Superior Quality	200%
“A”	Excellent Quality	155%

The A, AA and AAA Grade dwelling incorporates the best quality of materials and workmanship. Construction costs of AAA Grade dwellings usually run 300% and higher than the cost of C Grade dwellings. The prestige type and the mansion, or country estate-type homes, are usually in this class. The AA Grade dwellings having exceptional architectural style and design are generally the custom built homes and are 200% better in overall construction than the C Grade dwellings. The A Grade dwellings having outstanding architectural style and design are generally the custom built homes and are 55% better in overall construction than the C Grade dwellings.

The dwelling of the cheapest quality construction built of low-grade materials is the E Grade quality.

These seven (7) established base graded or classes of quality will cover the entire range of dwelling construction, from the cheapest to the finest in quality.

USE OF GRADE FACTORS

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

For a grading increase in the AA Grade category, a plus factor can be used, which will result in each factor being higher than the last.

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

The same approach would apply should you have a house constructed with a very cheap grade of materials, usually culls and seconds, and very poor quality workmanship resulting from unskilled, inexperienced, do-it-yourself type labor. Minimal code, low-grade mechanical features and fixtures may be graded E. The E Grade places this house in the Cheap Quality range. Grade E has a multiplier of 55%. Thus, once you have priced this house to the base level of "E", a multiplier of 55% would be applied to adjust the C Grade base level down to the E Grade level you desired.

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

The appraiser must use extreme caution not to confuse Quality and Condition when establishing grades for older houses in which a deteriorated condition may have a noticeable effect on their

appearance. Grades should be established on original built-in quality as new dwellings, and not be influenced by physical condition. Proper grading must reflect replacement cost of new buildings. Bear in mind a house will always retain its initial grade of construction, regardless of its present deteriorated condition.

AAA Quality Dwellings

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

BASE SPECIFICATIONS

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

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

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

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

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

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

CLIMATE CONTROL: A heating system equal to forced air with ample capacity and insulated ductwork throughout. Air conditioning is included as a part of the specifications.

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



Grade AAA+

Grade AAA



Grade AAA-



AA Quality Dwellings

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

BASE SPECIFICATIONS

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

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

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

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

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

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

CLIMATE CONTROL: A heating system equal to forced air with ample capacity and insulated ductwork throughout. Air conditioning is included as a part of the specifications.

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



Grade AA+

Grade AA+



Grade AA+



Grade AA

Grade AA



Grade AA



Grade AA-

Grade AA-



Grade AA-

A Quality Dwellings

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

BASE SPECIFICATIONS

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

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

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

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

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

PLUMBING: A combination of good quality fixtures, good quality materials, and skilled workmanship. Considered typically and adequate for the type of construction, generally exceeding a total of ten fixtures.

CLIMATE CONTROL: A heating system equal to forced air with ample capacity and insulated ductwork throughout. Air conditioning is included as a part of the specifications.

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



Grade A+

Grade A+



Grade A+



Grade A

Grade A



Grade A



Grade A-

Grade A-



Grade A-

B Quality Dwellings

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

BASE SPECIFICATIONS

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

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

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

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

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

PLUMBING: A combination of quality fixtures, quality materials, and skilled workmanship. Considered typically and adequate for this type of construction, generally having at least eight fixtures.

CLIMATE CONTROL: A heating system equal to forced air with ample capacity and insulated ductwork throughout. Air conditioning is included as a part of the specifications.

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



Grade B+

Grade B+



Grade B+

	<p>Grade B</p>
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<p>Grade B</p>	
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	<p>Grade B</p>
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Grade B-

Grade B-



Grade B-

C Quality Dwellings

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

BASE SPECIFICATIONS

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

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

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

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

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

PLUMBING: A combination of average quality fixtures, average quality materials, and workmanship. Considered typically and adequate for the type of construction, generally not exceeding a total of twelve fixtures.

CLIMATE CONTROL: A heating system equal to forced air with ample capacity and insulated ductwork throughout. Air conditioning is included as a part of the specifications.

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



Grade C+

Grade C+



**Grade
C+**



Grade C

Grade C



Grade C





Grade C-

Grade C-



Grade C-

D Quality Dwellings

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

BASE SPECIFICATIONS

FOUNDATION: Brick or concrete block walls on concrete footings.

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

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

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

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

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

CLIMATE CONTROL: A heating system equal to forced air with minimal capacity and ductwork throughout. Air conditioning is part of the specifications.

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



Grade D+

Grade D+



Grade D+



	<p>Grade D</p>
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<p>Grade D</p>	
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	<p>Grade D</p>
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Grade D-

Grade D-



Grade D-

E Quality Dwellings

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

BASE SPECIFICATIONS

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

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

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

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

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

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

CLIMATE CONTROL: A heating system equal to forced air with minimal capacity and ductwork throughout. Air conditioning is part of the specifications.

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



Grade E+

Grade E



Grade E

MANUFACTURED HOUSING**General**

Manufactured housing can be single-wide manufactured homes, double-wide manufactured homes, multi-sectional homes, or modular homes. Non-modular structures are designed with a steel undercarriage and wheel assemblies for transporting to the site: Note most modular homes have wood joist rather than a steel undercarriage. For mass appraisal purposes, both wood joist and steel undercarriage homes that are classified as modular are considered to be like stick-built homes.

As of June 15, 1976, all manufactured homes built, after that time, must meet or exceed Federal Standards outlined in Title VI, Housing and Community Development Act of 1974. These standards (building codes) are administered by United States Department of Housing and Urban Development (HUD). The HUD code, unlike conventional building codes, requires manufactured homes to be constructed on permanent chassis. Manufactured homes that are not consider modular homes must have a red/silver certification (HUD certification) on the exterior of each transportable section when transported from the factory.

Modular homes are constructed on the same state, local and regional building codes (conventional building codes) as site built homes which exceed the HUD code and have a “State of North Carolina Modular Construction Validating Stamp” on the interior of the home. For mass appraisal purposes all factory constructed homes are to be classified as either manufactured (single-wide, double-wide, etc.) or modular.

MODULAR HOME CLASSIFICATION STANDARDS

All homes constructed in a factory may be considered a manufactured home, but only those that meet or exceed the North Carolina State Residential Building Code may be considered modular homes. North Carolina General Statute 105-164.3(21b) defines modular home as “a factory-built structure that is designed to be used as a dwelling, is manufactured in accordance with the specifications for modular homes under the North Carolina State Residential Building Code (NCSRBC), and bears a seal or label issued by the Department of Insurance pursuant to G.S. 143-139.1”. Also, in addition to NCSRBC, modular homes may be required to be constructed to local and/or regional building codes. North Carolina addresses the construction and definition of modular homes under the North Carolina State Building Code Volume VIII – Modular Construction Regulations. The quality of modular homes is considered to be the same as site built homes per memorandum from the North Carolina Department of Insurance (see memorandum, page 383). For mass appraisal purposes structures that are considered modular must meet current general statute requirements. Note: All homes classified as modular will be considered as real property, even if on someone else’s land.

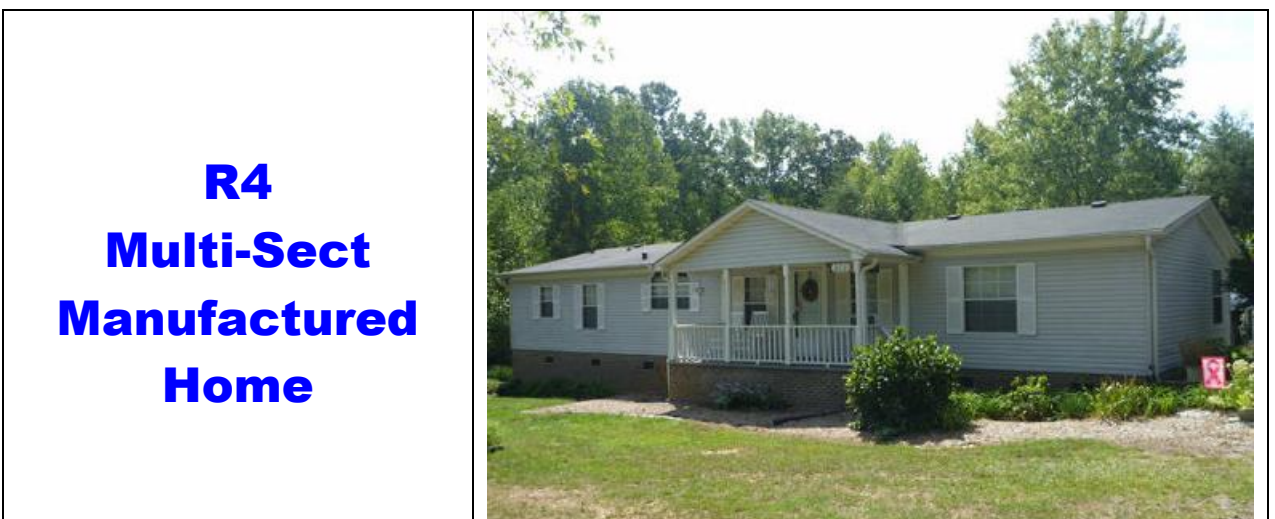
MANUFACTURED HOME CLASSIFICATION STANDARDS

All manufactured homes not meeting the requirements of a modular home are to be considered using the term “manufactured home” for mass appraisal purposes. N.C.G.S. 105-273(13), in

defining real property, provides for the inclusion of manufactured homes. Also, N.C.G.S. 105-316.7 defines mobile home and manufactured home.

Any manufactured home will be considered *real property* and will be valued in accordance with the schedule of values if the owner of the land and the owner of the home placed upon the land are the same, having the towing hitch and axle assembly removed and placed upon a permanent foundation as required by the Gaston County Building Department; also, any manufactured home on land leased for twenty (20) years or more or on a land/home purchase contract.

If the owner of the manufactured home does not own the land it occupies, the home will be considered a *personal property* item. If the manufactured home is considered a *personal* item, it will be noted within the miscellaneous items section of the property record card.





**R5
Single-Sect
Manufactured
Home**

RESIDENTIAL COST SCHEDULES

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

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

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

The following cost schedules are based on a model residence constructed using typical components, average quality workmanship and materials, consisting of fifteen hundred (1500) square feet, two full baths, kitchen sink and hot water tank, central heating and air conditioning system, crawl space, gable roof with asphalt shingles and site improvements.

The general pricing procedure is as follows:

Main area type- Determine the type of residential structure. Multiply the total square footage of the first and upper floors by the main area price per square foot and by the size factor and story adjustment. If there is a cost or design factor it would be multiplied to the total.

Adjustments to the main area are calculated from the norm of the base structure. (Note: when referring to square footage of main area, this is the first and upper floor area and does not include finished area in basement.)

Heat type- the standard is central heat and air conditioning. Determine the heat type for the structure and multiply the total square footage by the heat type rate by the size adjustment for the total square footage of the main area.

Foundation type- the standard is crawl space. Determine the foundation type and multiply the 1st floor square footage by the foundation type rate by the size adjustment for the total square footage of the main area.

Exterior wall material- add for brick/stone or masonry frame. Determine the exterior wall type and multiply the total square footage of the main area by the exterior wall rate and by the size adjustment for the total square footage of the main area.

Plumbing type- the standard is 2 baths, 0 half bath, 1 kitchen sink, 1 hot water tank. A full bath is 3 fixtures only; any additional fixtures add in addition fixtures. Half bath is two fixtures. Determine the number of full baths, for each full bath above or below 2 adjust by \$4,500. Determine the number of half baths. Multiply the number of half baths by \$3,000. Determine the number of extra fixtures and multiply by \$1,500 per fixture. There is no size adjustment applied. Add the total adjustment from full baths, half baths, and extra fixtures to get total plumbing adjustment.

Fireplace type- the standard is no fireplace. Determine the type of fireplace. Multiply the fireplace type rate by the number of fireplaces. No size adjustment applied.

Basement type- the standard is no basement. Determine the type of basement. Multiply the square footage of the basement type by the basement type rate by the size adjustment for the total main area. If the basement has a garage, take the basement garage door rate by the number of cars capacity.

Interior Finish- the standard is average for quality. Multiply the total square feet of the main area by the interior finish type rate by the main area square foot size adjustment.

Elevator type- the standard is no elevator. Determine the type of elevator. Multiply the elevator rate times the number of elevators. No size adjustment is applied.

Roof type- the standard is gable style. Determine the roof type and multiply the 1st floor square footage by the Roof type code rate by the main area square foot size adjustment. See page 349 for roof type pictures.

Roof cover- the standard is asphalt shingles. Determine the roof type and multiply the 1st floor square footage by the roof cover type rate by the main area size adjustment for the total main area.

Additions to the main area- select the addition type for each addition to the main area. Multiply the rate of the addition type by the square foot of the addition by the size adjustment for that addition type.

Final calculations - sub-total the main area, adjustment to the main area and additions to the main area. Apply the proper Quality Grade Factor to arrive at the Replacement Cost New.

Listed below is all main area, adjustments to main area, additions to main area and quality grade factor for pricing explanation above.

Main Area

R1	Residential Single Family	\$ 143.00
R2	Multi Family Home	\$ 138.00
R3	Modular Home	\$ 138.00

R4	Multi Sect Manufactured	\$ 88.00
R5	Single Sect Manufactured	\$ 58.00

Schedule of Values

Gaston County 2023

Size Adjustments to Main Area

R1,R2,R3,R4 MAIN AREA SIZE ADJUSTMENT

Area	% Adjust.	Area	% Adjust.	Area	% Adjust.	Area	% Adjust.	Area	% Adjust.
0-500	145.00%	501	144.94%	502	144.88%	503	144.82%	504	144.76%
505	144.70%	506	144.64%	507	144.58%	508	144.52%	509	144.46%
510	144.40%	511	144.34%	512	144.28%	513	144.22%	514	144.16%
515	144.10%	516	144.04%	517	143.98%	518	143.92%	519	143.86%
520	143.80%	521	143.74%	522	143.68%	523	143.62%	524	143.56%
525	143.50%	526	143.44%	527	143.38%	528	143.32%	529	143.26%
530	143.20%	531	143.14%	532	143.08%	533	143.02%	534	142.96%
535	142.90%	536	142.84%	537	142.78%	538	142.72%	539	142.66%
540	142.60%	541	142.54%	542	142.48%	543	142.42%		

R1,R2,R3,R4 MAIN AREA SIZE ADJUSTMENT

Area	% Adjust.	Area	% Adjust.	Area	% Adjust.	Area	% Adjust.	Area	% Adjust.
544	142.36%	594	139.36%	644	136.36%	694	133.36%	744	130.36%
545	142.30%	595	139.30%	645	136.30%	695	133.30%	745	130.30%
546	142.24%	596	139.24%	646	136.24%	696	133.24%	746	130.24%
547	142.18%	597	139.18%	647	136.18%	697	133.18%	747	130.18%
548	142.12%	598	139.12%	648	136.12%	698	133.12%	748	130.12%
549	142.06%	599	139.06%	649	136.06%	699	133.06%	749	130.06%
550	142.00%	600	139.00%	650	136.00%	700	133.00%	750	130.00%
551	141.94%	601	138.94%	651	135.94%	701	132.94%	751	129.94%
552	141.88%	602	138.88%	652	135.88%	702	132.88%	752	129.88%
553	141.82%	603	138.82%	653	135.82%	703	132.82%	753	129.82%
554	141.76%	604	138.76%	654	135.76%	704	132.76%	754	129.76%
555	141.70%	605	138.70%	655	135.70%	705	132.70%	755	129.70%
556	141.64%	606	138.64%	656	135.64%	706	132.64%	756	129.64%
557	141.58%	607	138.58%	657	135.58%	707	132.58%	757	129.58%
558	141.52%	608	138.52%	658	135.52%	708	132.52%	758	129.52%
559	141.46%	609	138.46%	659	135.46%	709	132.46%	759	129.46%
560	141.40%	610	138.40%	660	135.40%	710	132.40%	760	129.40%
561	141.34%	611	138.34%	661	135.34%	711	132.34%	761	129.34%
562	141.28%	612	138.28%	662	135.28%	712	132.28%	762	129.28%
563	141.22%	613	138.22%	663	135.22%	713	132.22%	763	129.22%
564	141.16%	614	138.16%	664	135.16%	714	132.16%	764	129.16%
565	141.10%	615	138.10%	665	135.10%	715	132.10%	765	129.10%
566	141.04%	616	138.04%	666	135.04%	716	132.04%	766	129.04%
567	140.98%	617	137.98%	667	134.98%	717	131.98%	767	128.98%
568	140.92%	618	137.92%	668	134.92%	718	131.92%	768	128.92%
569	140.86%	619	137.86%	669	134.86%	719	131.86%	769	128.86%
570	140.80%	620	137.80%	670	134.80%	720	131.80%	770	128.80%
571	140.74%	621	137.74%	671	134.74%	721	131.74%	771	128.74%
572	140.68%	622	137.68%	672	134.68%	722	131.68%	772	128.68%
573	140.62%	623	137.62%	673	134.62%	723	131.62%	773	128.62%
574	140.56%	624	137.56%	674	134.56%	724	131.56%	774	128.56%
575	140.50%	625	137.50%	675	134.50%	725	131.50%	775	128.50%
576	140.44%	626	137.44%	676	134.44%	726	131.44%	776	128.44%
577	140.38%	627	137.38%	677	134.38%	727	131.38%	777	128.38%
578	140.32%	628	137.32%	678	134.32%	728	131.32%	778	128.32%
579	140.26%	629	137.26%	679	134.26%	729	131.26%	779	128.26%
580	140.20%	630	137.20%	680	134.20%	730	131.20%	780	128.20%
581	140.14%	631	137.14%	681	134.14%	731	131.14%	781	128.14%

Schedule of Values

Gaston County 2023

582	140.08%	632	137.08%	682	134.08%	732	131.08%	782	128.08%
583	140.02%	633	137.02%	683	134.02%	733	131.02%	783	128.02%
584	139.96%	634	136.96%	684	133.96%	734	130.96%	784	127.96%
585	139.90%	635	136.90%	685	133.90%	735	130.90%	785	127.90%
586	139.84%	636	136.84%	686	133.84%	736	130.84%	786	127.84%
587	139.78%	637	136.78%	687	133.78%	737	130.78%	787	127.78%
588	139.72%	638	136.72%	688	133.72%	738	130.72%	788	127.72%
589	139.66%	639	136.66%	689	133.66%	739	130.66%	789	127.66%
590	139.60%	640	136.60%	690	133.60%	740	130.60%	790	127.60%
591	139.54%	641	136.54%	691	133.54%	741	130.54%	791	127.54%
592	139.48%	642	136.48%	692	133.48%	742	130.48%	792	127.48%
593	139.42%	643	136.42%	693	133.42%	743	130.42%	793	127.42%

R1,R2,R3,R4 MAIN AREA SIZE ADJUSTMENT

Area	% Adjust.	Area	% Adjust.	Area	% Adjust.	Area	% Adjust.	Area	% Adjust.
794	127.36%	844	124.36%	894	121.36%	944	118.36%	994	115.36%
795	127.30%	845	124.30%	895	121.30%	945	118.30%	995	115.30%
796	127.24%	846	124.24%	896	121.24%	946	118.24%	996	115.24%
797	127.18%	847	124.18%	897	121.18%	947	118.18%	997	115.18%
798	127.12%	848	124.12%	898	121.12%	948	118.12%	998	115.12%
799	127.06%	849	124.06%	899	121.06%	949	118.06%	999	115.06%
800	127.00%	850	124.00%	900	121.00%	950	118.00%	1000	115.00%
801	126.94%	851	123.94%	901	120.94%	951	117.94%	1001	114.97%
802	126.88%	852	123.88%	902	120.88%	952	117.88%	1002	114.94%
803	126.82%	853	123.82%	903	120.82%	953	117.82%	1003	114.91%
804	126.76%	854	123.76%	904	120.76%	954	117.76%	1004	114.88%
805	126.70%	855	123.70%	905	120.70%	955	117.70%	1005	114.85%
806	126.64%	856	123.64%	906	120.64%	956	117.64%	1006	114.82%
807	126.58%	857	123.58%	907	120.58%	957	117.58%	1007	114.79%
808	126.52%	858	123.52%	908	120.52%	958	117.52%	1008	114.76%
809	126.46%	859	123.46%	909	120.46%	959	117.46%	1009	114.73%
810	126.40%	860	123.40%	910	120.40%	960	117.40%	1010	114.70%
811	126.34%	861	123.34%	911	120.34%	961	117.34%	1011	114.67%
812	126.28%	862	123.28%	912	120.28%	962	117.28%	1012	114.64%
813	126.22%	863	123.22%	913	120.22%	963	117.22%	1013	114.61%
814	126.16%	864	123.16%	914	120.16%	964	117.16%	1014	114.58%
815	126.10%	865	123.10%	915	120.10%	965	117.10%	1015	114.55%
816	126.04%	866	123.04%	916	120.04%	966	117.04%	1016	114.52%
817	125.98%	867	122.98%	917	119.98%	967	116.98%	1017	114.49%
818	125.92%	868	122.92%	918	119.92%	968	116.92%	1018	114.46%
819	125.86%	869	122.86%	919	119.86%	969	116.86%	1019	114.43%
820	125.80%	870	122.80%	920	119.80%	970	116.80%	1020	114.40%
821	125.74%	871	122.74%	921	119.74%	971	116.74%	1021	114.37%
822	125.68%	872	122.68%	922	119.68%	972	116.68%	1022	114.34%
823	125.62%	873	122.62%	923	119.62%	973	116.62%	1023	114.31%
824	125.56%	874	122.56%	924	119.56%	974	116.56%	1024	114.28%
825	125.50%	875	122.50%	925	119.50%	975	116.50%	1025	114.25%
826	125.44%	876	122.44%	926	119.44%	976	116.44%	1026	114.22%
827	125.38%	877	122.38%	927	119.38%	977	116.38%	1027	114.19%
828	125.32%	878	122.32%	928	119.32%	978	116.32%	1028	114.16%
829	125.26%	879	122.26%	929	119.26%	979	116.26%	1029	114.13%
830	125.20%	880	122.20%	930	119.20%	980	116.20%	1030	114.10%
831	125.14%	881	122.14%	931	119.14%	981	116.14%	1031	114.07%

Schedule of Values

Gaston County 2023

832	125.08%	882	122.08%	932	119.08%	982	116.08%	1032	114.04%
833	125.02%	883	122.02%	933	119.02%	983	116.02%	1033	114.01%
834	124.96%	884	121.96%	934	118.96%	984	115.96%	1034	113.98%
835	124.90%	885	121.90%	935	118.90%	985	115.90%	1035	113.95%
836	124.84%	886	121.84%	936	118.84%	986	115.84%	1036	113.92%
837	124.78%	887	121.78%	937	118.78%	987	115.78%	1037	113.89%
838	124.72%	888	121.72%	938	118.72%	988	115.72%	1038	113.86%
839	124.66%	889	121.66%	939	118.66%	989	115.66%	1039	113.83%
840	124.60%	890	121.60%	940	118.60%	990	115.60%	1040	113.80%
841	124.54%	891	121.54%	941	118.54%	991	115.54%	1041	113.77%
842	124.48%	892	121.48%	942	118.48%	992	115.48%	1042	113.74%
843	124.42%	893	121.42%	943	118.42%	993	115.42%	1043	113.71%

R1,R2,R3,R4 MAIN AREA SIZE ADJUSTMENT

Area	% Adjust.	Area	% Adjust.	Area	% Adjust.	Area	% Adjust.	Area	% Adjust.
1044	113.68%	1094	112.18%	1144	110.68%	1194	109.18%	1244	107.68%
1045	113.65%	1095	112.15%	1145	110.65%	1195	109.15%	1245	107.65%
1046	113.62%	1096	112.12%	1146	110.62%	1196	109.12%	1246	107.62%
1047	113.59%	1097	112.09%	1147	110.59%	1197	109.09%	1247	107.59%
1048	113.56%	1098	112.06%	1148	110.56%	1198	109.06%	1248	107.56%
1049	113.53%	1099	112.03%	1149	110.53%	1199	109.03%	1249	107.53%
1050	113.50%	1100	112.00%	1150	110.50%	1200	109.00%	1250	107.50%
1051	113.47%	1101	111.97%	1151	110.47%	1201	108.97%	1251	107.47%
1052	113.44%	1102	111.94%	1152	110.44%	1202	108.94%	1252	107.44%
1053	113.41%	1103	111.91%	1153	110.41%	1203	108.91%	1253	107.41%
1054	113.38%	1104	111.88%	1154	110.38%	1204	108.88%	1254	107.38%
1055	113.35%	1105	111.85%	1155	110.35%	1205	108.85%	1255	107.35%
1056	113.32%	1106	111.82%	1156	110.32%	1206	108.82%	1256	107.32%
1057	113.29%	1107	111.79%	1157	110.29%	1207	108.79%	1257	107.29%
1058	113.26%	1108	111.76%	1158	110.26%	1208	108.76%	1258	107.26%
1059	113.23%	1109	111.73%	1159	110.23%	1209	108.73%	1259	107.23%
1060	113.20%	1110	111.70%	1160	110.20%	1210	108.70%	1260	107.20%
1061	113.17%	1111	111.67%	1161	110.17%	1211	108.67%	1261	107.17%
1062	113.14%	1112	111.64%	1162	110.14%	1212	108.64%	1262	107.14%
1063	113.11%	1113	111.61%	1163	110.11%	1213	108.61%	1263	107.11%
1064	113.08%	1114	111.58%	1164	110.08%	1214	108.58%	1264	107.08%
1065	113.05%	1115	111.55%	1165	110.05%	1215	108.55%	1265	107.05%
1066	113.02%	1116	111.52%	1166	110.02%	1216	108.52%	1266	107.02%
1067	112.99%	1117	111.49%	1167	109.99%	1217	108.49%	1267	106.99%
1068	112.96%	1118	111.46%	1168	109.96%	1218	108.46%	1268	106.96%
1069	112.93%	1119	111.43%	1169	109.93%	1219	108.43%	1269	106.93%
1070	112.90%	1120	111.40%	1170	109.90%	1220	108.40%	1270	106.90%
1071	112.87%	1121	111.37%	1171	109.87%	1221	108.37%	1271	106.87%
1072	112.84%	1122	111.34%	1172	109.84%	1222	108.34%	1272	106.84%
1073	112.81%	1123	111.31%	1173	109.81%	1223	108.31%	1273	106.81%
1074	112.78%	1124	111.28%	1174	109.78%	1224	108.28%	1274	106.78%
1075	112.75%	1125	111.25%	1175	109.75%	1225	108.25%	1275	106.75%
1076	112.72%	1126	111.22%	1176	109.72%	1226	108.22%	1276	106.72%
1077	112.69%	1127	111.19%	1177	109.69%	1227	108.19%	1277	106.69%
1078	112.66%	1128	111.16%	1178	109.66%	1228	108.16%	1278	106.66%
1079	112.63%	1129	111.13%	1179	109.63%	1229	108.13%	1279	106.63%
1080	112.60%	1130	111.10%	1180	109.60%	1230	108.10%	1280	106.60%
1081	112.57%	1131	111.07%	1181	109.57%	1231	108.07%	1281	106.57%

Schedule of Values

Gaston County 2023

1082	112.54%	1132	111.04%	1182	109.54%	1232	108.04%	1282	106.54%
1083	112.51%	1133	111.01%	1183	109.51%	1233	108.01%	1283	106.51%
1084	112.48%	1134	110.98%	1184	109.48%	1234	107.98%	1284	106.48%
1085	112.45%	1135	110.95%	1185	109.45%	1235	107.95%	1285	106.45%
1086	112.42%	1136	110.92%	1186	109.42%	1236	107.92%	1286	106.42%
1087	112.39%	1137	110.89%	1187	109.39%	1237	107.89%	1287	106.39%
1088	112.36%	1138	110.86%	1188	109.36%	1238	107.86%	1288	106.36%
1089	112.33%	1139	110.83%	1189	109.33%	1239	107.83%	1289	106.33%
1090	112.30%	1140	110.80%	1190	109.30%	1240	107.80%	1290	106.30%
1091	112.27%	1141	110.77%	1191	109.27%	1241	107.77%	1291	106.27%
1092	112.24%	1142	110.74%	1192	109.24%	1242	107.74%	1292	106.24%
1093	112.21%	1143	110.71%	1193	109.21%	1243	107.71%	1293	106.21%

R1,R2,R3,R4 MAIN AREA SIZE ADJUSTMENT

Area	% Adjust.	Area	% Adjust.	Area	% Adjust.	Area	% Adjust.	Area	% Adjust.
1294	106.18%	1344	104.68%	1394	103.18%	1444	101.68%	1494	100.18%
1295	106.15%	1345	104.65%	1395	103.15%	1445	101.65%	1495	100.15%
1296	106.12%	1346	104.62%	1396	103.12%	1446	101.62%	1496	100.12%
1297	106.09%	1347	104.59%	1397	103.09%	1447	101.59%	1497	100.09%
1298	106.06%	1348	104.56%	1398	103.06%	1448	101.56%	1498	100.06%
1299	106.03%	1349	104.53%	1399	103.03%	1449	101.53%	1499	100.03%
1300	106.00%	1350	104.50%	1400	103.00%	1450	101.50%	1500	100.00%
1301	105.97%	1351	104.47%	1401	102.97%	1451	101.47%	1501	99.99%
1302	105.94%	1352	104.44%	1402	102.94%	1452	101.44%	1502	99.97%
1303	105.91%	1353	104.41%	1403	102.91%	1453	101.41%	1503	99.96%
1304	105.88%	1354	104.38%	1404	102.88%	1454	101.38%	1504	99.95%
1305	105.85%	1355	104.35%	1405	102.85%	1455	101.35%	1505	99.94%
1306	105.82%	1356	104.32%	1406	102.82%	1456	101.32%	1506	99.92%
1307	105.79%	1357	104.29%	1407	102.79%	1457	101.29%	1507	99.91%
1308	105.76%	1358	104.26%	1408	102.76%	1458	101.26%	1508	99.90%
1309	105.73%	1359	104.23%	1409	102.73%	1459	101.23%	1509	99.88%
1310	105.70%	1360	104.20%	1410	102.70%	1460	101.20%	1510	99.87%
1311	105.67%	1361	104.17%	1411	102.67%	1461	101.17%	1511	99.86%
1312	105.64%	1362	104.14%	1412	102.64%	1462	101.14%	1512	99.84%
1313	105.61%	1363	104.11%	1413	102.61%	1463	101.11%	1513	99.83%
1314	105.58%	1364	104.08%	1414	102.58%	1464	101.08%	1514	99.82%
1315	105.55%	1365	104.05%	1415	102.55%	1465	101.05%	1515	99.80%
1316	105.52%	1366	104.02%	1416	102.52%	1466	101.02%	1516	99.79%
1317	105.49%	1367	103.99%	1417	102.49%	1467	100.99%	1517	99.78%
1318	105.46%	1368	103.96%	1418	102.46%	1468	100.96%	1518	99.77%
1319	105.43%	1369	103.93%	1419	102.43%	1469	100.93%	1519	99.75%
1320	105.40%	1370	103.90%	1420	102.40%	1470	100.90%	1520	99.74%
1321	105.37%	1371	103.87%	1421	102.37%	1471	100.87%	1521	99.73%
1322	105.34%	1372	103.84%	1422	102.34%	1472	100.84%	1522	99.71%
1323	105.31%	1373	103.81%	1423	102.31%	1473	100.81%	1523	99.70%
1324	105.28%	1374	103.78%	1424	102.28%	1474	100.78%	1524	99.69%
1325	105.25%	1375	103.75%	1425	102.25%	1475	100.75%	1525	99.67%
1326	105.22%	1376	103.72%	1426	102.22%	1476	100.72%	1526	99.66%
1327	105.19%	1377	103.69%	1427	102.19%	1477	100.69%	1527	99.65%
1328	105.16%	1378	103.66%	1428	102.16%	1478	100.66%	1528	99.64%
1329	105.13%	1379	103.63%	1429	102.13%	1479	100.63%	1529	99.62%
1330	105.10%	1380	103.60%	1430	102.10%	1480	100.60%	1530	99.61%
1331	105.07%	1381	103.57%	1431	102.07%	1481	100.57%	1531	99.60%

Schedule of Values

Gaston County 2023

1332	105.04%	1382	103.54%	1432	102.04%	1482	100.54%	1532	99.58%
1333	105.01%	1383	103.51%	1433	102.01%	1483	100.51%	1533	99.57%
1334	104.98%	1384	103.48%	1434	101.98%	1484	100.48%	1534	99.56%
1335	104.95%	1385	103.45%	1435	101.95%	1485	100.45%	1535	99.54%
1336	104.92%	1386	103.42%	1436	101.92%	1486	100.42%	1536	99.53%
1337	104.89%	1387	103.39%	1437	101.89%	1487	100.39%	1537	99.52%
1338	104.86%	1388	103.36%	1438	101.86%	1488	100.36%	1538	99.51%
1339	104.83%	1389	103.33%	1439	101.83%	1489	100.33%	1539	99.49%
1340	104.80%	1390	103.30%	1440	101.80%	1490	100.30%	1540	99.48%
1341	104.77%	1391	103.27%	1441	101.77%	1491	100.27%	1541	99.47%
1342	104.74%	1392	103.24%	1442	101.74%	1492	100.24%	1542	99.45%
1343	104.71%	1393	103.21%	1443	101.71%	1493	100.21%	1543	99.44%

R1,R2,R3,R4 MAIN AREA SIZE ADJUSTMENT

Area	% Adjust.	Area	% Adjust.	Area	% Adjust.	Area	% Adjust.	Area	% Adjust.
1544	99.43%	1594	98.78%	1644	98.13%	1694	97.48%	1744	96.83%
1545	99.41%	1595	98.76%	1645	98.11%	1695	97.46%	1745	96.81%
1546	99.40%	1596	98.75%	1646	98.10%	1696	97.45%	1746	96.80%
1547	99.39%	1597	98.74%	1647	98.09%	1697	97.44%	1747	96.79%
1548	99.38%	1598	98.73%	1648	98.08%	1698	97.43%	1748	96.78%
1549	99.36%	1599	98.71%	1649	98.06%	1699	97.41%	1749	96.76%
1550	99.35%	1600	98.70%	1650	98.05%	1700	97.40%	1750	96.75%
1551	99.34%	1601	98.69%	1651	98.04%	1701	97.39%	1751	96.74%
1552	99.32%	1602	98.67%	1652	98.02%	1702	97.37%	1752	96.72%
1553	99.31%	1603	98.66%	1653	98.01%	1703	97.36%	1753	96.71%
1554	99.30%	1604	98.65%	1654	98.00%	1704	97.35%	1754	96.70%
1555	99.28%	1605	98.63%	1655	97.98%	1705	97.33%	1755	96.68%
1556	99.27%	1606	98.62%	1656	97.97%	1706	97.32%	1756	96.67%
1557	99.26%	1607	98.61%	1657	97.96%	1707	97.31%	1757	96.66%
1558	99.25%	1608	98.60%	1658	97.95%	1708	97.30%	1758	96.65%
1559	99.23%	1609	98.58%	1659	97.93%	1709	97.28%	1759	96.63%
1560	99.22%	1610	98.57%	1660	97.92%	1710	97.27%	1760	96.62%
1561	99.21%	1611	98.56%	1661	97.91%	1711	97.26%	1761	96.61%
1562	99.19%	1612	98.54%	1662	97.89%	1712	97.24%	1762	96.59%
1563	99.18%	1613	98.53%	1663	97.88%	1713	97.23%	1763	96.58%
1564	99.17%	1614	98.52%	1664	97.87%	1714	97.22%	1764	96.57%
1565	99.15%	1615	98.50%	1665	97.85%	1715	97.20%	1765	96.55%
1566	99.14%	1616	98.49%	1666	97.84%	1716	97.19%	1766	96.54%
1567	99.13%	1617	98.48%	1667	97.83%	1717	97.18%	1767	96.53%
1568	99.12%	1618	98.47%	1668	97.82%	1718	97.17%	1768	96.52%
1569	99.10%	1619	98.45%	1669	97.80%	1719	97.15%	1769	96.50%
1570	99.09%	1620	98.44%	1670	97.79%	1720	97.14%	1770	96.49%
1571	99.08%	1621	98.43%	1671	97.78%	1721	97.13%	1771	96.48%
1572	99.06%	1622	98.41%	1672	97.76%	1722	97.11%	1772	96.46%
1573	99.05%	1623	98.40%	1673	97.75%	1723	97.10%	1773	96.45%
1574	99.04%	1624	98.39%	1674	97.74%	1724	97.09%	1774	96.44%
1575	99.02%	1625	98.37%	1675	97.72%	1725	97.07%	1775	96.42%
1576	99.01%	1626	98.36%	1676	97.71%	1726	97.06%	1776	96.41%
1577	99.00%	1627	98.35%	1677	97.70%	1727	97.05%	1777	96.40%
1578	98.99%	1628	98.34%	1678	97.69%	1728	97.04%	1778	96.39%
1579	98.97%	1629	98.32%	1679	97.67%	1729	97.02%	1779	96.37%
1580	98.96%	1630	98.31%	1680	97.66%	1730	97.01%	1780	96.36%
1581	98.95%	1631	98.30%	1681	97.65%	1731	97.00%	1781	96.35%

Schedule of Values

Gaston County 2023

1582	98.93%	1632	98.28%	1682	97.63%	1732	96.98%	1782	96.33%
1583	98.92%	1633	98.27%	1683	97.62%	1733	96.97%	1783	96.32%
1584	98.91%	1634	98.26%	1684	97.61%	1734	96.96%	1784	96.31%
1585	98.89%	1635	98.24%	1685	97.59%	1735	96.94%	1785	96.29%
1586	98.88%	1636	98.23%	1686	97.58%	1736	96.93%	1786	96.28%
1587	98.87%	1637	98.22%	1687	97.57%	1737	96.92%	1787	96.27%
1588	98.86%	1638	98.21%	1688	97.56%	1738	96.91%	1788	96.26%
1589	98.84%	1639	98.19%	1689	97.54%	1739	96.89%	1789	96.24%
1590	98.83%	1640	98.18%	1690	97.53%	1740	96.88%	1790	96.23%
1591	98.82%	1641	98.17%	1691	97.52%	1741	96.87%	1791	96.22%
1592	98.80%	1642	98.15%	1692	97.50%	1742	96.85%	1792	96.20%
1593	98.79%	1643	98.14%	1693	97.49%	1743	96.84%	1793	96.19%

R1,R2,R3,R4 MAIN AREA SIZE ADJUSTMENT

Area	% Adjust.	Area	% Adjust.	Area	% Adjust.	Area	% Adjust.	Area	% Adjust.
1794	96.18%	1844	95.53%	1894	94.88%	1944	94.23%	1994	93.58%
1795	96.16%	1845	95.51%	1895	94.86%	1945	94.21%	1995	93.56%
1796	96.15%	1846	95.50%	1896	94.85%	1946	94.20%	1996	93.55%
1797	96.14%	1847	95.49%	1897	94.84%	1947	94.19%	1997	93.54%
1798	96.13%	1848	95.48%	1898	94.83%	1948	94.18%	1998	93.53%
1799	96.11%	1849	95.46%	1899	94.81%	1949	94.16%	1999	93.51%
1800	96.10%	1850	95.45%	1900	94.80%	1950	94.15%	2000	93.50%
1801	96.09%	1851	95.44%	1901	94.79%	1951	94.14%	2001	93.49%
1802	96.07%	1852	95.42%	1902	94.77%	1952	94.12%	2002	93.47%
1803	96.06%	1853	95.41%	1903	94.76%	1953	94.11%	2003	93.46%
1804	96.05%	1854	95.40%	1904	94.75%	1954	94.10%	2004	93.45%
1805	96.03%	1855	95.38%	1905	94.73%	1955	94.08%	2005	93.43%
1806	96.02%	1856	95.37%	1906	94.72%	1956	94.07%	2006	93.42%
1807	96.01%	1857	95.36%	1907	94.71%	1957	94.06%	2007	93.41%
1808	96.00%	1858	95.35%	1908	94.70%	1958	94.05%	2008	93.40%
1809	95.98%	1859	95.33%	1909	94.68%	1959	94.03%	2009	93.38%
1810	95.97%	1860	95.32%	1910	94.67%	1960	94.02%	2010	93.37%
1811	95.96%	1861	95.31%	1911	94.66%	1961	94.01%	2011	93.36%
1812	95.94%	1862	95.29%	1912	94.64%	1962	93.99%	2012	93.34%
1813	95.93%	1863	95.28%	1913	94.63%	1963	93.98%	2013	93.33%
1814	95.92%	1864	95.27%	1914	94.62%	1964	93.97%	2014	93.32%
1815	95.90%	1865	95.25%	1915	94.60%	1965	93.95%	2015	93.30%
1816	95.89%	1866	95.24%	1916	94.59%	1966	93.94%	2016	93.29%
1817	95.88%	1867	95.23%	1917	94.58%	1967	93.93%	2017	93.28%
1818	95.87%	1868	95.22%	1918	94.57%	1968	93.92%	2018	93.27%
1819	95.85%	1869	95.20%	1919	94.55%	1969	93.90%	2019	93.25%
1820	95.84%	1870	95.19%	1920	94.54%	1970	93.89%	2020	93.24%
1821	95.83%	1871	95.18%	1921	94.53%	1971	93.88%	2021	93.23%
1822	95.81%	1872	95.16%	1922	94.51%	1972	93.86%	2022	93.21%
1823	95.80%	1873	95.15%	1923	94.50%	1973	93.85%	2023	93.20%
1824	95.79%	1874	95.14%	1924	94.49%	1974	93.84%	2024	93.19%
1825	95.77%	1875	95.12%	1925	94.47%	1975	93.82%	2025	93.17%
1826	95.76%	1876	95.11%	1926	94.46%	1976	93.81%	2026	93.16%
1827	95.75%	1877	95.10%	1927	94.45%	1977	93.80%	2027	93.15%
1828	95.74%	1878	95.09%	1928	94.44%	1978	93.79%	2028	93.14%
1829	95.72%	1879	95.07%	1929	94.42%	1979	93.77%	2029	93.12%
1830	95.71%	1880	95.06%	1930	94.41%	1980	93.76%	2030	93.11%
1831	95.70%	1881	95.05%	1931	94.40%	1981	93.75%	2031	93.10%

Schedule of Values

Gaston County 2023

1832	95.68%	1882	95.03%	1932	94.38%	1982	93.73%	2032	93.08%
1833	95.67%	1883	95.02%	1933	94.37%	1983	93.72%	2033	93.07%
1834	95.66%	1884	95.01%	1934	94.36%	1984	93.71%	2034	93.06%
1835	95.64%	1885	94.99%	1935	94.34%	1985	93.69%	2035	93.04%
1836	95.63%	1886	94.98%	1936	94.33%	1986	93.68%	2036	93.03%
1837	95.62%	1887	94.97%	1937	94.32%	1987	93.67%	2037	93.02%
1838	95.61%	1888	94.96%	1938	94.31%	1988	93.66%	2038	93.01%
1839	95.59%	1889	94.94%	1939	94.29%	1989	93.64%	2039	92.99%
1840	95.58%	1890	94.93%	1940	94.28%	1990	93.63%	2040	92.98%
1841	95.57%	1891	94.92%	1941	94.27%	1991	93.62%	2041	92.97%
1842	95.55%	1892	94.90%	1942	94.25%	1992	93.60%	2042	92.95%
1843	95.54%	1893	94.89%	1943	94.24%	1993	93.59%	2043	92.94%

R1,R2,R3,R4 MAIN AREA SIZE ADJUSTMENT

Area	% Adjust.	Area	% Adjust.	Area	% Adjust.	Area	% Adjust.	Area	% Adjust.
2044	92.93%	2094	92.28%	2144	91.63%	2194	90.98%	2244	90.33%
2045	92.91%	2095	92.26%	2145	91.61%	2195	90.96%	2245	90.31%
2046	92.90%	2096	92.25%	2146	91.60%	2196	90.95%	2246	90.30%
2047	92.89%	2097	92.24%	2147	91.59%	2197	90.94%	2247	90.29%
2048	92.88%	2098	92.23%	2148	91.58%	2198	90.93%	2248	90.28%
2049	92.86%	2099	92.21%	2149	91.56%	2199	90.91%	2249	90.26%
2050	92.85%	2100	92.20%	2150	91.55%	2200	90.90%	2250	90.25%
2051	92.84%	2101	92.19%	2151	91.54%	2201	90.89%	2251	90.24%
2052	92.82%	2102	92.17%	2152	91.52%	2202	90.87%	2252	90.22%
2053	92.81%	2103	92.16%	2153	91.51%	2203	90.86%	2253	90.21%
2054	92.80%	2104	92.15%	2154	91.50%	2204	90.85%	2254	90.20%
2055	92.78%	2105	92.13%	2155	91.48%	2205	90.83%	2255	90.18%
2056	92.77%	2106	92.12%	2156	91.47%	2206	90.82%	2256	90.17%
2057	92.76%	2107	92.11%	2157	91.46%	2207	90.81%	2257	90.16%
2058	92.75%	2108	92.10%	2158	91.45%	2208	90.80%	2258	90.15%
2059	92.73%	2109	92.08%	2159	91.43%	2209	90.78%	2259	90.13%
2060	92.72%	2110	92.07%	2160	91.42%	2210	90.77%	2260	90.12%
2061	92.71%	2111	92.06%	2161	91.41%	2211	90.76%	2261	90.11%
2062	92.69%	2112	92.04%	2162	91.39%	2212	90.74%	2262	90.09%
2063	92.68%	2113	92.03%	2163	91.38%	2213	90.73%	2263	90.08%
2064	92.67%	2114	92.02%	2164	91.37%	2214	90.72%	2264	90.07%
2065	92.65%	2115	92.00%	2165	91.35%	2215	90.70%	2265	90.05%
2066	92.64%	2116	91.99%	2166	91.34%	2216	90.69%	2266	90.04%
2067	92.63%	2117	91.98%	2167	91.33%	2217	90.68%	2267	90.03%
2068	92.62%	2118	91.97%	2168	91.32%	2218	90.67%	2268	90.02%
2069	92.60%	2119	91.95%	2169	91.30%	2219	90.65%	2269	90.00%
2070	92.59%	2120	91.94%	2170	91.29%	2220	90.64%	2270	89.99%
2071	92.58%	2121	91.93%	2171	91.28%	2221	90.63%	2271	89.98%
2072	92.56%	2122	91.91%	2172	91.26%	2222	90.61%	2272	89.96%
2073	92.55%	2123	91.90%	2173	91.25%	2223	90.60%	2273	89.95%
2074	92.54%	2124	91.89%	2174	91.24%	2224	90.59%	2274	89.94%
2075	92.52%	2125	91.87%	2175	91.22%	2225	90.57%	2275	89.92%
2076	92.51%	2126	91.86%	2176	91.21%	2226	90.56%	2276	89.91%
2077	92.50%	2127	91.85%	2177	91.20%	2227	90.55%	2277	89.90%
2078	92.49%	2128	91.84%	2178	91.19%	2228	90.54%	2278	89.89%
2079	92.47%	2129	91.82%	2179	91.17%	2229	90.52%	2279	89.87%
2080	92.46%	2130	91.81%	2180	91.16%	2230	90.51%	2280	89.86%
2081	92.45%	2131	91.80%	2181	91.15%	2231	90.50%	2281	89.85%

Schedule of Values

Gaston County 2023

2082	92.43%	2132	91.78%	2182	91.13%	2232	90.48%	2282	89.83%
2083	92.42%	2133	91.77%	2183	91.12%	2233	90.47%	2283	89.82%
2084	92.41%	2134	91.76%	2184	91.11%	2234	90.46%	2284	89.81%
2085	92.39%	2135	91.74%	2185	91.09%	2235	90.44%	2285	89.79%
2086	92.38%	2136	91.73%	2186	91.08%	2236	90.43%	2286	89.78%
2087	92.37%	2137	91.72%	2187	91.07%	2237	90.42%	2287	89.77%
2088	92.36%	2138	91.71%	2188	91.06%	2238	90.41%	2288	89.76%
2089	92.34%	2139	91.69%	2189	91.04%	2239	90.39%	2289	89.74%
2090	92.33%	2140	91.68%	2190	91.03%	2240	90.38%	2290	89.73%
2091	92.32%	2141	91.67%	2191	91.02%	2241	90.37%	2291	89.72%
2092	92.30%	2142	91.65%	2192	91.00%	2242	90.35%	2292	89.70%
2093	92.29%	2143	91.64%	2193	90.99%	2243	90.34%	2293	89.69%

R1,R2,R3,R4 MAIN AREA SIZE ADJUSTMENT

Area	% Adjust.	Area	% Adjust.	Area	% Adjust.	Area	% Adjust.	Area	% Adjust.
2294	89.68%	2344	89.03%	2394	88.38%	2444	87.73%	2494	87.08%
2295	89.66%	2345	89.01%	2395	88.36%	2445	87.71%	2495	87.06%
2296	89.65%	2346	89.00%	2396	88.35%	2446	87.70%	2496	87.05%
2297	89.64%	2347	88.99%	2397	88.34%	2447	87.69%	2497	87.04%
2298	89.63%	2348	88.98%	2398	88.33%	2448	87.68%	2498	87.03%
2299	89.61%	2349	88.96%	2399	88.31%	2449	87.66%	2499	87.01%
2300	89.60%	2350	88.95%	2400	88.30%	2450	87.65%	2500	87.00%
2301	89.59%	2351	88.94%	2401	88.29%	2451	87.64%	2501	86.99%
2302	89.57%	2352	88.92%	2402	88.27%	2452	87.62%	2502	86.97%
2303	89.56%	2353	88.91%	2403	88.26%	2453	87.61%	2503	86.96%
2304	89.55%	2354	88.90%	2404	88.25%	2454	87.60%	2504	86.95%
2305	89.53%	2355	88.88%	2405	88.23%	2455	87.58%	2505	86.93%
2306	89.52%	2356	88.87%	2406	88.22%	2456	87.57%	2506	86.92%
2307	89.51%	2357	88.86%	2407	88.21%	2457	87.56%	2507	86.91%
2308	89.50%	2358	88.85%	2408	88.20%	2458	87.55%	2508	86.90%
2309	89.48%	2359	88.83%	2409	88.18%	2459	87.53%	2509	86.88%
2310	89.47%	2360	88.82%	2410	88.17%	2460	87.52%	2510	86.87%
2311	89.46%	2361	88.81%	2411	88.16%	2461	87.51%	2511	86.86%
2312	89.44%	2362	88.79%	2412	88.14%	2462	87.49%	2512	86.84%
2313	89.43%	2363	88.78%	2413	88.13%	2463	87.48%	2513	86.83%
2314	89.42%	2364	88.77%	2414	88.12%	2464	87.47%	2514	86.82%
2315	89.40%	2365	88.75%	2415	88.10%	2465	87.45%	2515	86.80%
2316	89.39%	2366	88.74%	2416	88.09%	2466	87.44%	2516	86.79%
2317	89.38%	2367	88.73%	2417	88.08%	2467	87.43%	2517	86.78%
2318	89.37%	2368	88.72%	2418	88.07%	2468	87.42%	2518	86.77%
2319	89.35%	2369	88.70%	2419	88.05%	2469	87.40%	2519	86.75%
2320	89.34%	2370	88.69%	2420	88.04%	2470	87.39%	2520	86.74%
2321	89.33%	2371	88.68%	2421	88.03%	2471	87.38%	2521	86.73%
2322	89.31%	2372	88.66%	2422	88.01%	2472	87.36%	2522	86.71%
2323	89.30%	2373	88.65%	2423	88.00%	2473	87.35%	2523	86.70%
2324	89.29%	2374	88.64%	2424	87.99%	2474	87.34%	2524	86.69%
2325	89.27%	2375	88.62%	2425	87.97%	2475	87.32%	2525	86.67%
2326	89.26%	2376	88.61%	2426	87.96%	2476	87.31%	2526	86.66%
2327	89.25%	2377	88.60%	2427	87.95%	2477	87.30%	2527	86.65%
2328	89.24%	2378	88.59%	2428	87.94%	2478	87.29%	2528	86.64%
2329	89.22%	2379	88.57%	2429	87.92%	2479	87.27%	2529	86.62%
2330	89.21%	2380	88.56%	2430	87.91%	2480	87.26%	2530	86.61%
2331	89.20%	2381	88.55%	2431	87.90%	2481	87.25%	2531	86.60%

Schedule of Values

Gaston County 2023

2332	89.18%	2382	88.53%	2432	87.88%	2482	87.23%	2532	86.58%
2333	89.17%	2383	88.52%	2433	87.87%	2483	87.22%	2533	86.57%
2334	89.16%	2384	88.51%	2434	87.86%	2484	87.21%	2534	86.56%
2335	89.14%	2385	88.49%	2435	87.84%	2485	87.19%	2535	86.54%
2336	89.13%	2386	88.48%	2436	87.83%	2486	87.18%	2536	86.53%
2337	89.12%	2387	88.47%	2437	87.82%	2487	87.17%	2537	86.52%
2338	89.11%	2388	88.46%	2438	87.81%	2488	87.16%	2538	86.51%
2339	89.09%	2389	88.44%	2439	87.79%	2489	87.14%	2539	86.49%
2340	89.08%	2390	88.43%	2440	87.78%	2490	87.13%	2540	86.48%
2341	89.07%	2391	88.42%	2441	87.77%	2491	87.12%	2541	86.47%
2342	89.05%	2392	88.40%	2442	87.75%	2492	87.10%	2542	86.45%
2343	89.04%	2393	88.39%	2443	87.74%	2493	87.09%	2543	86.44%

R1,R2,R3,R4 MAIN AREA SIZE ADJUSTMENT

Area	% Adjust.	Area	% Adjust.	Area	% Adjust.	Area	% Adjust.	Area	% Adjust.
2544	86.43%	2594	85.78%	2644	85.13%	2694	84.48%	2744	83.83%
2545	86.41%	2595	85.76%	2645	85.11%	2695	84.46%	2745	83.81%
2546	86.40%	2596	85.75%	2646	85.10%	2696	84.45%	2746	83.80%
2547	86.39%	2597	85.74%	2647	85.09%	2697	84.44%	2747	83.79%
2548	86.38%	2598	85.73%	2648	85.08%	2698	84.43%	2748	83.78%
2549	86.36%	2599	85.71%	2649	85.06%	2699	84.41%	2749	83.76%
2550	86.35%	2600	85.70%	2650	85.05%	2700	84.40%	2750	83.75%
2551	86.34%	2601	85.69%	2651	85.04%	2701	84.39%	2751	83.74%
2552	86.32%	2602	85.67%	2652	85.02%	2702	84.37%	2752	83.72%
2553	86.31%	2603	85.66%	2653	85.01%	2703	84.36%	2753	83.71%
2554	86.30%	2604	85.65%	2654	85.00%	2704	84.35%	2754	83.70%
2555	86.28%	2605	85.63%	2655	84.98%	2705	84.33%	2755	83.68%
2556	86.27%	2606	85.62%	2656	84.97%	2706	84.32%	2756	83.67%
2557	86.26%	2607	85.61%	2657	84.96%	2707	84.31%	2757	83.66%
2558	86.25%	2608	85.60%	2658	84.95%	2708	84.30%	2758	83.65%
2559	86.23%	2609	85.58%	2659	84.93%	2709	84.28%	2759	83.63%
2560	86.22%	2610	85.57%	2660	84.92%	2710	84.27%	2760	83.62%
2561	86.21%	2611	85.56%	2661	84.91%	2711	84.26%	2761	83.61%
2562	86.19%	2612	85.54%	2662	84.89%	2712	84.24%	2762	83.59%
2563	86.18%	2613	85.53%	2663	84.88%	2713	84.23%	2763	83.58%
2564	86.17%	2614	85.52%	2664	84.87%	2714	84.22%	2764	83.57%
2565	86.15%	2615	85.50%	2665	84.85%	2715	84.20%	2765	83.55%
2566	86.14%	2616	85.49%	2666	84.84%	2716	84.19%	2766	83.54%
2567	86.13%	2617	85.48%	2667	84.83%	2717	84.18%	2767	83.53%
2568	86.12%	2618	85.47%	2668	84.82%	2718	84.17%	2768	83.52%
2569	86.10%	2619	85.45%	2669	84.80%	2719	84.15%	2769	83.50%
2570	86.09%	2620	85.44%	2670	84.79%	2720	84.14%	2770	83.49%
2571	86.08%	2621	85.43%	2671	84.78%	2721	84.13%	2771	83.48%
2572	86.06%	2622	85.41%	2672	84.76%	2722	84.11%	2772	83.46%
2573	86.05%	2623	85.40%	2673	84.75%	2723	84.10%	2773	83.45%
2574	86.04%	2624	85.39%	2674	84.74%	2724	84.09%	2774	83.44%
2575	86.02%	2625	85.37%	2675	84.72%	2725	84.07%	2775	83.42%
2576	86.01%	2626	85.36%	2676	84.71%	2726	84.06%	2776	83.41%
2577	86.00%	2627	85.35%	2677	84.70%	2727	84.05%	2777	83.40%
2578	85.99%	2628	85.34%	2678	84.69%	2728	84.04%	2778	83.39%
2579	85.97%	2629	85.32%	2679	84.67%	2729	84.02%	2779	83.37%
2580	85.96%	2630	85.31%	2680	84.66%	2730	84.01%	2780	83.36%
2581	85.95%	2631	85.30%	2681	84.65%	2731	84.00%	2781	83.35%

Schedule of Values

Gaston County 2023

2582	85.93%	2632	85.28%	2682	84.63%	2732	83.98%	2782	83.33%
2583	85.92%	2633	85.27%	2683	84.62%	2733	83.97%	2783	83.32%
2584	85.91%	2634	85.26%	2684	84.61%	2734	83.96%	2784	83.31%
2585	85.89%	2635	85.24%	2685	84.59%	2735	83.94%	2785	83.29%
2586	85.88%	2636	85.23%	2686	84.58%	2736	83.93%	2786	83.28%
2587	85.87%	2637	85.22%	2687	84.57%	2737	83.92%	2787	83.27%
2588	85.86%	2638	85.21%	2688	84.56%	2738	83.91%	2788	83.26%
2589	85.84%	2639	85.19%	2689	84.54%	2739	83.89%	2789	83.24%
2590	85.83%	2640	85.18%	2690	84.53%	2740	83.88%	2790	83.23%
2591	85.82%	2641	85.17%	2691	84.52%	2741	83.87%	2791	83.22%
2592	85.80%	2642	85.15%	2692	84.50%	2742	83.85%	2792	83.20%
2593	85.79%	2643	85.14%	2693	84.49%	2743	83.84%	2793	83.19%

R1,R2,R3,R4 MAIN AREA SIZE ADJUSTMENT

Area	% Adjust.	Area	% Adjust.	Area	% Adjust.	Area	% Adjust.	Area	% Adjust.
2794	83.18%	2844	82.53%	2894	81.88%	2944	81.23%	2994	80.58%
2795	83.16%	2845	82.51%	2895	81.86%	2945	81.21%	2995	80.56%
2796	83.15%	2846	82.50%	2896	81.85%	2946	81.20%	2996	80.55%
2797	83.14%	2847	82.49%	2897	81.84%	2947	81.19%	2997	80.54%
2798	83.13%	2848	82.48%	2898	81.83%	2948	81.18%	2998	80.53%
2799	83.11%	2849	82.46%	2899	81.81%	2949	81.16%	2999	80.51%
2800	83.10%	2850	82.45%	2900	81.80%	2950	81.15%	3000	80.50%
2801	83.09%	2851	82.44%	2901	81.79%	2951	81.14%	3001-Up	80.50%
2802	83.07%	2852	82.42%	2902	81.77%	2952	81.12%		
2803	83.06%	2853	82.41%	2903	81.76%	2953	81.11%		
2804	83.05%	2854	82.40%	2904	81.75%	2954	81.10%		
2805	83.03%	2855	82.38%	2905	81.73%	2955	81.08%		
2806	83.02%	2856	82.37%	2906	81.72%	2956	81.07%		
2807	83.01%	2857	82.36%	2907	81.71%	2957	81.06%		
2808	83.00%	2858	82.35%	2908	81.70%	2958	81.05%		
2809	82.98%	2859	82.33%	2909	81.68%	2959	81.03%		
2810	82.97%	2860	82.32%	2910	81.67%	2960	81.02%		
2811	82.96%	2861	82.31%	2911	81.66%	2961	81.01%		
2812	82.94%	2862	82.29%	2912	81.64%	2962	80.99%		
2813	82.93%	2863	82.28%	2913	81.63%	2963	80.98%		
2814	82.92%	2864	82.27%	2914	81.62%	2964	80.97%		
2815	82.90%	2865	82.25%	2915	81.60%	2965	80.95%		
2816	82.89%	2866	82.24%	2916	81.59%	2966	80.94%		
2817	82.88%	2867	82.23%	2917	81.58%	2967	80.93%		
2818	82.87%	2868	82.22%	2918	81.57%	2968	80.92%		
2819	82.85%	2869	82.20%	2919	81.55%	2969	80.90%		
2820	82.84%	2870	82.19%	2920	81.54%	2970	80.89%		
2821	82.83%	2871	82.18%	2921	81.53%	2971	80.88%		
2822	82.81%	2872	82.16%	2922	81.51%	2972	80.86%		
2823	82.80%	2873	82.15%	2923	81.50%	2973	80.85%		
2824	82.79%	2874	82.14%	2924	81.49%	2974	80.84%		
2825	82.77%	2875	82.12%	2925	81.47%	2975	80.82%		
2826	82.76%	2876	82.11%	2926	81.46%	2976	80.81%		
2827	82.75%	2877	82.10%	2927	81.45%	2977	80.80%		
2828	82.74%	2878	82.09%	2928	81.44%	2978	80.79%		
2829	82.72%	2879	82.07%	2929	81.42%	2979	80.77%		
2830	82.71%	2880	82.06%	2930	81.41%	2980	80.76%		
2831	82.70%	2881	82.05%	2931	81.40%	2981	80.75%		

Schedule of Values

Gaston County 2023

2832	82.68%	2882	82.03%	2932	81.38%	2982	80.73%
2833	82.67%	2883	82.02%	2933	81.37%	2983	80.72%
2834	82.66%	2884	82.01%	2934	81.36%	2984	80.71%
2835	82.64%	2885	81.99%	2935	81.34%	2985	80.69%
2836	82.63%	2886	81.98%	2936	81.33%	2986	80.68%
2837	82.62%	2887	81.97%	2937	81.32%	2987	80.67%
2838	82.61%	2888	81.96%	2938	81.31%	2988	80.66%
2839	82.59%	2889	81.94%	2939	81.29%	2989	80.64%
2840	82.58%	2890	81.93%	2940	81.28%	2990	80.63%
2841	82.57%	2891	81.92%	2941	81.27%	2991	80.62%
2842	82.55%	2892	81.90%	2942	81.25%	2992	80.60%
2843	82.54%	2893	81.89%	2943	81.24%	2993	80.59%

R5 MAIN AREA SIZE ADJUSTMENT

Area	% Adjust	Area	% Adjust	Area	% Adjust	Area	% Adjust	Area	% Adjust
0-500	111.11%	550	109.89%	600	108.70%	650	107.53%	700	106.38%
501	111.09%	551	109.87%	601	108.67%	651	107.50%	701	106.36%
502	111.06%	552	109.84%	602	108.65%	652	107.48%	702	106.34%
503	111.04%	553	109.82%	603	108.62%	653	107.46%	703	106.32%
504	111.01%	554	109.79%	604	108.60%	654	107.43%	704	106.29%
505	110.99%	555	109.77%	605	108.58%	655	107.41%	705	106.27%
506	110.96%	556	109.75%	606	108.55%	656	107.39%	706	106.25%
507	110.94%	557	109.72%	607	108.53%	657	107.37%	707	106.22%
508	110.91%	558	109.70%	608	108.51%	658	107.34%	708	106.20%
509	110.89%	559	109.67%	609	108.48%	659	107.32%	709	106.18%
510	110.86%	560	109.65%	610	108.46%	660	107.30%	710	106.16%
511	110.84%	561	109.63%	611	108.44%	661	107.27%	711	106.13%
512	110.82%	562	109.60%	612	108.41%	662	107.25%	712	106.11%
513	110.79%	563	109.58%	613	108.39%	663	107.23%	713	106.09%
514	110.77%	564	109.55%	614	108.37%	664	107.20%	714	106.07%
515	110.74%	565	109.53%	615	108.34%	665	107.18%	715	106.04%
516	110.72%	566	109.51%	616	108.32%	666	107.16%	716	106.02%
517	110.69%	567	109.48%	617	108.30%	667	107.14%	717	106.00%
518	110.67%	568	109.46%	618	108.27%	668	107.11%	718	105.98%
519	110.64%	569	109.43%	619	108.25%	669	107.09%	719	105.95%
520	110.62%	570	109.41%	620	108.23%	670	107.07%	720	105.93%
521	110.60%	571	109.39%	621	108.20%	671	107.04%	721	105.91%
522	110.57%	572	109.36%	622	108.18%	672	107.02%	722	105.89%
523	110.55%	573	109.34%	623	108.15%	673	107.00%	723	105.86%
524	110.52%	574	109.31%	624	108.13%	674	106.97%	724	105.84%
525	110.50%	575	109.29%	625	108.11%	675	106.95%	725	105.82%
526	110.47%	576	109.27%	626	108.08%	676	106.93%	726	105.80%
527	110.45%	577	109.24%	627	108.06%	677	106.91%	727	105.78%
528	110.42%	578	109.22%	628	108.04%	678	106.88%	728	105.75%
529	110.40%	579	109.19%	629	108.01%	679	106.86%	729	105.73%
530	110.38%	580	109.17%	630	107.99%	680	106.84%	730	105.71%
531	110.35%	581	109.15%	631	107.97%	681	106.81%	731	105.69%
532	110.33%	582	109.12%	632	107.94%	682	106.79%	732	105.66%
533	110.30%	583	109.10%	633	107.92%	683	106.77%	733	105.64%
534	110.28%	584	109.08%	634	107.90%	684	106.75%	734	105.62%
535	110.25%	585	109.05%	635	107.87%	685	106.72%	735	105.60%
536	110.23%	586	109.03%	636	107.85%	686	106.70%	736	105.57%
537	110.20%	587	109.00%	637	107.83%	687	106.68%	737	105.55%

Schedule of Values

Gaston County 2023

538	110.18%	588	108.98%	638	107.81%	688	106.66%	738	105.53%
539	110.16%	589	108.96%	639	107.78%	689	106.63%	739	105.51%
540	110.13%	590	108.93%	640	107.76%	690	106.61%	740	105.49%
541	110.11%	591	108.91%	641	107.74%	691	106.59%	741	105.46%
542	110.08%	592	108.89%	642	107.71%	692	106.56%	742	105.44%
543	110.06%	593	108.86%	643	107.69%	693	106.54%	743	105.42%
544	110.04%	594	108.84%	644	107.67%	694	106.52%	744	105.40%
545	110.01%	595	108.81%	645	107.64%	695	106.50%	745	105.37%
546	109.99%	596	108.79%	646	107.62%	696	106.47%	746	105.35%
547	109.96%	597	108.77%	647	107.60%	697	106.45%	747	105.33%
548	109.94%	598	108.74%	648	107.57%	698	106.43%	748	105.31%
549	109.91%	599	108.72%	649	107.55%	699	106.41%	749	105.29%

R5 MAIN AREA SIZE ADJUSTMENT

Area	% Adjust	Area	% Adjust	Area	% Adjust	Area	% Adjust	Area	% Adjust
750	105.26%	800	104.17%	850	103.09%	900	102.04%	950	101.01%
751	105.24%	801	104.14%	851	103.07%	901	102.02%	951	100.99%
752	105.22%	802	104.12%	852	103.05%	902	102.00%	952	100.97%
753	105.20%	803	104.10%	853	103.03%	903	101.98%	953	100.95%
754	105.17%	804	104.08%	854	103.01%	904	101.96%	954	100.93%
755	105.15%	805	104.06%	855	102.99%	905	101.94%	955	100.91%
756	105.13%	806	104.04%	856	102.97%	906	101.92%	956	100.89%
757	105.11%	807	104.01%	857	102.94%	907	101.90%	957	100.87%
758	105.09%	808	103.99%	858	102.92%	908	101.87%	958	100.85%
759	105.06%	809	103.97%	859	102.90%	909	101.85%	959	100.83%
760	105.04%	810	103.95%	860	102.88%	910	101.83%	960	100.81%
761	105.02%	811	103.93%	861	102.86%	911	101.81%	961	100.79%
762	105.00%	812	103.91%	862	102.84%	912	101.79%	962	100.77%
763	104.98%	813	103.89%	863	102.82%	913	101.77%	963	100.75%
764	104.95%	814	103.86%	864	102.80%	914	101.75%	964	100.73%
765	104.93%	815	103.84%	865	102.77%	915	101.73%	965	100.70%
766	104.91%	816	103.82%	866	102.75%	916	101.71%	966	100.68%
767	104.89%	817	103.80%	867	102.73%	917	101.69%	967	100.66%
768	104.87%	818	103.78%	868	102.71%	918	101.67%	968	100.64%
769	104.84%	819	103.76%	869	102.69%	919	101.65%	969	100.62%
770	104.82%	820	103.73%	870	102.67%	920	101.63%	970	100.60%
771	104.80%	821	103.71%	871	102.65%	921	101.61%	971	100.58%
772	104.78%	822	103.69%	872	102.63%	922	101.58%	972	100.56%
773	104.76%	823	103.67%	873	102.61%	923	101.56%	973	100.54%
774	104.73%	824	103.65%	874	102.59%	924	101.54%	974	100.52%
775	104.71%	825	103.63%	875	102.56%	925	101.52%	975	100.50%
776	104.69%	826	103.61%	876	102.54%	926	101.50%	976	100.48%
777	104.67%	827	103.58%	877	102.52%	927	101.48%	977	100.46%
778	104.65%	828	103.56%	878	102.50%	928	101.46%	978	100.44%
779	104.62%	829	103.54%	879	102.48%	929	101.44%	979	100.42%
780	104.60%	830	103.52%	880	102.46%	930	101.42%	980	100.40%
781	104.58%	831	103.50%	881	102.44%	931	101.40%	981	100.38%
782	104.56%	832	103.48%	882	102.42%	932	101.38%	982	100.36%
783	104.54%	833	103.46%	883	102.40%	933	101.36%	983	100.34%
784	104.52%	834	103.43%	884	102.38%	934	101.34%	984	100.32%
785	104.49%	835	103.41%	885	102.35%	935	101.32%	985	100.30%
786	104.47%	836	103.39%	886	102.33%	936	101.30%	986	100.28%
787	104.45%	837	103.37%	887	102.31%	937	101.28%	987	100.26%

Schedule of Values

Gaston County 2023

788	104.43%	838	103.35%	888	102.29%	938	101.26%	988	100.24%
789	104.41%	839	103.33%	889	102.27%	939	101.24%	989	100.22%
790	104.38%	840	103.31%	890	102.25%	940	101.21%	990	100.20%
791	104.36%	841	103.28%	891	102.23%	941	101.19%	991	100.18%
792	104.34%	842	103.26%	892	102.21%	942	101.17%	992	100.16%
793	104.32%	843	103.24%	893	102.19%	943	101.15%	993	100.14%
794	104.30%	844	103.22%	894	102.17%	944	101.13%	994	100.12%
795	104.28%	845	103.20%	895	102.15%	945	101.11%	995	100.10%
796	104.25%	846	103.18%	896	102.12%	946	101.09%	996	100.08%
797	104.23%	847	103.16%	897	102.10%	947	101.07%	997	100.06%
798	104.21%	848	103.14%	898	102.08%	948	101.05%	998	100.04%
799	104.19%	849	103.11%	899	102.06%	949	101.03%	999	100.02%

R5 MAIN AREA SIZE ADJUSTMENT

Area	% Adjust	Area	% Adjust	Area	% Adjust	Area	% Adjust	Area	% Adjust
1000	100.00%	1050	99.01%	1100	98.04%	1150	97.09%	1200	96.15%
1001	99.98%	1051	98.99%	1101	98.02%	1151	97.07%	1201	96.14%
1002	99.96%	1052	98.97%	1102	98.00%	1152	97.05%	1202	96.12%
1003	99.94%	1053	98.95%	1103	97.98%	1153	97.03%	1203	96.10%
1004	99.92%	1054	98.93%	1104	97.96%	1154	97.01%	1204	96.08%
1005	99.90%	1055	98.91%	1105	97.94%	1155	96.99%	1205	96.06%
1006	99.88%	1056	98.89%	1106	97.92%	1156	96.97%	1206	96.04%
1007	99.86%	1057	98.87%	1107	97.90%	1157	96.96%	1207	96.02%
1008	99.84%	1058	98.85%	1108	97.89%	1158	96.94%	1208	96.01%
1009	99.82%	1059	98.83%	1109	97.87%	1159	96.92%	1209	95.99%
1010	99.80%	1060	98.81%	1110	97.85%	1160	96.90%	1210	95.97%
1011	99.78%	1061	98.79%	1111	97.83%	1161	96.88%	1211	95.95%
1012	99.76%	1062	98.78%	1112	97.81%	1162	96.86%	1212	95.93%
1013	99.74%	1063	98.76%	1113	97.79%	1163	96.84%	1213	95.91%
1014	99.72%	1064	98.74%	1114	97.77%	1164	96.82%	1214	95.90%
1015	99.70%	1065	98.72%	1115	97.75%	1165	96.81%	1215	95.88%
1016	99.68%	1066	98.70%	1116	97.73%	1166	96.79%	1216	95.86%
1017	99.66%	1067	98.68%	1117	97.71%	1167	96.77%	1217	95.84%
1018	99.64%	1068	98.66%	1118	97.69%	1168	96.75%	1218	95.82%
1019	99.62%	1069	98.64%	1119	97.68%	1169	96.73%	1219	95.80%
1020	99.60%	1070	98.62%	1120	97.66%	1170	96.71%	1220	95.79%
1021	99.58%	1071	98.60%	1121	97.64%	1171	96.69%	1221	95.77%
1022	99.56%	1072	98.58%	1122	97.62%	1172	96.67%	1222	95.75%
1023	99.54%	1073	98.56%	1123	97.60%	1173	96.66%	1223	95.73%
1024	99.52%	1074	98.54%	1124	97.58%	1174	96.64%	1224	95.71%
1025	99.50%	1075	98.52%	1125	97.56%	1175	96.62%	1225	95.69%
1026	99.48%	1076	98.50%	1126	97.54%	1176	96.60%	1226	95.68%
1027	99.46%	1077	98.48%	1127	97.52%	1177	96.58%	1227	95.66%
1028	99.44%	1078	98.46%	1128	97.50%	1178	96.56%	1228	95.64%
1029	99.42%	1079	98.44%	1129	97.48%	1179	96.54%	1229	95.62%
1030	99.40%	1080	98.43%	1130	97.47%	1180	96.53%	1230	95.60%
1031	99.38%	1081	98.41%	1131	97.45%	1181	96.51%	1231	95.58%
1032	99.36%	1082	98.39%	1132	97.43%	1182	96.49%	1232	95.57%
1033	99.34%	1083	98.37%	1133	97.41%	1183	96.47%	1233	95.55%
1034	99.32%	1084	98.35%	1134	97.39%	1184	96.45%	1234	95.53%
1035	99.30%	1085	98.33%	1135	97.37%	1185	96.43%	1235	95.51%
1036	99.29%	1086	98.31%	1136	97.35%	1186	96.41%	1236	95.49%
1037	99.27%	1087	98.29%	1137	97.33%	1187	96.39%	1237	95.47%

Schedule of Values

Gaston County 2023

1038	99.25%	1088	98.27%	1138	97.31%	1188	96.38%	1238	95.46%
1039	99.23%	1089	98.25%	1139	97.30%	1189	96.36%	1239	95.44%
1040	99.21%	1090	98.23%	1140	97.28%	1190	96.34%	1240	95.42%
1041	99.19%	1091	98.21%	1141	97.26%	1191	96.32%	1241	95.40%
1042	99.17%	1092	98.19%	1142	97.24%	1192	96.30%	1242	95.38%
1043	99.15%	1093	98.17%	1143	97.22%	1193	96.28%	1243	95.37%
1044	99.13%	1094	98.15%	1144	97.20%	1194	96.26%	1244	95.35%
1045	99.11%	1095	98.14%	1145	97.18%	1195	96.25%	1245	95.33%
1046	99.09%	1096	98.12%	1146	97.16%	1196	96.23%	1246	95.31%
1047	99.07%	1097	98.10%	1147	97.14%	1197	96.21%	1247	95.29%
1048	99.05%	1098	98.08%	1148	97.13%	1198	96.19%	1248	95.27%
1049	99.03%	1099	98.06%	1149	97.11%	1199	96.17%	1249	95.26%

R5 MAIN AREA SIZE ADJUSTMENT

Area	% Adjust	Area	% Adjust	Area	% Adjust	Area	% Adjust	Area	% Adjust
1250	95.24%	1301	94.32%	1352	93.42%	1403	92.54%	1454	91.68%
1251	95.22%	1302	94.30%	1353	93.41%	1404	92.52%	1455	91.66%
1252	95.20%	1303	94.29%	1354	93.39%	1405	92.51%	1456	91.64%
1253	95.18%	1304	94.27%	1355	93.37%	1406	92.49%	1457	91.63%
1254	95.17%	1305	94.25%	1356	93.35%	1407	92.47%	1458	91.61%
1255	95.15%	1306	94.23%	1357	93.34%	1408	92.46%	1459	91.59%
1256	95.13%	1307	94.22%	1358	93.32%	1409	92.44%	1460	91.58%
1257	95.11%	1308	94.20%	1359	93.30%	1410	92.42%	1461	91.56%
1258	95.09%	1309	94.18%	1360	93.28%	1411	92.40%	1462	91.54%
1259	95.08%	1310	94.16%	1361	93.27%	1412	92.39%	1463	91.52%
1260	95.06%	1311	94.14%	1362	93.25%	1413	92.37%	1464	91.51%
1261	95.04%	1312	94.13%	1363	93.23%	1414	92.35%	1465	91.49%
1262	95.02%	1313	94.11%	1364	93.21%	1415	92.34%	1466	91.47%
1263	95.00%	1314	94.09%	1365	93.20%	1416	92.32%	1467	91.46%
1264	94.98%	1315	94.07%	1366	93.18%	1417	92.30%	1468	91.44%
1265	94.97%	1316	94.06%	1367	93.16%	1418	92.28%	1469	91.42%
1266	94.95%	1317	94.04%	1368	93.14%	1419	92.27%	1470	91.41%
1267	94.93%	1318	94.02%	1369	93.13%	1420	92.25%	1471	91.39%
1268	94.91%	1319	94.00%	1370	93.11%	1421	92.23%	1472	91.37%
1269	94.89%	1320	93.98%	1371	93.09%	1422	92.22%	1473	91.36%
1270	94.88%	1321	93.97%	1372	93.08%	1423	92.20%	1474	91.34%
1271	94.86%	1322	93.95%	1373	93.06%	1424	92.18%	1475	91.32%
1272	94.84%	1323	93.93%	1374	93.04%	1425	92.17%	1476	91.31%
1273	94.82%	1324	93.91%	1375	93.02%	1426	92.15%	1477	91.29%
1274	94.80%	1325	93.90%	1376	93.01%	1427	92.13%	1478	91.27%
1275	94.79%	1326	93.88%	1377	92.99%	1428	92.11%	1479	91.26%
1276	94.77%	1327	93.86%	1378	92.97%	1429	92.10%	1480	91.24%
1277	94.75%	1328	93.84%	1379	92.95%	1430	92.08%	1481	91.22%
1278	94.73%	1329	93.83%	1380	92.94%	1431	92.06%	1482	91.21%
1279	94.71%	1330	93.81%	1381	92.92%	1432	92.05%	1483	91.19%
1280	94.70%	1331	93.79%	1382	92.90%	1433	92.03%	1484	91.17%
1281	94.68%	1332	93.77%	1383	92.89%	1434	92.01%	1485	91.16%
1282	94.66%	1333	93.76%	1384	92.87%	1435	92.00%	1486	91.14%
1283	94.64%	1334	93.74%	1385	92.85%	1436	91.98%	1487	91.12%
1284	94.63%	1335	93.72%	1386	92.83%	1437	91.96%	1488	91.11%
1285	94.61%	1336	93.70%	1387	92.82%	1438	91.95%	1489	91.09%
1286	94.59%	1337	93.69%	1388	92.80%	1439	91.93%	1490	91.07%
1287	94.57%	1338	93.67%	1389	92.78%	1440	91.91%	1491	91.06%

Schedule of Values

Gaston County 2023

1288	94.55%	1339	93.65%	1390	92.76%	1441	91.89%	1492	91.04%
1289	94.54%	1340	93.63%	1391	92.75%	1442	91.88%	1493	91.02%
1290	94.52%	1341	93.62%	1392	92.73%	1443	91.86%	1494	91.01%
1291	94.50%	1342	93.60%	1393	92.71%	1444	91.84%	1495	90.99%
1292	94.48%	1343	93.58%	1394	92.70%	1445	91.83%	1496	90.98%
1293	94.46%	1344	93.56%	1395	92.68%	1446	91.81%	1497	90.96%
1294	94.45%	1345	93.55%	1396	92.66%	1447	91.79%	1498	90.94%
1295	94.43%	1346	93.53%	1397	92.64%	1448	91.78%	1499	90.93%
1296	94.41%	1347	93.51%	1398	92.63%	1449	91.76%	1500	90.91%
1297	94.39%	1348	93.49%	1399	92.61%	1450	91.74%	1501	90.89%
1298	94.38%	1349	93.48%	1400	92.59%	1451	91.73%	1502	90.88%
1299	94.36%	1350	93.46%	1401	92.58%	1452	91.71%	1503	90.86%
1300	94.34%	1351	93.44%	1402	92.56%	1453	91.69%	1504	90.84%

R5 MAIN AREA SIZE ADJUSTMENT

Area	% Adjust	Area	% Adjust	Area	% Adjust	Area	% Adjust	Area	% Adjust
1505	90.83%	1510	90.74%	1515	90.66%	1520	90.58%	1525-UP	90.50%
1506	90.81%	1511	90.73%	1516	90.65%	1521	90.56%		
1507	90.79%	1512	90.71%	1517	90.63%	1522	90.55%		
1508	90.78%	1513	90.69%	1518	90.61%	1523	90.53%		
1509	90.76%	1514	90.68%	1519	90.60%	1524	90.51%		

Story Height Adjustment

Story	ADJ.	Story	ADJ.	Story	ADJ.	Story	ADJ.	Story	ADJ.
1.00	100.00%	1.43	95.70%	1.86	91.40%	2.29	87.10%	2.72	82.80%
1.01	99.90%	1.44	95.60%	1.87	91.30%	2.30	87.00%	2.73	82.70%
1.02	99.80%	1.45	95.50%	1.88	91.20%	2.31	86.90%	2.74	82.60%
1.03	99.70%	1.46	95.40%	1.89	91.10%	2.32	86.80%	2.75	82.50%
1.04	99.60%	1.47	95.30%	1.90	91.00%	2.33	86.70%	2.76	82.40%
1.05	99.50%	1.48	95.20%	1.91	90.90%	2.34	86.60%	2.77	82.30%
1.06	99.40%	1.49	95.10%	1.92	90.80%	2.35	86.50%	2.78	82.20%
1.07	99.30%	1.50	95.00%	1.93	90.70%	2.36	86.40%	2.79	82.10%
1.08	99.20%	1.51	94.90%	1.94	90.60%	2.37	86.30%	2.80	82.00%
1.09	99.10%	1.52	94.80%	1.95	90.50%	2.38	86.20%	2.81	81.90%
1.10	99.00%	1.53	94.70%	1.96	90.40%	2.39	86.10%	2.82	81.80%
1.11	98.90%	1.54	94.60%	1.97	90.30%	2.40	86.00%	2.83	81.70%
1.12	98.80%	1.55	94.50%	1.98	90.20%	2.41	85.90%	2.84	81.60%
1.13	98.70%	1.56	94.40%	1.99	90.10%	2.42	85.80%	2.85	81.50%
1.14	98.60%	1.57	94.30%	2.00	90.00%	2.43	85.70%	2.86	81.40%
1.15	98.50%	1.58	94.20%	2.01	89.90%	2.44	85.60%	2.87	81.30%
1.16	98.40%	1.59	94.10%	2.02	89.80%	2.45	85.50%	2.88	81.20%
1.17	98.30%	1.60	94.00%	2.03	89.70%	2.46	85.40%	2.89	81.10%
1.18	98.20%	1.61	93.90%	2.04	89.60%	2.47	85.30%	2.90	81.00%
1.19	98.10%	1.62	93.80%	2.05	89.50%	2.48	85.20%	2.91	80.90%
1.20	98.00%	1.63	93.70%	2.06	89.40%	2.49	85.10%	2.92	80.80%
1.21	97.90%	1.64	93.60%	2.07	89.30%	2.50	85.00%	2.93	80.70%
1.22	97.80%	1.65	93.50%	2.08	89.20%	2.51	84.90%	2.94	80.60%
1.23	97.70%	1.66	93.40%	2.09	89.10%	2.52	84.80%	2.95	80.50%
1.24	97.60%	1.67	93.30%	2.10	89.00%	2.53	84.70%	2.96	81.40%
1.25	97.50%	1.68	93.20%	2.11	88.90%	2.54	84.60%	2.97	80.30%
1.26	97.40%	1.69	93.10%	2.12	88.80%	2.55	84.50%	2.98	80.20%
1.27	97.30%	1.70	93.00%	2.13	88.70%	2.56	84.40%	2.99	80.10%
1.28	97.20%	1.71	92.90%	2.14	88.60%	2.57	84.30%	3.00	80.00%
1.29	97.10%	1.72	92.80%	2.15	88.50%	2.58	84.20%	UP	80.00%

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1.30	97.00%	1.73	92.70%	2.16	88.40%	2.59	84.10%
1.31	96.90%	1.74	92.60%	2.17	88.30%	2.60	84.00%
1.32	96.80%	1.75	92.50%	2.18	88.20%	2.61	83.90%
1.33	96.70%	1.76	92.40%	2.19	88.10%	2.62	83.80%
1.34	96.60%	1.77	92.30%	2.20	88.00%	2.63	83.70%
1.35	96.50%	1.78	92.20%	2.21	87.90%	2.64	83.60%
1.36	96.40%	1.79	92.10%	2.22	87.80%	2.65	83.50%
1.37	96.30%	1.80	92.00%	2.23	87.70%	2.66	83.40%
1.38	96.20%	1.81	91.90%	2.24	87.60%	2.67	83.30%
1.39	96.10%	1.82	91.80%	2.25	87.50%	2.68	83.20%
1.40	96.00%	1.83	91.70%	2.26	87.40%	2.69	83.10%
1.41	95.90%	1.84	91.60%	2.27	87.30%	2.70	83.00%
1.42	95.80%	1.85	91.50%	2.28	87.20%	2.71	82.90%

Adjustments to Main Area

Heat and Air Conditioning

100	Central Heat/AC	Base
101	Central Heat	-\$4.50
102	Non-Central Heat	-\$7.10

103	Split Air & Heat	-\$2.25
104	No Heat	-\$10.05

Foundation

400	Perim. Footing	Base
401	Pier/Post	-\$7.45

402	Continuous Slab	-\$6.10
403	Metal/Vinyl Skirting	-\$3.50

Exterior Walls

200	Frame	Base
201	Vinyl/PVC	Base
202	Brick/Stone	\$7.10
203	Composite Materials	Base

204	Metal Siding	Base
205	Masonry/Frame	\$3.55
206	Stucco	Base
207	Concrete Block	Base

Plumbing

FB	Full Bath	\$4,500
HB	Half Bath	\$3,000

EF	Extra Fixtures	\$1,500
NB	No Baths	-\$9,000

Fireplace

FO	Fireplace Opening	\$3,200
FS	Fireplace Stack	\$3,200
PO	Prefab Opening	\$2,900

PS	Prefab Stack	\$2,200
MP	M.H. Fireplace	\$2,200

Basement

BSMT	Unfinished	\$20.35
BSMTL	Finished	\$46.85
BSWO	Unfinished Walkout	\$24.95

BSFW	Finished Walkout	\$57.90
BSMTR	Rec. Room	\$31.60
BSBG	Basement Garage	\$2,600

Schedule of Values

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Interior Finish

500	Average For Quality	Base
501	Superior For Quality	\$7.10

502	Inferior For Quality	-\$7.10
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Elevator

EH1	2story Elevator	\$14,500
EH2	3story Elevator	\$21,000

EH3	4story Elevator	\$26,500
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Roof Type

1	Flat	-\$6.90
2	Shed	-\$6.90
3	Gable	Base

4	Hip	\$6.90
8	Mansard	\$6.90
9	Gambrel	\$6.90

Roof Cover

600	Comp/Asphalt/Fiberglass	Base
601	Built-Up/Membrane	-\$1.65
602	Slate/Tile/Copper	\$6.90

603	Tin	-\$1.65
604	Wood	\$6.90
605	Modern Metal	\$5.05

Additions to Main Area

R11	Covered Porch	\$41.55	AC5
R112	2 Story Covered Porch	\$62.50	AC5
R113	3 Story Covered Porch	\$81.35	AC5
R12	Enclosed Frame Porch	\$69.60	AC6
R13	Frame Garage	\$42.55	AC1
R13U	Frame Garage Unfin/Attic	\$49.65	AC1
R14	Glass Enclosed Porch	\$90.20	AC6
R15	Frame Utility Area	\$39.45	AC6
R16	Wood Deck	\$24.95	AC5
R17	Full Screened Porch	\$45.80	AC6
R18	Half Screened Porch	\$47.65	AC6
R19	Sun Room	\$83.15	AC6
R20	Lean To	\$6.55	AC4
R21	Open Masonry Porch	\$43.65	AC5
R22	Enclosed Masonry Porch	\$72.40	AC6
R23	Masonry Garage	\$44.65	AC1
R23U	Masonry Garage Unfin/Att	\$52.55	AC1
R24	Attached Greenhouse	\$68.20	AC6
R25	Masonry Utility Area	\$41.40	AC6
R26	Unfinished Upper Area	\$20.45	AC2
R30	Carport	\$27.90	AC3
R31	Metal Canopy	\$5.80	AC5
R32	Canopy	\$17.55	AC5
R33	Concrete Patio	\$7.60	AC5
R34	Masonry/Tile Patio	\$16.80	AC5

Schedule of Values

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R35	Stoop	\$21.95	AC4
R36	Raised Patio	\$21.95	AC5
R42	Built-in Pool	\$69.60	AC1

Additions to Main Area Size Adjustment

AC1	
AREA	ADJ.
001-150	110%
151-200	108%
201-250	106%
251-300	104%
301-350	102%
351-600	100%
601-650	98%
651-700	96%
701-750	94%
751-800	92%
801-UP	90%

AC2	
AREA	ADJ.
001-050	110%
051-100	105%
101-150	102%
151-400	100%
401-550	98%
551-700	96%
701-850	94%
851-1000	92%
1001-UP	90%

AC3	
AREA	ADJ.
001-150	110%
151-200	105%
201-250	102%
251-400	100%
401-600	98%
601-700	96%
701-800	94%
801-900	92%
901-UP	90%

AC4	
AREA	ADJ.
001-040	100%
041-080	98%
081-150	96%
151-300	94%
301-UP	90%

AC5	
AREA	ADJ.
001-020	110%
021-040	106%
041-060	104%
061-080	102%
081-200	100%
201-300	98%
301-400	96%
401-500	94%
501-UP	90%

AC6	
AREA	ADJ.
001-020	110%
021-040	106%
041-060	104%
061-080	102%
081-200	100%
201-300	98%
301-400	96%
401-500	94%
501-UP	90%

Quality Grade Adjustment

Grade	Percent
AAA+	350%
AAA	300%
AAA-	250%
AA+	225%
AA	200%
AA-	185%
A+10	175%
A+05	165%
A	155%
A-	145%
B+	135%

Grade	Percent
B-10	115%
C+10	110%
C+05	105%
C	100%
C-05	95%
C-10	90%
D+	85%
D	78%
D-	70%
E+	65%
E	55%

Schedule of Values

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B	128%	E-	45%
B-05	120%	E-10	40%

House style is descriptive and carries no value adjustments.

01	Bi-Level	15	Garage Apartment
02	Bungalow	16	Log Home
03	Cabin	17	Manufactured
04	Cape Cod	18	Modular
05	Classical	19	Patio Home
06	Colonial	20	Ranch
07	Condominium	21	Tudor
08	Contemporary	22	Split-Level
09	Conventional	23	Terrace (Bunker Home)
10	Conventional (Modern)	24	Townhouse
11	Cottage	25	Victorian
12	Custom Home	26	"A" Frame
13	Multi Family	27	Spanish Style
14	Single M.H.	28	Other

COMMERCIAL/INDUSTRIAL SCHEDULES

Commercial and Industrial pricing schedules are provided for a variety of buildings based on the use of the buildings. Commercial/Industrial Schedules are to be used as a guide for computing the replacement cost new of Commercial / Industrial / Apartments / Exempt buildings.

The general application of all the schedules is essentially the same; select the base price (per square foot) which is most representative of the subject building and adjust the base price to account for any significant variations.

SCHEDULE FORMAT - BASE PRICES

The schedules designate base prices by use type for a series of perimeter-area ratios and wall types. "CC" Grade base prices are provided for various finish types at different floor levels with specified floor-to-floor heights.

The base price is determined by selecting the appropriate square foot price based on the use and floor level. The base price is adjusted by construction type and is adjusted for variations in wall height, and area perimeter ratio adjustments.

The base prices for each use type includes: the exterior walls with normal openings, interior finish, mechanical features, partitions, plumbing, lighting, and other basic features typical for that particular use.

Base prices also include: normal footings and foundation construction for a building at grade level, normal parapets and coping, ground floor slab including base and cement finish, normal roof construction consisting of insulation, decking, framing, and utility service.

Lower level include excavation and backfill and structural floor (for first floor) construction consisting of sub floor and framing.

CONSTRUCTION TYPES

- **Wood Frame/Joist/Beam** to indicate construction, which incorporates wood, stud balloon or platform framing or wood post and beam framing (mill construction). This category also includes masonry structures, which incorporate wood joist or plank floor systems, or wood joist, truss, or rafter roof systems.
- **Fire Resistant** to indicate buildings with exposed structural steel, or reinforced concrete columns and beams. Multi-story structures will have steel floor joists with concrete plank or a reinforced concrete floor system. Exterior walls will typically be masonry or metal and glass panels.
- **Fireproof** to indicate typically high rise buildings with fabricated, heavy, structural steel column and beam framing which has been enveloped in a fire-proof material such as concrete or gypsum. Floors will be reinforced concrete or pre-cast concrete plank on steel joists protected by a gypsum-vermiculite plaster on metal lath ceiling. Exterior walls will be masonry or metal and glass panels.
- **Pre-Engineered Steel** to indicate buildings framed with prefabricated steel members. The structure will incorporate metal beams, girders columns and purlins, or light gauge steel joists manufactured from cold-formed shapes of sheet or strip steel. Multi-story buildings may have floors of wood, steel, or concrete. Exterior walls will typically be pre-finished metal siding or sandwich panels.

QUALITY GRADE SPECIFICATIONS

The base prices are for normal "C" Grade buildings erected with average quality materials and workmanship. A Table of Quality Factors is provided to adjust the "CC" Grade prices in order to account for variations in construction quality.

CAAA Grade Buildings generally having an elaborate architectural style and design, constructed with the excellent quality materials and workmanship, excellent quality interior finish, built-in features, heating and cooling systems, and very good grade plumbing and lighting fixtures.

CAA Grade Buildings generally having an outstanding architectural style and design, constructed with the finest quality materials and workmanship, excellent quality interior finish, built-in features, heating and cooling systems, and very good grade plumbing and lighting fixtures.

CA Grade Architecturally attractive buildings constructed with very good quality materials and workmanship, high quality interior finish, built-in features,

heating and cooling systems, and very good grade plumbing and lighting fixtures.

CB Grade	Buildings constructed with good quality materials and above average workmanship, moderate architectural treatment, good quality interior finish, built-in features, heating and cooling, plumbing, and lighting fixtures.
CC Grade	Buildings constructed with average quality materials and workmanship that conform to the base specifications used to develop the pricing schedule. Average architectural treatment, average quality interior finish and built-in features, standard quality heating and cooling systems, plumbing, and lighting fixtures.
CD Grade	Buildings constructed with economy quality materials and fair quality workmanship, void of architectural treatment, with fair quality interior finish and built-in features, low grade heating and cooling, plumbing, and lighting fixtures.
CE Grade	Buildings constructed with a very cheap grade of materials, usually "seconds", and very poor quality workmanship resulting from unskilled, inexperienced, "do-it-yourself" type labor. Contains low grade heating and cooling, plumbing, and lighting fixtures.

Note: The quality factor selected is to represent a composite judgment of the overall grade. Generally, the quality of materials and workmanship is consistent throughout the construction of a specific building. However, since this is not always the case, it is necessary to weigh the quality of each major component in order to arrive at the proper "overall" quality grade. Particular consideration must be given to "special features", such as elevators and banking features, since variations for quality are already considered in the respective pricing tables. Equal consideration must also be given to those "additions" which are constructed of materials and workmanship inconsistent with the quality of the main building.

FRANCHISE FOOD RESTAURANTS

Franchise Food restaurants have become common place beginning in the 1950's. The buildings, though they offer similar accommodations, are highly distinctive in architectural style and design. Each operation is readily identifiable with a particular design and motif and relies heavily on the appearance or "eye appeal" of its buildings to attract, maintain and promote business. The wide range of styles and designs has a direct influence on the replacement costs of the buildings. The size and quality of materials and workmanship alone are not the prime determining factors. Two restaurants showing no marked difference in size and construction quality may still show a considerable difference in cost due to the difference in design and décor. The replacement cost schedule provided is based upon specifications of size, quality, and design. The schedule is to be used as a guide for estimating replacement costs of franchise food restaurants. The proper use of the schedule, along with experience and sound judgment, should enable the appraiser to establish a reasonable estimate of replacement cost.

QUALITY GRADE SPECIFICATIONS

CAA and CA Grade	A unique design featuring elaborate architecture, especially in the roof and exterior walls, built of high quality materials and workmanship. A-Frame, Mansard, Gambrel, or Multi-Pitch type roofs with extensive overhangs, and copper, porcelain enamel shingles, wood shakes, slate, or comparable high quality roofing on insulated wood or steel decking and framing, with laminated wood frame or steel frame supporting beams and columns often exposed to project architectural effects. Walls consist of a combination of face brick or ceramic glazed brick, decorative stone or wood and plate glass. High quality interior finish of ceramic or quarry tile flooring, exposed stone and brick or high grade wood or porcelain enamel paneling and ceramic tile wall finish. Porcelain enamel or acoustical tile ceilings, often open to the roof slope; combined heating and air conditioning system; high grade ornamental lighting fixtures in the dining and service areas; good quality plumbing fixtures for typical toilet room facilities.
CB Grade	Conventional design featuring custom architectural styling, built of good quality materials and workmanship. Mansard, Gambrel or Double-Pitch roofs with liberal overhangs, composition tar and gravel, stone chip, or asphalt shingle roofing on insulated wood or steel decking and framing; face brick, ceramic tile and plate glass exterior walls with moderate architectural treatment; good quality interior finish of ceramic or quarry tile flooring, exposed brick or wood paneling and ceramic wall finish; acoustical tile or drywall ceiling; combined heating and air conditioning system, ornamental lighting fixtures in the dining and serving areas, and good quality plumbing fixtures for typical toilet room facilities.
CC Grade	Conventional design featuring moderate architectural styling, built of good quality workmanship and materials. Double-Pitch type roofs with normal overhangs, composition tar and gravel or asphalt shingle roofing on insulated wood or steel decking and framing; face brick, wood, or painted concrete block and plate glass exterior walls; good quality interior finish of quarry or vinyl asbestos tile flooring, wood paneling or drywall and part ceramic tile wall finish; drywall or acoustical tile ceiling; combined heating and air conditioning system; fluorescent lighting fixtures in the dining area, and good quality plumbing fixtures for typical toilet room facilities.
CD Grade	A simple conventional design void of architectural styling, built of average quality materials and workmanship. Flat or Single Pitch roof with normal overhangs, composition roofing on insulated wood decking and

framing; painted concrete block or wood exterior walls with a minimal amount of plate glass; average quality interior finish consisting of asphalt or vinyl asbestos tile flooring; painted concrete block, drywall or paneled wall finish and drywall ceiling; forced-air heating; wall unit air conditioning; fluorescent lighting fixtures; fair quality plumbing fixtures for typical toilet room facilities.

CE Grade Simple design void of architectural styling, built of fair quality materials and workmanship. Single-Pitch roof with normal overhangs, and composition roofing on wood decking and framing; painted concrete block or wood exterior walls with a minimal amount of plate glass; low quality interior finish consisting of asphalt tile flooring and painted concrete block and drywall; unit heaters; no air conditioning; fluorescent lighting fixtures; and fair quality plumbing fixtures for typical toilet room facilities.

APT01 APARTMENT



BASE SPECIFICATIONS FOR APT01 APARTMENT

WALL HEIGHT
9

STORY HEIGHT
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION
OF LIVING UNITS

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES
ADD FOR ATTACHMENTS
ADD FOR HEATING/COOLING
ADD FOR ELEVATOR
ADD FOR SPRINKLER SYSTEM
ADD FOR FIREPLACE

FLOOR COVER/FINISH:
VINYL/CARPET

INTERIOR FINISH:
DRYWALL/PANEL

PLUMBING:
ADEQUATE FIXTURES PER UNIT

OTHER FEATURES:
TYPICAL APPLIANCES



**AUT01,AUT02,
AUT03
AUTO DEALERSHIP**

BASE SPECIFICATIONS FOR AUT01 AUTO SHOWROOM

**WALL HEIGHT
BASE 14**

**STORY HEIGHT:
FIRST FLOOR AREA
UPPER FLOOR AREA**

**FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB**

**PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
SHOWROOM/OFFICE/STORAGE**

**FRAMING:
BASIC**

**REMARKS/ADDITIONAL
FEATURES:
ABUNDANT FLUORESCENT LIGHTING
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM**

**FLOOR COVER/FINISH:
VINYL/CARPET
FINISHED CONCRETE SLAB**

**INTERIOR FINISH:
PAINTEDBLOCK /DRYWALL/PANEL**

**PLUMBING:
ADEQUATE FIXTURES**

**AUT03
AUTO
CENTER****BASE SPECIFICATIONS FOR AUT03 AUTOMOTIVE SERVICE CENTER**

WALL HEIGHT
14

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
RETAIL/SERVICE AREA

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES:
ADD FOR SPRINKLER SYSTEM
ADD FOR HEATING/COOLING

FLOOR COVER/FINISH:
CONCRETE SLAB/VINYL
INTERIOR FINISH:
PAINTED BLOCK WALLS

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:
OVERHEAD DOORS/HOSE BIBS
FLOOR DRAINS

**AUTO4
CARWASH****BASE SPECIFICATIONS FOR AUTO4 CAR WASH**

WALL HEIGHT
14

STORY HEIGHT:
FIRST FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
BAYS/SALES AREA

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES:
FLUORESCENT LIGHTING
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER

FLOOR COVER/FINISH:
VINYL/CONCRETE SLAB

INTERIOR FINISH:
EXPOSED BRICK/DRYWALL

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:
FLOOR DRAINS



**AUT06
MINI-
LUBE**

BASE SPECIFICATIONS FOR AUTO6 MINI-LUBE

**WALL HEIGHT
14**

**STORY HEIGHT:
FIRST FLOOR AREA**

**FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB**

**PARTITIONS/COMMON WALLS:
RETAIL/SERVICE**

**FRAMING:
BASIC**

**REMARKS/ADDITIONAL
FEATURES:
ADD FOR HEATING/COOLING**

**FLOOR COVER/FINISH:
FINISHED CONCRETE SLAB**

**INTERIOR FINISH:
PAINTED BLOCK**

**PLUMBING:
ADEQUATE FIXTURES**

**OTHER FEATURES:
OVERHEAD DOORS
GREASE PIT/ HOSE BIB**

**B/B1
BEAUTY
BARBER
SHOP****BASE SPECIFICATIONS FOR B/B1 BEAUTY/BARBER SHOP****WALL HEIGHT
BASE 12****STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA****FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB****PARTITIONS/COMMON WALLS:
ADEQUATE****FRAMING:
BASIC****REMARKS/ADDITIONAL
FEATURES:
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER****FLOOR COVER/FINISH:
WOOD/VINYL/CARPET****INTERIOR FINISH:
DRYWALL/PANEL****PLUMBING:
ADEQUATE FIXTURES****OTHER FEATURES:
N/A**

BANK1 BANK



BASE SPECIFICATIONS FOR BANK1 BANK

**WALL HEIGHT
BASE 14**

**STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA**

**FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB**

**PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
OFFICE AREAS**

**FRAMING:
BASIC**

**FLOOR COVER/FINISH:
VINYL/CARPET/TILE**

**INTERIOR FINISH:
DRYWALL/PANEL**

**PLUMBING:
ADEQUATE FIXTURES**

**OTHER FEATURES:
RECORD VAULT, MONEY VAULT**

**REMARKS/ADDITIONAL
FEATURES:
ABUNDANT FLUORESCENT LIGHTING
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM
ADD FOR ELEVATORS
ADD FOR DRIVEUP WINDOWS**



BANK3 MODULAR DRIVE THRU

BASE SPECIFICATIONS FOR BANK3 DRIVE THRU BANK/ MODULAR

WALL HEIGHT
12

STORY HEIGHT:
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
OFFICE AREAS

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES:
ABUNDANT FLUORESCENT LIGHTING
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM
ADD FOR DRIVE UP WINDOWS

FLOOR COVER/FINISH:
VINYL/CARPET

INTERIOR FINISH:
DRYWALL/PANEL

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:

CHUR1 CHURCH



BASE SPECIFICATIONS FOR CHUR1 CHURCH

WALL HEIGHT
14

STORY HEIGHT
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION
OF OFFICE/SANCTURARY

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES
ADD FOR SPRINKLER
ADD FOR HEATING/COOLING
ADD FOR ELEVATOR

FLOOR COVER/FINISH:
VINYL/CARPET/
WOOD

INTERIOR FINISH:
DRYWALL/PANEL

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES

CHUR4 FELLOWSHIP HALL



BASE SPECIFICATIONS FOR CHUR4 FELLOWSHIP HALL

WALL HEIGHT
14

STORY HEIGHT
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION
OF MEETING ROOM/KITCHEN

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES
ADD FOR SPRINKLER
ADD FOR HEATING/COOLING
ADD FOR ELEVATOR

FLOOR COVER/FINISH:
VINYL/CARPET/
WOOD

INTERIOR FINISH:
DRYWALL/PANEL

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES



CHUR5 CHURCH CLASSROOM

BASE SPECIFICATIONS FOR CHUR5 CHURCH CLASSROOM

WALL HEIGHT

14

STORY HEIGHT

LOWER LEVEL AREA

FIRST FLOOR AREA

UPPER FLOOR AREA

FOUNDATION:

**CONTINUOUS FOOTING OR
POURED CONCRETE SLAB**

**PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION
OF OFFICE/CLASSROOM/**

FRAMING:

BASIC

REMARKS/ADDITIONAL FEATURES

ADD FOR SPRINKLER

ADD FOR HEATING/COOLING

ADD FOR ELEVATOR

FLOOR COVER/FINISH:

VINYL/CARPET/

WOOD

INTERIOR FINISH:

DRYWALL/PANEL

PLUMBING:

ADEQUATE FIXTURES



COMM1 RADIO/TV STATION

BASE SPECIFICATIONS FOR COMM1 RADIO/TELEVISION STATION

WALL HEIGHT
14

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION/BASEMENT:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE TO SEPARATE
BROADCAST/OFFICE AREAS

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES:
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM

FLOOR COVER/FINISH:
CONCRETE SLAB/VINYL

INTERIOR FINISH:
PAINTED BLOCK/DRYWALL

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:
SOUNDPROOF INSULATION

**DAYC1
DAY CARE****BASE SPECIFICATIONS FOR DAYC1 DAY CARE CENTER**

WALL HEIGHT
12

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE TO SEPARATE OFFICE/
CLASSROOMS/KITCHEN AREA

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES:
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM

FLOOR COVER/FINISH:
CONCRETE SLAB/VINYL/CARPET

INTERIOR FINISH:
PAINTED BLOCK/DRYWALL

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:

**FNHM1
FNHM3
FUNERAL
HOME/CHAPEL**



BASE SPECIFICATIONS FOR FNHM1/FNHM3 FUNERAL HOME/CHAPEL

**WALL HEIGHT
14**

**STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA**

**FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB**

**PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
SALES/VIEWING/CHAPEL**

**FRAMING:
BASIC**

**REMARKS/ADDITIONAL
FEATURES:
ADD FOR HEATING/COOLING
ADD FOR LIFTS & ELEVATORS
ADD FOR SPRINKLER SYSTEM**

**FLOOR COVER/FINISH:
CARPET/VINYL OR RUBBER TILE**

**INTERIOR FINISH:
DRYWALL/PANEL**

**PLUMBING:
ADEQUATE FIXTURES**

**OTHER FEATURES:
FLOOR DRAINING/QUARRY
TILE/PREPARATION AREA
GARAGE DOORS**



GARG1 SERVICE GARAGE

BASE SPECIFICATIONS FOR GARG1 SERVICE GARAGE

WALL HEIGHT
14

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
SERVICE/STORAGE AREA

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES:
GOOD FLUORESCENT LIGHTING
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM

FLOOR COVER/FINISH:
FINISHED CONCRETE SLAB

INTERIOR FINISH:
PAINTED BLOCK

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:
GARAGE DOORS/HOSE BIBS/
FLOOR DRAINS



GARG2 SERVICE SHOP

BASE SPECIFICATIONS FOR GARG2 SERVICE SHOP

WALL HEIGHT
14

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
MINIMAL

FRAMING:
BASIC

**REMARKS/ADDITIONAL
FEATURES:**
ADD FOR ENCLOSURES
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM
ADD FOR DOCK LEVELERS
ADD FOR MEZZANINE

FLOOR COVER/FINISH:
FINISHED CONCRETE SLAB

INTERIOR FINISH:
PAINTED BLOCK

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:
OVERHEAD DOORS



GAS01 GAS STATION

BASE SPECIFICATIONS FOR GAS01 GAS STATION

WALL HEIGHT
12

STORY HEIGHT:
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
OFFICE/SERVICE AREA

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES:
GOOD FLUORESCENT LIGHTING
ADD FOR HEATING/COOLING

FLOOR COVER/FINISH:
FINISHED CONCRETE SLAB
QUARRY TILE OR EQUAL

INTERIOR FINISH:
PAINTED BLOCK

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:
OVERHEAD DOORS/HOSE BIBS/
DRAINS/SALES/OFFICE AREA/
PLATE GLASS WINDOWS

**BASE SPECIFICATIONS FOR GAS01 GAS STATION**

WALL HEIGHT
12

STORY HEIGHT:
FIRST FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES:
ADD FOR HEATING/COOLING

FLOOR COVER/FINISH:
FINISHED CONCRETE SLAB

INTERIOR FINISH:
PAINTED BLOCK

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:



**GOV01
GOVERNMENT
BUILDING**

BASE SPECIFICATIONS FOR GOV1 GOVERNMENT BUILDING

**WALL HEIGHT
14**

**STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA**

**FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB**

**PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
OFFICES/MEETING ROOMS**

**FRAMING:
BASIC**

**FLOOR COVER/FINISH:
VINYL/HEAVY LINOLEUM**

**INTERIOR FINISH:
DRYWALL/PANEL PAINTED BLOCK**

**PLUMBING:
ADEQUATE FIXTURES**

OTHER FEATURES:

**REMARKS/ADDITIONAL
FEATURES:
ADD FOR ELEVATORS/ESCALATOR
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM**



**GOV02
JAIL/
PRISON**

BASE SPECIFICATIONS FOR GOV2 JAIL PRISON

**WALL HEIGHT
14**

**STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA**

**FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB**

**PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
OFFICES/CELLS/REC AREA**

**FRAMING:
BASIC**

**REMARKS/ADDITIONAL
FEATURES:
ADD FOR ELEVATORS
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM**

**FLOOR COVER/FINISH:
VINYL/HEAVY LINOLEUM**

**INTERIOR FINISH:
DRYWALL/PANEL PAINTED BLOCK**

**PLUMBING:
ADEQUATE FIXTURES**

**OTHER FEATURES:
SALLYPORT/SECURITY AREAS**

**GOV03
POST
OFFICE**



BASE SPECIFICATIONS FOR GOV3 POST OFFICE

**WALL HEIGHT
14**

**STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA**

**FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB**

**PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
OFFICE/STORAGE**

**FRAMING:
BASIC**

**FLOOR COVER/FINISH:
VINYL/HEAVY LINOLEUM**

**INTERIOR FINISH:
DRYWALL/PANEL/PAINTED BLOCK**

**PLUMBING:
ADEQUATE FIXTURES**

**OTHER FEATURES:
OVERHEAD DOORS**

**REMARKS/ADDITIONAL
FEATURES:
ADD FOR ELEVATORS
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM
ADD FOR DOCK LEVELERS**



GOV04 ARMORY

BASE SPECIFICATIONS FOR GOV4 ARMORY

WALL HEIGHT

14

STORY HEIGHT

LOWER LEVEL AREA

FIRST FLOOR AREA

UPPER FLOOR AREA

FOUNDATION:

**CONTINUOUS FOOTING OR
POURED CONCRETE SLAB**

PARTITIONS/COMMON WALLS:

**ADEQUATE FOR SEPARATION
OF OFFICE/COMMON AREA/
VEHICLE AREA**

FRAMING:

BASIC

REMARKS/ADDITIONAL FEATURES

ADD FOR SPRINKLER

ADD FOR HEATING/COOLING

FLOOR COVER/FINISH:

VINYL/CARPET/

FINISHED CONCRETE

INTERIOR FINISH:

DRYWALL/PANEL

PLUMBING:

ADEQUATE FIXTURES

OTHER FEATURES

**GOV05
POLICE
STATION**



BASE SPECIFICATIONS FOR GOV05 POLICE STATION

**WALL HEIGHT
14**

**STORY HEIGHT
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA**

**FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB**

**PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION
OF OFFICE/REC AREA/
LOCKER ROOM/GARAGE**

**FRAMING:
BASIC**

**REMARKS/ADDITIONAL
FEATURES
ADD FOR SPRINKLER
ADD FOR HEATING/COOLING
ADD FOR ELEVATOR**

**FLOOR COVER/FINISH:
VINYL/CARPET/
WOOD**

**INTERIOR FINISH:
DRYWALL/PANEL**

**PLUMBING:
ADEQUATE FIXTURES**

**OTHER FEATURES
SALLPORT**

**GOV06
FIRE
STATION**



BASE SPECIFICATIONS FOR GOV06 FIRE STATION

WALL HEIGHT

14

STORY HEIGHT

LOWER LEVEL AREA

FIRST FLOOR AREA

UPPER FLOOR AREA

FOUNDATION:

**CONTINUOUS FOOTING OR
POURED CONCRETE SLAB**

PARTITIONS/COMMON WALLS:

**ADEQUATE FOR SEPARATION
OF OFFICE/REC AREA/
LOCKER ROOM/GARAGE**

FRAMING:

BASIC

**REMARKS/ADDITIONAL
FEATURES**

ADD FOR SPRINKLER

ADD FOR HEATING/COOLING

ADD FOR ELEVATOR

FLOOR COVER/FINISH:

VINYL/CARPET/

WOOD

INTERIOR FINISH:

DRYWALL/PANEL

PLUMBING:

ADEQUATE FIXTURES

OTHER FEATURES

OVERHEAD DOORS



GOV07 COURTHOUSE

BASE SPECIFICATIONS FOR GOV7 COURTHOUSE

WALL HEIGHT
14

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
OFFICES/COURT ROOMS

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES:
ADD FOR ELEVATORS/ESCALATOR
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM

FLOOR COVER/FINISH:
VINYL/HEAVY LINOLEUM

INTERIOR FINISH:
DRYWALL/PANEL PAINTED BLOCK

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES
SALLYPORT



**GRHS1/
GRHS2
GROUP
HOME/
DORMITORY**

BASE SPECIFICATIONS FOR GRHS1/GRHS2 GROUP HOME/ DORMITORY

**WALL HEIGHT
14**

**STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA**

**FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB**

**PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
ROOMS/PUBLIC ROOMS/KITCHEN**

**FRAMING:
BASIC**

**REMARKS/ADDITIONAL
FEATURES:
ADD FOR ELEVATORS
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM**

**FLOOR COVER/FINISH:
VINYL/HEAVY LINOLEUM/WOOD**

**INTERIOR FINISH:
DRYWALL/PANEL PAINTED BLOCK**

**PLUMBING:
ADEQUATE PER ROOM**

**OTHER FEATURES:
QUARRY TILE/KITCHEN AREA**



GYM01 GYMNASIUM

BASE SPECIFICATIONS FOR GYM01 GYMNASIUM

WALL HEIGHT

14

STORY HEIGHT

LOWER LEVEL AREA

FIRST FLOOR AREA

UPPER FLOOR AREA

FOUNDATION:

CONTINUOUS FOOTING OR

POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:

ADEQUATE FOR SEPARATION

OF OFFICE/REC AREA/

LOCKER ROOM

FRAMING:

BASIC

REMARKS/ADDITIONAL FEATURES

ADD FOR SPRINKLER

ADD FOR HEATING/COOLING

ADD FOR ELEVATOR

FLOOR COVER/FINISH:

VINYL/CARPET/

WOOD

INTERIOR FINISH:

PAINTED BLOCK

PLUMBING:

ADEQUATE FIXTURES

OTHER FEATURES



HCAR1 WALK IN CLINIC (URGENT CARE)

BASE SPECIFICATIONS FOR HCAR1 WALK IN CLINIC (URGENT CARE)

WALL HEIGHT
14

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
EXAM ROOMS/WAITING ROOM

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES:
GOOD FLUORESCENT LIGHTING
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM
ADD FOR ELEVATORS

FLOOR COVER/FINISH:
VINYL/HEAVY LINOLEUM

INTERIOR FINISH:
DRYWALL/PANEL PAINTED BLOCK

PLUMBING:
ADEQUATE FIXTURES PER ROOM/
ADEQUATE FIXTURES PER FLOOR

OTHER FEATURES:
QUARRY TILE/KITCHEN AREA



**HCAR3/
HCAR4
NURSING
HOME/
ELDERLY
CARE**

**BASE SPECIFICATIONS FOR HCAR3/HCAR4 NURSING/ELDERLY CARE
ASSISTED LIVING CENTER**

**WALL HEIGHT
14**

**STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA**

**FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB**

**PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
HOUSING/TREATMENT/KITCHEN**

**FRAMING:
BASIC**

**FLOOR COVER/FINISH:
VINYL/HEAVY LINOLEUM**

**INTERIOR FINISH:
DRYWALL/PANEL PAINTED BLOCK**

**PLUMBING:
ADEQUATE FIXTURES PER ROOM**

**OTHER FEATURES:
QUARRY TILE/KITCHEN AREA
FLOOR DRAINS**

**REMARKS/ADDITIONAL
FEATURES:
GOOD FLUORESCENT LIGHTING
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM
ADD FOR ELEVATORS**

**BASE SPECIFICATIONS FOR HCAR9 HOSPITAL**

WALL HEIGHT
14

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
ROOMS/TREATMENT/KITCHEN
OPERATING ROOMS

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES:
GOOD FLUORESCENT LIGHTING
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM
ADD FOR ELEVATORS

FLOOR COVER/FINISH:
VINYL/HEAVY LINOLEUM

INTERIOR FINISH:
DRYWALL/PANEL PAINTED BLOCK

PLUMBING:
ADEQUATE FIXTURES PER ROOM/
ADEQUATE FIXTURES PER FLOOR

OTHER FEATURES:
QUARRY TILE/KITCHEN AREA



HOTL1 HOTEL/ MOTEL

BASE SPECIFICATIONS FOR HOTL1 HOTEL/MOTEL

WALL HEIGHT
12

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
SERVICE AREA/GUEST ROOMS

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES
ABUNDANT FLUORESCENT LIGHTING
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM
ADD FOR ELEVATORS
ADD FOR INDOOR POOL
ADD FOR BALCONIES
ADD FOR FIREPLACE

FLOOR COVER/FINISH:
VINYL/HEAVY LINOLEUM
CARPET

INTERIOR FINISH:
DRYWALL/PANEL/PLASTER
PAINTED BLOCK

PLUMBING:
ADEQUATE FIXTURES PER ROOM

OTHER FEATURES:
QUARRY TILE/KITCHEN AREA



**INDS1/
INDS4
INDUSTRIAL**

BASE SPECIFICATIONS FOR INDS1 INDUSTRIAL/ INDS4 HEAVY INDUSTRIAL

**WALL HEIGHT
14**

**STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA**

**FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB**

**PARTITIONS/COMMON WALLS:
SMALL OFFICE AREAS**

**FRAMING:
BASIC**

**REMARKS/ADDITIONAL
FEATURES
ADD FOR ENCLOSURES
AND MEZZANINES
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM
ADD FOR PASSENGER OR
FREIGHT ELEVATORS
ADD FOR DOCK LEVELERS**

**FLOOR COVER/FINISH:
VINYL/HEAVY LINOLEUM
CARPET**

**INTERIOR FINISH:
PAINTED BLOCK**

**PLUMBING:
ADEQUATE FIXTURES**

**OTHER FEATURES:
OVERHEAD DOORS**

LMAT1 LAUNDRY/ CLEANERS



BASE SPECIFICATIONS FOR LMAT1 LAUNDRY/DRY CLEANERS

WALL HEIGHT
14

STORY HEIGHT:
LOWER FLOOR AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES:
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM

FLOOR COVER/FINISH:
WOOD/VINYL/CONCRETE

INTERIOR FINISH:
DRYWALL/PANEL/UNFINISHED

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:
FLOOR DRAINS



LUMB1 LUMBER STORAGE

BASE SPECIFICATIONS FOR LUMB1 LUMBER STORAGE

**WALL HEIGHT
14**

**STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA**

**FOUNDATION:
POURED CONCRETE SLAB**

**PARTITIONS/COMMON WALLS:
MINIMAL**

**FRAMING:
BASIC**

**REMARKS/ADDITIONAL
FEATURES:
ADD FOR SPRINKLER SYSTEM**

**FLOOR COVER/FINISH:
CONCRETE SLAB**

**INTERIOR FINISH:
NONE**

**PLUMBING:
NONE**

**OTHER FEATURES:
OVERHEAD DOORS MINIMAL**

MRKT1 CONVENIENCE STORE



BASE SPECIFICATIONS FOR MRKT1 CONVENIENCE STORE

WALL HEIGHT
12

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
MINIMAL

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES:
ABUNDANT FLUORESCENT LIGHTING
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM

FLOOR COVER/FINISH:
VINYL/HEAVY LINOLEUM

INTERIOR FINISH:
DRYWALL/PANEL
EXPOSED BRICK

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:
ALUM/PLATE GLASS STORE FRONT
GLASS DOORS

MRKT4 SUPERMARKET



BASE SPECIFICATIONS FOR MRKT4 SUPERMARKET

WALL HEIGHT
14

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
RETAIL/STORAGE AREA/FOOD
PREPARATION AREA

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES:
ABUNDANT FLUORESCENT LIGHTING
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM

FLOOR COVER/FINISH:
FINISHED CONCRETE SLAB
HEAVY VINYL

INTERIOR FINISH:
DRYWALL/PANEL
PAINTED BLOCK

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:
ALUM/GLASS STORE FRONT
AUTOMATIC DOORS

**MRKT7
CONVENIENCE
STORE/
FAST FOOD**



BASE SPECIFICATIONS FOR MRKT7 CONV STORE/FAST FOOD STORE

WALL HEIGHT

12

STORY HEIGHT:

FIRST FLOOR AREA

UPPER FLOOR AREA

FOUNDATION:

CONTINUOUS FOOTING OR

POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:

**ADEQUATE FOR SEPARATION OF
RETAIL/RESTAURANT/STORAGE
AREAS**

FRAMING:

BASIC

REMARKS/ADDITIONAL

FEATURES

ABUNDANT FLUORESCENT LIGHTING

ADD FOR HEATING/COOLING

ADD FOR SPRINKLER SYSTEM

FLOOR COVER/FINISH:

VINYL/HEAVY LINOLEUM

INTERIOR FINISH:

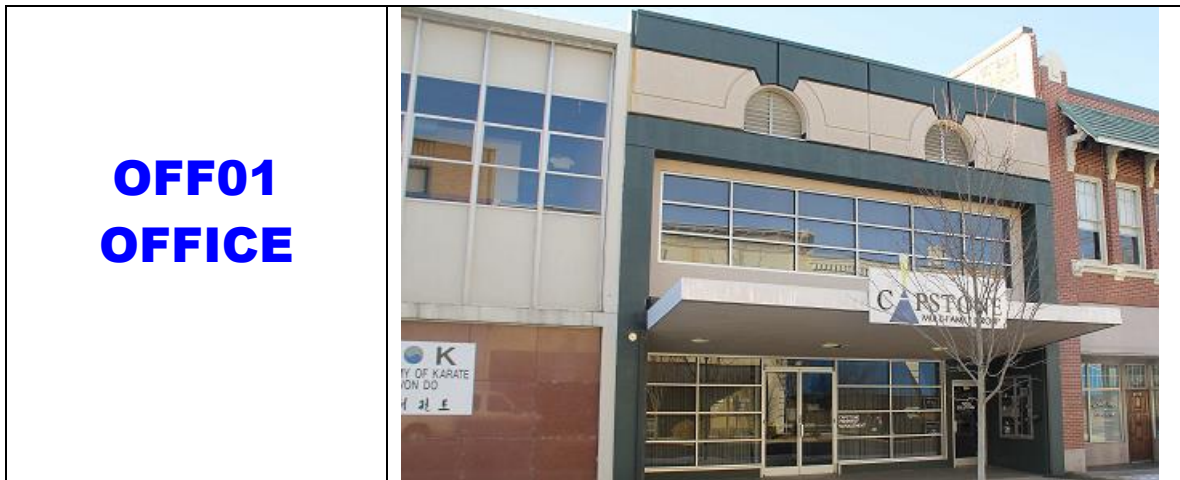
**DRYWALL/PANEL/PLASTER
PAINTED BLOCK**

PLUMBING:

ADEQUATE FIXTURES

OTHER FEATURES:

**QUARRY TILE FLOOR
FLOOR DRAINS**


BASE SPECIFICATIONS FOR OFF01 GENERAL OFFICE

WALL HEIGHT
14

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
OFFICE/STORAGE AREA

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES:
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM
ADD FOR ELEVATORS

FLOOR COVER/FINISH:
VINYL/CARPET

INTERIOR FINISH:
DRYWALL/PANEL

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:
ALUMINUM/GLASS WINDOW
WALLS

**OFF02
OPEN
OFFICE****BASE SPECIFICATIONS FOR OFF02 OPEN OFFICE**

WALL HEIGHT
14

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
MINIMAL

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES:
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM

FLOOR COVER/FINISH:
VINYL/CARPET

INTERIOR FINISH:
DRYWALL/PANEL

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:



OFF04 MEDICAL OFFICE

BASE SPECIFICATIONS FOR OFF04 MEDICAL OFFICE

WALL HEIGHT
14

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ABUNDANT FOR SEPARATION OF
TREATMENT/EXAM ROOMS

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES:
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM
ADD FOR ELEVATORS
ABUNDANT LIGHTING

FLOOR COVER/FINISH:
VINYL/CARPET

INTERIOR FINISH:
DRYWALL/PANEL

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES

**OFF05
OFFICE
CONDO****BASE SPECIFICATIONS FOR OFF05 OFFICE CONDO****WALL HEIGHT
10****STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA****FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB****PARTITIONS/COMMON WALLS:
SEPARATION OF OFFICE****FRAMING:
BASIC****REMARKS/ADDITIONAL
FEATURES:
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM
ADD FOR ELEVATORS****FLOOR COVER/FINISH:
VINYL/CARPET****INTERIOR FINISH:
DRYWALL/PANEL****PLUMBING:
ADEQUATE FIXTURES****OTHER FEATURES
SHARED COMMON AREA**



OFF06 RESEARCH & DEVELOPEMENT

BASE SPECIFICATIONS FOR OFF06 RESEARCH & DEVELOPEMENT

WALL HEIGHT
14

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
SMALL OFFICE AREAS

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES
ADD FOR ENCLOSURES
AND FOR MEZZANINES
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM
ABUNDANT FLORESCENT LIGHTING
ADD FOR ELEVATORS
ADD DOCK LEVELERS

FLOOR COVER/FINISH:
FINISHED CONCRETE SLAB

INTERIOR FINISH:
PAINTED BLOCK OR EQUAL

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:
OVERHEAD DOORS

**OFF07
OFFICE
MODULAR****BASE SPECIFICATIONS FOR OFF07 OFFICE MODULAR****WALL HEIGHT
10****STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA****FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB****PARTITIONS/COMMON WALLS:
SMALL OFFICE AREAS****FRAMING:
BASIC****REMARKS/ADDITIONAL
FEATURES
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM****FLOOR COVER/FINISH:
VINYL/CARPET/WOOD****INTERIOR FINISH:
DRYWALL/PANEL****PLUMBING:
ADEQUATE FIXTURES****OTHER FEATURES:**



**OFF09
VET.
CLINIC**

BASE SPECIFICATIONS FOR OFF09 VETERINARY CLINIC

**WALL HEIGHT
14**

**STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA**

**FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB**

**PARTITIONS/COMMON WALLS:
ABUNDANT FOR SEPARATION OF
TREATMENT/EXAM ROOMS**

**FRAMING:
BASIC**

**REMARKS/ADDITIONAL
FEATURES:
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM
ADD FOR ELEVATORS**

**FLOOR COVER/FINISH:
VINYL/CARPET**

**INTERIOR FINISH:
DRYWALL/PANEL**

**PLUMBING:
ADEQUATE FIXTURES**

**OTHER FEATURES:
FLOOR DRAINS/KENNEL AREAS**



OFF10 OFFICE WAREHOUSE

BASE SPECIFICATIONS FOR OFF10 OFFICE WAREHOUSE

WALL HEIGHT
14

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION
OF OFFICE/SHOP/STORAGE AREAS

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES:
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM

FLOOR COVER/FINISH:
VINYL/CARPET/FINISHED

INTERIOR FINISH:
DRYWALL/PANEL/EXPOSED STEEL

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:
OVERHEAD/PEDESTRIAN DOORS

PARK1 PARKING GARAGE



BASE SPECIFICATIONS FOR PARK1 PARKING GARAGE

WALL HEIGHT
14

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
MINIMAL

FRAMING:
BASIC

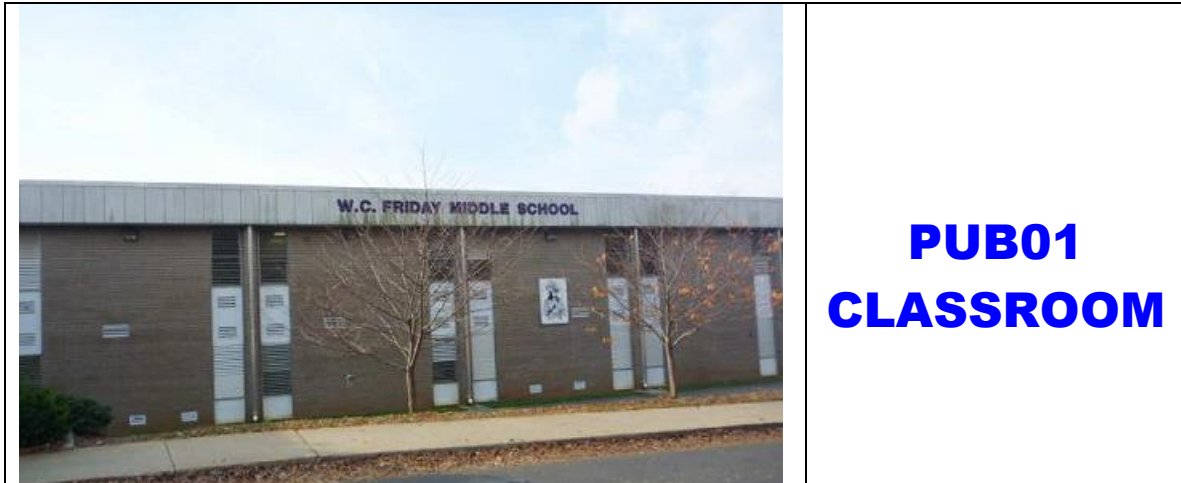
REMARKS/ADDITIONAL
FEATURES:
ADD FOR ELEVATORS
ADD FOR SPRINKLER SYSTEM

FLOOR COVER/FINISH:
NONE

INTERIOR FINISH:
NONE

PLUMBING:
NONE

OTHER FEATURES:



PUB01 CLASSROOM

BASE SPECIFICATIONS FOR PUB01 CLASSROOM

WALL HEIGHT
14

STORY HEIGHT
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION
OF OFFICE/CLASSROOM/
CAFETERIA

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES
ADD FOR SPRINKLER
ADD FOR HEATING/COOLING
ADD FOR ELEVATOR

FLOOR COVER/FINISH:
VINYL/CARPET/
WOOD

INTERIOR FINISH:
DRYWALL/PANEL

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES



PUB04 COLLEGE

BASE SPECIFICATIONS FOR PUB04 COLLEGE

WALL HEIGHT

14

STORY HEIGHT

LOWER LEVEL AREA

FIRST FLOOR AREA

UPPER FLOOR AREA

FOUNDATION:

CONTINUOUS FOOTING OR

POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:

ADEQUATE FOR SEPARATION

OF OFFICE/CLASSROOM/

CAFETERIA

FRAMING:

BASIC

REMARKS/ADDITIONAL

FEATURES

ADD FOR SPRINKLER

ADD FOR HEATING/COOLING

ADD FOR ELEVATOR

FLOOR COVER/FINISH:

VINYL/CARPET/

WOOD

INTERIOR FINISH:

DRYWALL/PANEL

PLUMBING:

ADEQUATE FIXTURES

OTHER FEATURES

**PUB06
LIBRARY****BASE SPECIFICATIONS FOR PUB06 LIBRARY****WALL HEIGHT
14****STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA****FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB****PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
OFFICE/STORAGE****FRAMING:
BASIC****FLOOR COVER/FINISH:
VINYL/HEAVY LINOLEUM****INTERIOR FINISH:
DRYWALL/PANEL PAINTED BLOCK****PLUMBING:
ADEQUATE FIXTURES****OTHER FEATURES:****REMARKS/ADDITIONAL
FEATURES:
ADD FOR ELEVATORS
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM**



PUB07 AUDITORIUM

BASE SPECIFICATIONS FOR PUB07 AUDITORIUM

WALL HEIGHT
14

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
SEATING/DRESSING/STAGE AREA

FRAMING:
BASIC

FLOOR COVER/FINISH:
VINYL/CARPET/WOOD

INTERIOR FINISH:
DRYWALL/PANEL/PAINTED BLOCK

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:

REMARKS/ADDITIONAL
FEATURES:
ADD FOR ELEVATORS
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM



**PUB09
MUSEUM**

BASE SPECIFICATIONS FOR PUB09 MUSEUM

**WALL HEIGHT
14**

**STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA**

**FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB**

**PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
OFFICE/EXHIBIT AREA/STORAGE**

**FRAMING:
BASIC**

**REMARKS/ADDITIONAL
FEATURES:
ADD FOR ELEVATORS
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM**

**FLOOR COVER/FINISH:
VINYL/CARPET/WOOD**

**INTERIOR FINISH:
DRYWALL/PANEL/PAINTED BLOCK**

**PLUMBING:
ADEQUATE FIXTURES**

OTHER FEATURES:

**BASE SPECIFICATIONS FOR REC01 SKATING RINK**

WALL HEIGHT
14

STORY HEIGHT:
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
SALES/RINK AREA/CONCESSIONS

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES:
ABUNDANT LIGHTING
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM

FLOOR COVER/FINISH:
VINYL/HEAVY LINOLEUM
CARPET

INTERIOR FINISH:
DRYWALL/PANEL
PAINTED BLOCK

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:
ALUM/GLASS ENTRANCE



REC02 BOWLING ALLEY

BASE SPECIFICATIONS REC02 BOWLING ALLEY

**WALL HEIGHT
14**

**STORY HEIGHT:
FIRST FLOOR AREA
UPPER FLOOR AREA**

**FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB**

**PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
SERVICE/STORAGE AREA/
CONCESSIONS**

**FRAMING:
BASIC**

**REMARKS/ADDITIONAL
FEATURES:
ABUNDANT FLUORESCENT LIGHTING
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM**

**FLOOR COVER/FINISH:
VINYL/HEAVY LINOLEUM
FINISHED CONCRETE SLAB**

**INTERIOR FINISH:
DRYWALL/PANEL
PAINTED BLOCK**

**PLUMBING:
ADEQUATE FIXTURES**

**OTHER FEATURES:
ALUM/GLASS ENTRANCE**



REC04/REC09 FITNESS RECREATION CENTER

BASE SPECIFICATIONS FOR REC04/REC09 FITNESS/RECREATION CENTER

WALL HEIGHT
14

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
SERVICE/STORAGE AREA/
RECREATION AREA/LOCKER
ROOMS

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES:
GOOD FLUORESCENT LIGHTING
ADD FOR HEATING/COOLING
ADD FOR ELEVATORS
ADD FOR INDOOR POOL

FLOOR COVER/FINISH:
VINYL/HEAVY LINOLEUM/CARPET

INTERIOR FINISH:
PAINTED BLOCK/EXPOSED BRICK

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:



REST1 FAST FOOD

BASE SPECIFICATIONS FOR REST1 FAST FOOD RESTAURANT

WALL HEIGHT
12

STORY HEIGHT:
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
KITCHEN/DINING AREA

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES:
ABUNDANT LIGHTING
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM

FLOOR COVER/FINISH:
VINY/HEAVY LINOLEUM
TERRAZZO/QUARRY TILE

INTERIOR FINISH:
DRYWALL/PANEL/EXPOSED BRICK

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:
KITCHEN AREA/ QUARRY TILE
FINISH/ FLOOR DRAINS



**BAR1/
REST2
BAR/
RESTAURANT**

BASE SPECIFICATIONS FOR BAR1/REST2 (REST. /LOUNGE) RESTAURANT

**WALL HEIGHT
14**

**STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA**

**FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB**

**PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
KITCHEN/DINING/BAR AREA**

**FRAMING:
BASIC**

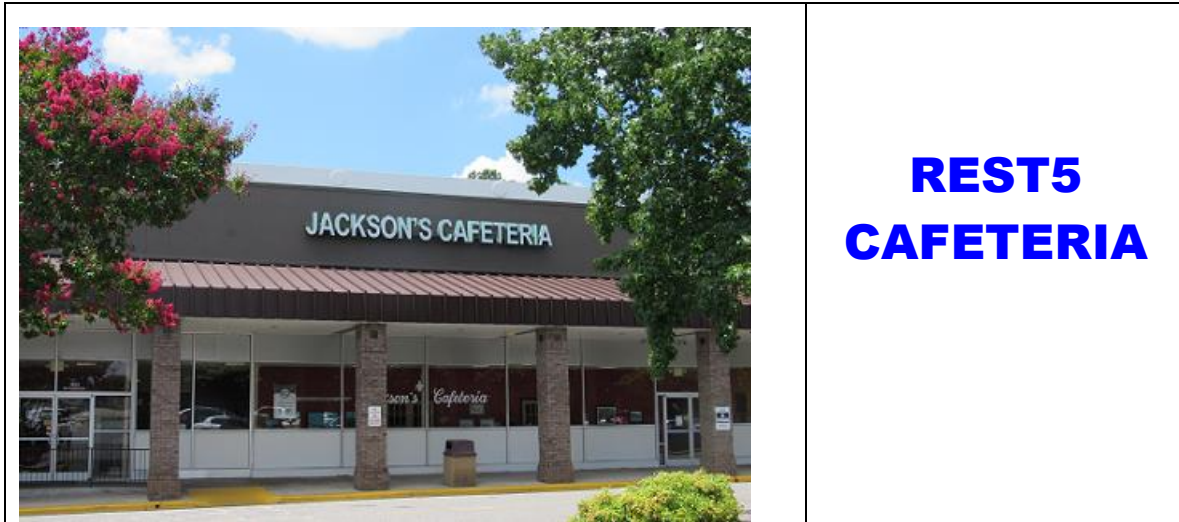
**REMARKS/ADDITIONAL
FEATURES:
ABUNDANT FLUORESCENT LIGHTING
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM
ADD FOR ELEVATORS**

**FLOOR COVER/FINISH:
VINYL/HEAVY LINOLEUM**

**INTERIOR FINISH:
DRYWALL/PANEL**

**PLUMBING:
ADEQUATE FIXTURES**

**OTHER FEATURES:
QUARRY TILE/KITCHEN AREA
FLOOR DRAINS/BAR**



REST5 CAFETERIA

BASE SPECIFICATIONS FOR REST5 CAFETERIA

WALL HEIGHT
14

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
KITCHEN/DINING/

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES:
ABUNDANT FLUORESCENT LIGHTING
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM
ADD FOR ELEVATORS

FLOOR COVER/FINISH:
VINYL/HEAVY LINOLEUM/CARPET

INTERIOR FINISH:
DRYWALL/PANEL

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:
QUARRY TILE/KITCHEN AREA
FLOOR DRAINS



RET01
RETAIL

BASE SPECIFICATIONS FOR RET01 GENERAL RETAIL

WALL HEIGHT
14

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
MINIMAL

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES:
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM
ADD FOR ELEVATORS

FLOOR COVER/FINISH:
CARPET/VINYL

INTERIOR FINISH:
DRYWALL/PANEL

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:
ALUM/PLATE GLASS FRONT
AVERAGE DISPLAY AREA
GLASS DOORS



RET04 DEPARTMENT STORE

BASE SPECIFICATIONS FOR RET04 DEPARTMENT STORE

WALL HEIGHT
14

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
RETAIL/STORAGE AREA

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES
ABUNDANT FLUORESCENT LIGHTING
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM
ADD FOR ELEVATORS/ESCALATORS

FLOOR COVER/FINISH:
VINYL/HEAVY LINOLEUM

INTERIOR FINISH:
DRYWALL/PANEL/PLASTER
EXPOSED BRICK

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:
METAL/VITREOUS/GLASS
STORE FRONT/DISPLAY

RET05 DISCOUNT STORE



BASE SPECIFICATIONS FOR RET05 DISCOUNT STORE

WALL HEIGHT
14

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
RETAIL/ STORAGE AREA

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES
ABUNDANT FLUORESCENT LIGHTING
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM
ADD FOR ELEVATORS/ESCALATORS

FLOOR COVER/FINISH:
VINYL/HEAVY LINOLEUM

INTERIOR FINISH:
DRYWALL/PANEL/PLASTER
PAINTED BLOCK

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:
ALUM/GLASS STORE FRONT
AUTOMATIC DOORS

**BASE SPECIFICATIONS FOR RET07 PRO SHOP**

WALL HEIGHT
14

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
RETAIL AND SUPPORT AREAS

FRAMING:
BASIC

FLOOR COVER/FINISH:
VINYL/LINOLEUM/CARPET

INTERIOR FINISH:
DRYWALL/PANEL

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:

REMARKS/ADDITIONAL
FEATURES:
ADD FOR SPRINKLER SYSTEM
ADD FOR HEATING/COOLING

**RET12
RETAIL
STRIP
CENTER****BASE SPECIFICATIONS FOR RET12 RETAIL STRIP CENTER**

WALL HEIGHT
14

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
RETAIL STORES

FRAMING:
BASIC

FLOOR COVER/FINISH:
VINYL/HEAVY LINOLEUM

INTERIOR FINISH:
DRYWALL/PANEL
PAINTED BLOCK

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:
ALUM/GLASS STORE FRONT
AUTOMATIC DOORS

REMARKS/ADDITIONAL
FEATURES:
ABUNDANT FLOURESCENT LIGHTING
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM



RET13 DRUG STORE

BASE SPECIFICATIONS FOR RET13 DRUG STORE

WALL HEIGHT

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
RETAIL/PHARMACY/STORAGE
AREA

FRAMING:
BASIC

REMARKS/ADDITIONAL FEATURES

FLOOR COVER/FINISH:
VINYL/HEAVY LINOLEUM

ABUNDANT FLUORESCENT LIGHTING
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM

INTERIOR FINISH:
DRYWALL/PANEL/PLASTER
PAINTED BLOCK

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:
ALUM/GLASS STORE FRONT
AUTOMATIC DOORS



RET14 RETAIL SPECIALTY

BASE SPECIFICATIONS FOR RET14 RETAIL SPECIALTY

WALL HEIGHT

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
RETAIL/STORAGE AREA

FRAMING:
BASIC

REMARKS/ADDITIONAL FEATURES

FLOOR COVER/FINISH:
VINYL/HEAVY LINOLEUM

ABUNDANT FLUORESCENT LIGHTING
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM

INTERIOR FINISH:
DRYWALL/PANEL/PLASTER
PAINTED BLOCK

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:
ALUM/GLASS STORE FRONT
AUTOMATIC DOORS

**RET15
RETAIL
AUTO PARTS**



BASE SPECIFICATIONS FOR RET15 AUTO PARTS STORE

**WALL HEIGHT
14**

**STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA**

**FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB**

**PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
RETAIL/STORAGE AREA**

**FRAMING:
BASIC**

**FLOOR COVER/FINISH:
VINYL/HEAVY LINOLEUM**

**INTERIOR FINISH:
DRYWALL/PANEL/PLASTER
PAINTED BLOCK**

**PLUMBING:
ADEQUATE FIXTURES**

**OTHER FEATURES:
ALUM/GLASS STORE FRONT
AUTOMATIC DOORS**

**REMARKS/ADDITIONAL
FEATURES
ABUNDANT FLUORESCENT LIGHTING
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM**

**RET16
RETAIL
WAREHOUSE****BASE SPECIFICATIONS FOR RET16 RETAIL WAREHOUSE**

WALL HEIGHT
14

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
RETAIL/PROCESS AREAS

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES:
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM
ADD FOR ELEVATORS
ADD FOR DOCK LEVELERS

FLOOR COVER/FINISH:
VINYL/CARPET/
FINISHED CONCRETE

INTERIOR FINISH:
DRYWALL/PANEL

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:
FLOOR DRAINS/OVERHEAD DOORS

**SHOP1
NEIGHBORHOOD
CENTER****BASE SPECIFICATIONS FOR SHOP1 NEIGHBORHOOD CENTER**

WALL HEIGHT
14

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
RETAIL STORES

FRAMING:
BASIC

FLOOR COVER/FINISH:
VINYL/HEAVY LINOLEUM
CARPET

INTERIOR FINISH:
DRYWALL/PANEL/PAINTED BLOCK

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:
ALUM/GLASS STORE FRONT
AUTOMATIC DOORS

REMARKS/ADDITIONAL
FEATURES:
ABUNDANT FLOURESCENT LIGHTING
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM
ADD FOR ELEVATORS/ESCALATORS

SHOP2 REGIONAL CENTER



BASE SPECIFICATIONS FOR SHOP2 REGIONAL CENTER

WALL HEIGHT
14

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
RETAIL STORES

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES:
ABUNDANT FLOURESCENT LIGHTING
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM
ADD FOR ELEVATORS/ESCALATORS

FLOOR COVER/FINISH:
VINYL/HEAVY LINOLEUM
CARPET

INTERIOR FINISH:
DRYWALL/PANEL/PAINTED BLOCK

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:
ALUM/GLASS STORE FRONT
AUTOMATIC DOORS

SHOP3 MALL



BASE SPECIFICATIONS FOR SHOP3 MALL

WALL HEIGHT
14

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
RETAIL STORES/COMMON SALES
AREA/FOOD COURT

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES:
ABUNDANT FLOURESCENT LIGHTING
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM
ADD FOR ELEVATORS/ESCALATORS

FLOOR COVER/FINISH:
VINYL/HEAVY LINOLEUM
CARPET

INTERIOR FINISH:
DRYWALL/PANEL/PAINTED BLOCK

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:
ALUM/GLASS STORE FRONT
AUTOMATIC DOORS

**SP01
SPECIAL
PURPOSE****BASE SPECIFICATIONS FOR SP01 SPECIAL PURPOSE****WALL HEIGHT
14****STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA****FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB****PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
DINING/MEETING ROOMS/
AND SUPPORT AREAS****FRAMING:
BASIC****FLOOR COVER/FINISH:
VINYL/LINOLEUM/CARPET****INTERIOR FINISH:
DRYWALL/PANEL****PLUMBING:
ADEQUATE FIXTURES****OTHER FEATURES:
KITCHEN AREA****REMARKS/ADDITIONAL
FEATURES:
ADD FOR SPRINKLER SYSTEM
ADD FOR HEATING/COOLING
ADD FOR ELEVATORS
ADD FOR FIREPLACES**



SP02 COUNTRY CLUB

BASE SPECIFICATIONS FOR SP02 COUNTRY CLUB

WALL HEIGHT
14

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
RETAIL/DINING/LOCKER ROOMS/
AND SUPPORT AREAS

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES:
ADD FOR SPRINKLER SYSTEM
ADD FOR HEATING/COOLING
ADD FOR ELEVATORS
ADD FOR FIREPLACES

FLOOR COVER/FINISH:
VINYL/LINOLEUM/CARPET
INTERIOR FINISH:
DRYWALL/PANEL

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:
KITCHEN AREA/QUARRY TILE
FLOOR DRAINS



STOR1 WAREHOUSE

BASE SPECIFICATIONS FOR STOR1 WAREHOUSE

**WALL HEIGHT
14**

**STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA**

**FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB**

**PARTITIONS/COMMON WALLS:
SMALL OFFICE AREAS**

**FRAMING:
BASIC**

**REMARKS/ADDITIONAL
FEATURES:
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM
ADD FOR MAJOR ENCLOSURES
AND FOR MEZZANINES
ADD FOR FREIGHT ELEVATORS
ADD FOR DOCK LEVELORS**

**FLOOR COVER/FINISH:
FINISHED CONCRETE SLAB**

**INTERIOR FINISH:
PAINTED BLOCK**

**PLUMBING:
ADEQUATE FIXTURES**

**OTHER FEATURES:
OVERHEAD/ROLLING DOORS
WOOD OR STEEL**



STOR2 DISTRIBUTION WAREHOUSE

BASE SPECIFICATIONS FOR STOR2 DISTRIBUTION WAREHOUSE

WALL HEIGHT
14

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB/
DOCK LEVEL FLOORS

PARTITIONS/COMMON WALLS:
SMALL OFFICE AREAS

FRAMING:
BASIC

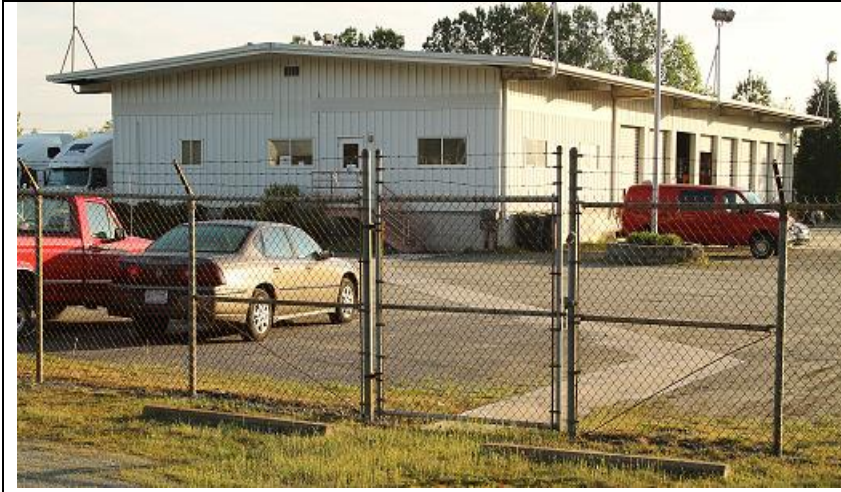
REMARKS/ADDITIONAL
FEATURES:
ADEQUATE LIGHTING
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM
ADD FOR ELEVATORS
ADD FOR DOCK LEVELERS

FLOOR COVER/FINISH:
CONCRETE SLAB

INTERIOR FINISH:
EXPOSED CONCRETE/BLOCK

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:
OVERHEAD/ROLLING DOORS
METAL/STEEL



STOR3 TRUCK TERMINAL

BASE SPECIFICATIONS FOR STOR3 TRUCK TERMINAL

WALL HEIGHT
14

STORY HEIGHT:
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB/
DOCK LEVEL FLOORS

PARTITIONS/COMMON WALLS:
OFFICE/LOUNGE AREA

FRAMING:
BASIC

FLOOR COVER/FINISH:
CONCRETE SLAB/VINYL

INTERIOR FINISH:
PAINTED BLOCK/EXPOSED BRICK

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:
OVERHEAD DOORS

**REMARKS/ADDITIONAL
FEATURES:**
ADD FOR MAJOR ENCLOSURES
ADD FOR SPRINKLER SYSTEM
ADD FOR HEATING/COOLING
ADD FOR DOCK LEVELERS



STOR4 SELF STORAGE

BASE SPECIFICATIONS FOR STOR4 SELF STORAGE

WALL HEIGHT
10

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
STORAGE UNITS

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES:
ADD FOR ENCLOSURES
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM

FLOOR COVER/FINISH:
CONCRETE SLAB

INTERIOR FINISH:
UNFINISHED

PLUMBING:
NONE

OTHER FEATURES:
OVERHEAD/PEDESTRIAN DOORS
METAL/WOOD



STOR8 COLD STORAGE FACILITIES

BASE SPECIFICATIONS FOR STOR8 COLD STORAGE FACILITIES

WALL HEIGHT
14

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
SMALL OFFICE AREAS

FRAMING:
BASIC

**REMARKS/ADDITIONAL
FEATURES:**
ADD FOR HEATING/COOLING
(CREATURE COMFORT ONLY)
ADD FOR SPRINKLER SYSTEM
ADD FOR DOCK LEVELERS

FLOOR COVER/FINISH:
CONCRETE SLAB

INTERIOR FINISH:
EXPOSED BRICK/PANELS

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:
OVERHEAD/ROLLING DOORS
METAL/STEEL



STO9 HANGAR

BASE SPECIFICATIONS FOR STOR9 HANGAR

**WALL HEIGHT
14**

**STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA**

**FOUNDATION:
POURED CONCRETE SLAB**

**PARTITIONS/COMMON WALLS:
MINIMAL**

**FRAMING:
BASIC**

**REMARKS/ADDITIONAL
FEATURES
ABUNDANT FLUORESCENT LIGHTING
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM
ADD FOR OFFICE ENCLOSURES**

**FLOOR COVER/FINISH:
CONCRETE SLAB**

**INTERIOR FINISH:
NONE**

**PLUMBING:
ADEQUATE FIXTURES**

**OTHER FEATURES:
OVERHEAD DOORS
SLIDING HANGER DOORS**

**BASE SPECIFICATIONS FOR SUPTA/SUPTF SUPPORT AREA/SUPPORT AREA
FINISHED**

WALL HEIGHT
14

STORY HEIGHT:
LOWER LEVEL AREA
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
MINIMAL

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES:
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM
ADD FOR MAJOR ENCLOSURES
AND MEZZANINES
ADD FOR ELEVATORS
SUPTF LOWER LEVEL (MINIMAL FINISH)

FLOOR COVER/FINISH:
FINISHED CONCRETE SLAB

INTERIOR FINISH:
PAINTED BLOCK

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:
OVERHEAD/ROLLING DOORS
WOOD OR STEEL



THEA1 THEATRE

BASE SPECIFICATIONS FOR THEA1 THEATER

WALL HEIGHT
14

STORY HEIGHT:
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
ADEQUATE FOR SEPARATION OF
SERVICE/STORAGE/CONCESSIONS

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES:
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM

FLOOR COVER/FINISH:
VINYL/HEAVY/LINOLEUM/CARPET
FINISHED CONCRETE SLAB

INTERIOR FINISH:
DRYWALL/PANEL/PAINTED BLOCK

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:
ELEVATED PROJECTION BOOTHS/
PLATE GLASSFRONT
TICKET BOOTH

**TRAN1
BUS
STATION/
DEPOT****BASE SPECIFICATIONS FOR TRAN1 BUS STATION/DEPOT**

WALL HEIGHT
14

STORY HEIGHT:
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
MINIMAL

FRAMING:
BASIC

REMARKS/ADDITIONAL
FEATURES:
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM
ADD FOR MAJOR ENCLOSURES
AND MEZZANINES
ADD FOR FREIGHT ELEVATORS

FLOOR COVER/FINISH:
FINISHED CONCRETE SLAB

INTERIOR FINISH:
PAINTED BLOCK

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:
OVERHEAD/ROLLING DOORS
WOOD OR STEEL

UT01 UTILITY



BASE SPECIFICATIONS FOR UT01 UTILITY

WALL HEIGHT
14

STORY HEIGHT:
FIRST FLOOR AREA
UPPER FLOOR AREA

FOUNDATION:
CONTINUOUS FOOTING OR
POURED CONCRETE SLAB

PARTITIONS/COMMON WALLS:
SEPARATION OF OFFICE/SHOP/
STORAGE

FRAMING:
BASIC

FLOOR COVER/FINISH:
FINISHED CONCRETE SLAB

INTERIOR FINISH:
PAINTED BLOCK

PLUMBING:
ADEQUATE FIXTURES

OTHER FEATURES:
OVERHEAD/ROLLING DOORS
WOOD OR STEEL

REMARKS/ADDITIONAL
FEATURES:
ADD FOR HEATING/COOLING
ADD FOR SPRINKLER SYSTEM
ADD FOR MAJOR ENCLOSURES
AND MEZZANINES
ADD FOR FREIGHT ELEVATORS

GENERAL APPLICATION

The schedules can be effectively applied to either a total building or a section of the building. The general pricing procedure is as follows:

Main Area- There could be multiple sections and a base rate for the lower level, first floor and upper floors of each building. Each section and floor could have a different base rate depending on the use of the floor and section. Select the main area type that best describes the use of the building, section, or floor. Each use type will point to a perimeter adjustment table and the height adjustment table.

For each floor of each section of a building multiply the square footage by the base rate of the use type selected and then by the perimeter and height adjustment. Add the total of all floors for each section and multiply by the construction factor, cost, and design factor.

Adjustments to the main area are calculated below.

Heat type- the standard is no heat or air. Determine the percentage of each heat and air conditioning type for the finished total square footage of each section of the building. Multiply the square footage of each type of heat and air condition by the rate by the perimeter adjustment. (Example: 3story building with central heat and air and the base floor is 1000 square feet. It would be listed as 300% of the base floor area or 3000 square feet. The 3000 square feet would be multiplied by the rate.)

Exterior wall material- the standard is wood or equal. Add or subtract for the different types of wall material. There will be no wall adjustment for lower level. Multiply the percent of the square footage of the first and upper floors by the rate of the exterior wall type and then by perimeter adjustment.

Sprinkler System- the standard is no sprinkler system. Determine the percentage of each sprinkler system for the total square footage of each section of the building. Multiply the square footage of the type of sprinkler system selected by the rate and by perimeter adjustment.

Elevator/Escalator- the standard is no elevators or escalators. Determine the type of elevator, how many stops, escalators, and lifts. Multiply the number of units or stops by the rate.

Fireplace- the standard is no fireplace. Determine the type of fireplace or stack. Multiply the number of units by the rate.

Solar Panel- the standard is no solar panels (no value attributed to solar panels). Determine the number of solar panels.

Additions to the main area- select the addition type for each addition to the main area. Multiply the rate of the addition type by the square foot of the addition by the size adjustment for that addition type.

Final calculations - sub-total the main area, adjustment to the main area and additions to the main area for each section. Apply the proper Quality Grade Factor to arrive at the replacement cost new for that section.

Schedule of Values

Gaston County 2023

Main Area Types

MAIN AREA	DESCRIPTION	LOWER LEVEL	FIRST FLOOR	UPPER FLOOR	PERIMETER	WALL HT
APT01	APARTMENT	\$92.45	\$102.75	\$92.45	P2	H1
AUTO1	AUTO SHOWROOM	N/A	\$69.55	\$62.60	P1	H2
AUTO2	AUTO SERVICE AREA	\$39.80	\$44.20	\$39.80	P1	H2
AUTO3	AUTO SERVICE CENTER	\$59.65	\$66.30	\$59.65	P1	H2
AUTO4	CAR WASH	N/A	\$51.35	N/A	P2	H1
AUTO6	MINI LUBE	N/A	\$140.40	N/A	P2	H1
B/B1	BEAUTY/BARBER SHOP	\$65.30	\$72.55	\$65.30	P1	H1
BANK1	BANK	\$116.70	\$129.65	\$116.70	P1	H2
BANK3	BANK-MODULAR	N/A	\$93.60	\$84.25	P1	H1
BAR1	REST/LOUNGE	\$81.30	\$90.35	\$81.30	P1	H2
CHUR1	CHURCH	\$90.35	\$100.40	\$90.35	P1	H2
CHUR4	FELLOWSHIP HALL	\$63.20	\$70.20	\$63.20	P1	H2
CHUR5	CHURCH CLASSROOMS	\$70.20	\$78.00	\$70.20	P1	H2
COMM1	RADIO & TV STATION	\$83.00	\$92.25	\$83.00	P1	H2
DAYC1	DAYCARE	\$80.15	\$89.05	\$80.15	P1	H1
FNHM1	FUNERAL HOME	\$95.35	\$105.95	\$95.35	P1	H2
FNHM3	FUNERAL HOME CHAPEL	\$90.35	\$100.40	\$90.35	P1	H2
GARG1	SERVICE GARAGE	\$39.80	\$44.20	\$39.80	P1	H2
GARG2	SERVICE SHOP	\$36.00	\$40.00	\$36.00	P1	H2
GAS01	GAS STATION	N/A	\$85.65	\$77.10	P1	H1
GAS03	GAS KIOSK	N/A	\$107.25	N/A	P2	H1
GOV01	GOVERNMENT BUILDING	\$105.90	\$117.65	\$105.90	P1	H2
GOV02	JAIL/PRISON	\$119.90	\$133.25	\$119.90	P1	H2
GOV03	POST OFFICE	\$62.60	\$69.55	\$62.60	P1	H2
GOV04	ARMORY	\$68.45	\$76.05	\$68.45	P1	H2
GOV05	POLICE STATION	\$90.05	\$100.05	\$90.05	P1	H2
GOV06	FIRE STATION	\$66.10	\$73.45	\$66.10	P1	H2
GOV07	COURTHOUSE	\$106.20	\$118.00	\$106.20	P1	H2
GRHS1	GROUP HOME/DORMITORY	\$74.25	\$82.50	\$74.25	P1	H1
GYM01	GYMNASIUM	\$66.80	\$74.25	\$66.80	P1	H2
HCAR1	WALK IN CLINIC (URGENT CARE)	\$93.75	\$125.00	\$93.75	P1	H1
HCAR3	NURSING/ELDERLY CARE	\$102.15	\$113.50	\$102.15	P1	H1
HCAR4	ASSISTED LIVING	\$102.15	\$113.50	\$102.15	P1	H1
HCAR9	HOSPITAL	\$157.50	\$175.00	\$157.50	P1	H2
HOTL1	HOTEL	\$89.20	\$99.10	\$89.20	P2	H1
INDS1	INDUSTRIAL	\$34.20	\$38.00	\$34.20	P1	H2
INDS4	INDUSTRIAL HEAVY	\$38.70	\$43.00	\$38.70	P1	H2
LMAT1	LAUNDRY/DRY CLEANERS	\$54.05	\$60.05	\$54.05	P1	H2
LUMB1	LUMBER YARD STORAGE	\$18.15	\$20.15	\$18.15	P1	H2
MRKT1	CONVENIENCE STORE	\$91.25	\$101.40	\$91.25	P1	H1
MRKT4	SUPER MARKET	\$59.10	\$65.65	\$59.10	P1	H2
MRKT7	CONVENIENCE/RESTAURANT	N/A	\$117.65	\$105.90	P1	H1
OFF01	OFFICE GENERAL	\$68.75	\$76.40	\$68.75	P1	H2
OFF02	OFFICE OPEN	\$62.60	\$69.55	\$62.60	P1	H2
OFF04	OFFICE MEDICAL	\$88.00	\$97.80	\$88.00	P1	H2
OFF05	OFFICE CONDO	\$64.35	\$71.50	\$64.35	P2	H1

Schedule of Values

Gaston County 2023

OFF06	OFFICE R & D	\$86.30	\$95.90	\$86.30	P1	H2
OFF07	OFFICE MODULAR	\$58.50	\$65.00	\$58.50	P1	H1
OFF09	VETERINARY CLINIC	\$67.10	\$74.55	\$67.10	P1	H2
OFF10	OFFICE-WAREHOUSE	\$52.05	\$57.85	\$52.05	P1	H2
OFF11	OFFICE WAREHOUSE STRIP	\$54.00	\$60.00	\$54.00	P1	H2
PARK1	PARKING GARAGE	\$46.20	\$51.35	\$46.20	P1	H2
PUB01	CLASSROOMS	\$90.35	\$100.40	\$90.35	P1	H2
PUB04	COLLEGE	\$90.35	\$100.40	\$90.35	P1	H2
PUB06	LIBRARY	\$94.20	\$104.65	\$94.20	P1	H2
PUB07	AUDITORIUM	\$86.85	\$96.65	\$86.85	P1	H2
PUB09	MUSEUM	\$114.10	\$126.75	\$114.10	P1	H2
REC01	ROLLER SKATING RINK	N/A	\$58.50	\$52.65	P1	H2
REC02	BOWLING ALLEY	N/A	\$58.50	\$52.65	P1	H2
REC04	FITNESS CENTER	\$59.10	\$65.65	\$59.10	P1	H2
REC09	RECREATION CENTER	\$59.10	\$65.65	\$59.10	P1	H2
REST1	FAST FOOD RESTAURANT	N/A	\$154.05	\$138.65	P2	H1
REST2	RESTAURANT	\$81.30	\$90.35	\$81.30	P1	H2
REST5	CAFETERIA	\$73.10	\$81.25	\$73.10	P1	H2
RET01	RETAIL	\$59.65	\$66.30	\$59.65	P1	H2
RET04	DEPARTMENT STORE	\$63.75	\$70.85	\$63.75	P1	H2
RET05	DISCOUNT STORE	\$58.50	\$65.00	\$58.50	P1	H2
RET07	RETAIL-PRO SHOP	\$59.65	\$66.30	\$59.65	P1	H2
RET12	RETAIL STRIP CENTER	\$64.35	\$71.50	\$64.35	P1	H2
RET13	RETAIL-DRUG STORE	\$111.25	\$123.75	\$111.25	P1	H2
RET14	RETAIL-SPECIALTY	\$74.45	\$82.75	\$74.45	P1	H2
RET15	RETAIL-AUTO PARTS STORE	\$75.00	\$83.30	\$75.00	P1	H2
RET16	RETAIL - WAREHOUSE	\$44.75	\$49.75	\$44.75	P1	H2
SHOP1	SHOP1 NEIGHBORHOOD CENTER	\$64.95	\$72.15	\$64.95	P1	H2
SHOP2	REGIONAL CENTER	\$68.45	\$76.05	\$68.45	P1	H2
SHOP3	MALL	\$60.25	\$66.95	\$60.25	P1	H2
SP01	SPECIAL PURPOSE	\$66.10	\$73.45	\$66.10	P1	H2
SP02	COUNTRY CLUB	\$75.15	\$83.50	\$75.15	P1	H2
STOR1	WAREHOUSE GENERAL	\$30.15	\$33.50	\$30.15	P1	H2
STOR2	WAREHOUSE DISTRIBUTION	\$34.40	\$38.25	\$34.40	P1	H2
STOR3	TRUCK TERMINAL	N/A	\$52.65	\$47.40	P1	H2
STOR4	SELF STORAGE	\$34.25	\$38.05	\$34.25	P2	H1
STOR8	COLD STORAGE	\$47.40	\$52.65	\$47.40	P1	H2
STOR9	HANGER	\$29.15	\$32.50	\$29.15	P1	H2
SUPTA	SUPPORT AREA	\$23.40	\$26.00	\$23.40	P1	H2
SUPTAF	SUPPORT FINISHED	\$29.25	\$32.50	\$29.25	P1	H2
THEA1	THEATER	N/A	\$83.50	\$75.15	P1	H2
TRAN1	BUS STATION/DEPOT	N/A	\$69.20	\$62.30	P1	H2
UT01	UTILITY	N/A	\$97.50	\$87.75	P1	H2

Schedule of Values

Gaston County 2023

Perimeter Adjustment to Main Area

AREA PERIMETER RATIO P2

Code	P1															
Perim.	150	175	200	250	300	400	500	600	700	800	1000	1200	1400	1600	1800	2000
Sq. Ft.																
1000	122%	126%	130%	132%	---	---	---	---	---	---	---	---	---	---	---	---
1500	111%	115%	119%	123%	126%	---	---	---	---	---	---	---	---	---	---	---
2000	104%	107%	111%	117%	120%	125%	---	---	---	---	---	---	---	---	---	---
2500	100%	103%	105%	110%	115%	120%	124%	---	---	---	---	---	---	---	---	---
3000	97%	100%	102%	106%	110%	119%	120%	---	---	---	---	---	---	---	---	---
4000	94%	96%	98%	100%	104%	110%	117%	119%	---	---	---	---	---	---	---	---
5000	92%	94%	95%	97%	100%	105%	110%	115%	---	---	---	---	---	---	---	---
6000	91%	92%	93%	95%	98%	102%	106%	110%	---	---	---	---	---	---	---	---
8000	89%	90%	91%	92%	94%	97%	100%	104%	107%	110%	---	---	---	---	---	---
10000	---	---	90%	91%	93%	95%	97%	100%	103%	105%	110%	115%	---	---	---	---
12000	---	---	89%	90%	91%	93%	95%	97%	100%	102%	106%	110%	115%	---	---	---
14000	---	---	---	---	90%	92%	94%	96%	98%	100%	103%	106%	110%	114%	---	---
16000	---	---	---	---	---	91%	93%	94%	96%	97%	100%	104%	107%	110%	---	---
18000	---	---	---	---	---	90%	92%	93%	95%	96%	99%	102%	104%	107%	110%	---
20000	---	---	---	---	---	89%	91%	92%	94%	95%	97%	100%	103%	105%	108%	110%
25000	---	---	---	---	---	88%	90%	91%	92%	93%	95%	97%	99%	101%	103%	105%
30000	---	---	---	---	---	87%	89%	90%	91%	92%	93%	95%	97%	98%	100%	102%
35000	---	---	---	---	---	86%	88%	89%	90%	91%	92%	93%	95%	96%	98%	99%
40000	---	---	---	---	---	85%	87%	88%	89%	90%	91%	92%	94%	95%	96%	98%
50000	---	---	---	---	---	---	---	---	88%	89%	90%	91%	92%	93%	94%	95%
75000	---	---	---	---	---	---	---	---	85%	86%	87%	88%	89%	90%	91%	92%
100000	---	---	---	---	---	---	---	---	---	84%	85%	86%	87%	88%	89%	90%
199999	---	---	---	---	---	---	---	---	---	---	---	85%	86%	87%	88%	89%

AREA PERIMETER RATIO P2

P2 is always 100% (structures that do not require adjustment)

Wall Height Adjustment to Main Area

WALL HEIGHT ADJUSTMENT						
CODE	Height	Adj.		CODE	Height	Adj.
H-1	ALL	100%		H-2	27	119.5%
H-2	8	96.0%		H-2	28	121.0%
H-2	9	97.0%		H-2	29	122.5%
H-2	10	98.0%		H-2	30	124.0%
H-2	11	98.5%		H-2	31	125.0%
H-2	12	99.0%		H-2	32	126.0%
H-2	13	99.5%		H-2	33	127.0%
H-2	14	100.0%		H-2	34	128.0%
H-2	15	101.5%		H-2	35	129.0%
H-2	16	103.0%		H-2	36	130.0%
H-2	17	104.5%		H-2	37	130.5%

Schedule of Values

Gaston County 2023

H-2	18	106.0%	H-2	38	131.0%
H-2	19	107.5%	H-2	39	131.5%
H-2	20	109.0%	H-2	40	132.0%
H-2	21	110.5%	H-2	41	132.5%
H-2	22	112.0%	H-2	42	133.0%
H-2	23	113.5%	H-2	43	133.5%
H-2	24	115.0%	H-2	44	134.0%
H-2	25	116.5%	H-2	45	134.5%
H-2	26	118.0%	H-2	46	135.0%
			H-2	47 & Up	136.0%

Construction Type Adjustments to Main Area

CONSTRUCTION TYPE		
(1) Basic	(2) Fire Resistant/Re. Concrete	(3) Light Steel
100%	110%	90%

Adjustments to Main Area

Heat and Air Conditioning

Code	Description	SF Rate	Code	Description	SF Rate
51	NO HEAT	BASE	58	HEAT PUMP	\$4.50
52	UNIT HEAT	\$1.75	59	HVAC (THRU WALL)	\$2.25
53	ELEC B/BRD/CLG	\$3.00	60	HVAC	\$6.50
54	HOT WATER	\$3.00	61	IND UNIT HEAT	\$1.75
55	FORCED HOT AIR	\$3.00	62	IND CENTRAL HEAT	\$2.25
56	UNIT HEATERS	\$1.75	63	INDUSTRIAL HVAC	\$4.00
57	HEAT & AIR	\$4.50	64	IND COOLING ONLY	\$2.25

Exterior Walls

Code	Description	SF Rate	Code	Description	SF Rate
C0	OPEN WALL	-\$5.00	C6	STUCCO	BASE
C1	MASONRY	\$3.50	C7	COMBO	\$2.00
C2	WOOD or EQUAL	BASE	C8	GLASS	\$2.00
C3	CONCRETE BLOCK	BASE	C9	CONCRETE TILT-UP	\$3.50
C4	LIGHT METAL	-\$2.00	C10	METAL	BASE
C5	CONCRETE PANEL	\$4.00			

SPRINKLER SYSTEM

Code	Description	SF Rate
SP 01	WET SYSTEM	\$2.00
SP 02	DRY SYSTEM	\$2.50

Elevators/Escalators

Code	Description	Rate	Code	Description	Rate
ES	ESCALATOR	\$90,000	RS	RES. ELEV./LIFT	\$10,000
FE	FREIGHT	\$40,000	XS	EXTRA STOPS	\$7,500

Schedule of Values

Gaston County 2023

PE	PASSENGER	\$75,000
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Fireplace

Code	Description	Rate
FO	Brick FP Opening	\$3,000
FS	Brick FP Stack	\$3,000

Code	Description	Rate
PO	Prefab FP Opening	\$2,800
PS	Prefab FP Stack	\$2,000

Solar Panel

Code	Description	Rate
SOL	Solar Panel	N/A

MAIN AREA (AC) ATTACHMENTS

Code	Description	Rate	Size Adj.	Code	Description	Rate	Size Adj.
C01	TRUCK WELL	\$6.00	N/A	CR11	COVERED PORCH	\$41.55	AC5
C02	LOADING DOCK	\$17.90	N/A	CR112	2 STORY COVERED PORCH	\$62.50	AC5
C02C	COVERED DOCK	\$26.85	N/A	CR113	3 STORY COVERED PORCH	\$81.35	AC5
C02E	ENCLOSED DOCK	\$32.00	N/A	CR114	4 STORY COVERED PORCH	\$103.80	AC5
C03	CANOPY	\$13.10	N/A	CR12	ENCLOSED FRAME PORCH	\$69.60	AC6
C04	CONCRETE SLAB	\$10.00	N/A	CR13	FRAME GARAGE	\$42.55	AC1
C05	ROOF TOP GARDEN	\$31.25	N/A	CR13U	FRAME GARAGE W/ UNF ATTIC	\$49.65	AC1
C06	LANDING	\$25.00	N/A	CR14	GLASS ENCLOSED PORCH	\$90.20	AC6
C07	FRAME ADDITION UNFIN	\$29.60	N/A	CR15	UTILITY ROOM	\$39.45	AC6
C09	MASONRY ADDITION UNFIN	\$31.40	N/A	CR152	2 STORY UTILITY ROOM	\$59.15	AC6
C10	ENC FIN OFFICE	\$25.60	N/A	CR153	3 STORY UTILITY ROOM	\$78.90	AC6
C11	PENTHOUSE/MECHANICAL	\$20.00	N/A	CR154	4 STORY UTILITY ROOM	\$98.60	AC6
C12	ATTIC MIN/FINISH	\$25.00	N/A	CR16	WOOD DECK	\$24.95	AC5
C13	GARAGE ATTACHED	\$31.90	N/A	CR17	FULL SCREEN PORCH	\$45.80	AC6
C14	ATRIUM/FOYER	\$50.00	N/A	CR18	HALF SCREEN PORCH	\$47.65	AC6
C15	BALCONY	\$35.90	N/A	CR19	SUNROOM	\$83.15	AC6
C16	DRIVE UP WINDOW	\$7,500	N/A	CR20	LEAN TO	\$6.55	AC4
C17	BANK CANOPY	\$27.40	N/A	CR21	OPEN MASONRY PORCH	\$43.65	AC5
C18	COMMERCIAL CANOPY	\$27.40	N/A	CR22	ENCLOSED MASONRY PORCH	\$72.40	AC6
C19	GAS CANOPY	\$21.55	N/A	CR23	MASONRY GARAGE	\$44.65	AC1
C20	FIREPLACE	\$6,000	N/A	CR23U	MASONRY GARAGE W UNF ATT	\$52.55	AC1
C21	DOCK LEV	\$6,500	N/A	CR24	ATTACHED GREENHOUSE	\$68.20	AC6
C22	ENCLOSED ENTRY	\$52.30	N/A	CR25	MASONRY UTILITY AREA	\$41.40	AC6
C23	FINISHED ENCLOSURE	\$25.60	N/A	CR26	UNFINISHED UPPER AREA	\$20.45	AC2
C24	MEZZANINE DISPLAY	\$40.00	N/A	CR30	CARPORT	\$27.90	AC3
C25	MEZZANINE FINISHED	\$40.00	N/A	CR31	METAL CANOPY	\$5.80	AC5
C26	MEZZANINE UNFINISHED	\$15.00	N/A	CR32	CANOPY	\$17.55	AC5
C27	INTERIOR OFFICE	\$25.60	N/A	CR33	CONCRETE PATIO	\$7.60	AC5
C28	OVERHEAD DOOR	BASE	N/A	CR34	MASONRY / TILE PATIO	\$16.80	AC5
C29	UTILITY FRAME TWO LEVELS	\$60.00	N/A	CR35	STOOP	\$21.95	AC4
C30	UTILITY FRAME THREE LEVELS	\$85.00	N/A	CR36	RAISED PATIO	\$21.95	AC5
C31	SUPPORT AREA	\$25.00	N/A	CR42	BUILT-IN POOL	\$69.60	AC1
C32	UNFINISHED ENCLOSURE	\$8.40	N/A				
C33	GREENHOUSE	\$17.50	N/A				

Schedule of Values

Gaston County 2023

Additions to Main Area Size Adjustment

AC1	
AREA	ADJ.
001-150	110%
151-200	108%
201-250	106%
251-300	104%
301-350	102%
351-600	100%
601-650	98%
651-700	96%
701-750	94%
751-800	92%
801-UP	90%

AC2	
AREA	ADJ.
001-050	110%
051-100	105%
101-150	102%
151-400	100%
401-550	98%
551-700	96%
701-850	94%
851-1000	92%
1001-UP	90%

AC3	
AREA	ADJ.
001-150	110%
151-200	105%
201-250	102%
251-400	100%
401-600	98%
601-700	96%
701-800	94%
801-900	92%
901-UP	90%

AC4	
AREA	ADJ.
001-040	100%
041-080	98%
081-150	96%
151-300	94%
301-UP	90%

AC5	
AREA	ADJ.
001-020	110%
021-040	106%
041-060	104%
061-080	102%
081-200	100%
201-300	98%
301-400	96%
401-500	94%
501-UP	90%

AC6	
AREA	ADJ.
001-020	110%
021-040	106%
041-060	104%
061-080	102%
081-200	100%
201-300	98%
301-400	96%
401-500	94%
501-UP	90%

Commercial Quality Adjustment

Grade	Percent
CAAA	250%
CAA+	225%
CAA	200%
CAA-	185%
CA+	165%
CA	155%
CA-	145%
CB+	135%
CB	125%
CB-	120%
CC+	110%
CC	100%
CC-	95%
CD+	90%
CD	85%
CD-	75%
CE+	65%
CE	55%
CE-	45%

OTHER BUILDING AND YARD ITEMS PRICING SCHEDULES

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

Residential

Base prices and adjustments are provided for swimming pools, detached garages, greenhouses, carports, canopies, utility buildings, tennis courts, boat houses, and boat docks. Each structure has been assigned a unique Structure Type Code to be utilized on Computer-Assisted Mass Appraisal (CAMA) programs.





**RG1
FRAME
GARAGE**



**RS1
FRAME
SHED**

**RG2
BRICK
GARAGE**





**RP1
SWIMMING
POOL**



**RC3
METAL
CAR SHED**

**RC4
METAL
ENCLOSED
CAR SHED**





The general pricing procedure is as follows:

Determine the Miscellaneous Structure code that best describes the structure. (Ex. detached frame garage is a RG1) Multiply the square footage of the building by the square foot rate or quantity by the quantity rate times the size factor for that structure code. Apply the proper Quality Grade Factor to arrive at the Replacement Cost New.

The following table shows the cost, size adjustment and depreciation table for each structure

MS Code	Description	Rate	Size Adj.	Dep. Table
RA1	Open Porch	\$41.55	MS5	D3
RA2	Screen Porch	\$43.20	MS5	D3
RA3	Enclosed Porch	\$69.00	MS5	D3
RA4	Wood Deck	\$24.95	MS5	D3
RA5	Frame Living Area	\$98.10	MS2	D3
RA6	Masonry Living Area	\$102.95	MS2	D3
RA7	Concrete Slab	\$7.60	MS5	D3
RA8	Masonry Patio	\$9.70	MS5	D3
RA9	Central Heat/AC	\$4.85	MS2	D3
RA10	Plumbing	\$1,500.00	MS6	D3
RC1	Carport	\$27.75	MS1	D3
RC2	Canopy	\$17.55	MS1	D3
RC3	Metal Carshed	\$5.80	MS1	D6
RC4	Enclosed Metal Carshed	\$11.60	MS1	D6
RC5	Rec. Shelter	\$21.75	MS1	D1
RD1	Paved Drive (Typical)	\$8,500.00	MS6	D6
RD2	Paved Drive (Atypical)	\$14,500.00	MS6	D6
RD3	Paved Parking Pad	\$4,400.00	MS6	D6
RG1	Frame Garage	\$38.00	MS1	D3
RG2	Masonry Garage	\$39.90	MS1	D3
RG3	Frame Garage Unf/Attic	\$45.25	MS1	D3
RG4	Masonry Garage Unf/Attic	\$47.50	MS1	D3
RG5	Frame Garage Fin/Attic	\$73.65	MS1	D3
RG6	Masonry Garage Fin/Attic	\$77.35	MS1	D3

Schedule of Values

Gaston County 2023

RG7	Frame Garage Apartment	\$93.50	MS1	D3
RG8	Masonry Garage Apartment	\$98.25	MS1	D3
RG9	Frame Shop	\$40.90	MS1	D3
RG10	Masonry Shop	\$42.90	MS1	D3
RM1	Outdoor Fireplace	\$6,000.00	MS6	D3
RM2	Outdoor Kitchen	\$7,500.00	MS6	D3
RM3	Gazebo	\$2,500.00	MS6	D1
RM4	Mobile Home Site	\$6,500.00	MS6	D6
RM5	Land Site Improvement	\$6,500.00	MS6	D6
RM6	Personal Property Mobile Home	N/A	MS6	D6
RP1	Swimming Pool Vinyl	\$52.30	MS1	D1
RP2	Swimming Pool Concrete	\$74.15	MS1	D1
RP3	Swimming Pool Fiberglass	\$74.15	MS1	D1
RP4	Spa (In Ground)	\$9,000	MS6	D1
RP5	Pool Enclosure	\$26.10	MS1	D1
RS1	Frame/metal Shed	\$22.50	MS4	D2
RS2	Masonry Shed	\$23.55	MS4	D2
RS3	2 Story Frame Shed	\$37.10	MS4	D2
RS4	2 Story Masonry Shed	\$39.00	MS4	D2
RS5	Frame Pool/Bath House	\$58.40	MS2	D3
RS6	Masonry Pool/Bath House	\$61.30	MS2	D3
RT1	Tennis Court	\$9.25	MS6	D1
RW1	Pier	\$31.15	MS1	D1
RW2	Plank	\$31.15	MS1	D1
RW3	Dock	\$31.15	MS1	D1
RW4	Boat Dock	\$31.15	MS1	D1
RW5	Boat Shelter	\$37.20	MS1	D1
RW6	Boat House	\$43.45	MS1	D3
RW7	Boat Slip	Site Value	MS6	None
RW8	Covered Pier	\$33.20	MS1	D1
CAL	Common Area Land	Site Value	N/V	N/V

Miscellaneous Size Adjustment Table

MS1	
AREA	ADJ.
001-150	110%
151-200	108%
201-250	106%
251-300	104%
301-350	102%
351-600	100%
601-650	98%
651-700	96%
701-750	94%
751-800	92%
801-UP	90%

MS2	
AREA	ADJ.
001-050	110%
051-100	105%
101-150	102%
151-400	100%
401-550	98%
551-700	96%
701-850	94%
851-1000	92%
1001-UP	90%

MS3	
AREA	ADJ.
001-150	110%
151-200	105%
201-250	102%
251-400	100%
401-600	98%
601-700	96%
701-800	94%
801-900	92%
901-UP	90%

MS4	
AREA	ADJ.
001-040	100%
041-080	98%
081-150	96%
151-300	94%
301-UP	90%

MS5	
AREA	ADJ.
001-020	110%
021-040	106%
041-060	104%
061-080	102%
081-200	100%
201-300	98%
301-400	96%
401-500	94%
501-UP	90%

MS6	
AREA	ADJ.
001-020	110%
021-040	106%
041-060	104%
061-080	102%
081-200	100%
201-300	98%
301-400	96%
401-500	94%
501-UP	90%

AGRICULTURAL BUILDINGS

Base prices and adjustments are provided for barns, implement sheds, greenhouses, silos, grain bins. Each structure has been assigned a unique Structure Type Code to be utilized on Computer-Assisted Mass Appraisal (CAMA) programs.





**AP7
LOUNGING
SHED**



**AP6
POULTRY
HOUSE**

**AP1
POLE SHED**





**AS2
SILO**



**AB3
STABLE
HORSE
BARN**

**AB4
STOCK/FEED
BARN**





The general pricing procedure is as follows:

Determine the Miscellaneous Structure code that best describes the structure. (Ex. implement shed is an AP2) Multiply the square footage of the building by the square foot rate times the size factor for that structure code. Apply the proper Quality Grade Factor to arrive at the Replacement Cost New.

The following table shows the cost, size adjustment and depreciation table for each structure.

AB1	Barn (Bank)	\$25.00	MS1	D2
AB2	Barn (Flat)	\$17.10	MS1	D2
AB3	Barn (Stable/Horse)	\$27.80	MS1	D3
AB4	Barn (Stock/Feed w/loft)	\$22.40	MS1	D2
AB5	Barn (With Loft)	\$21.55	MS1	D2
AB6	Barn (Dairy)	\$27.80	MS1	D2
AG1	Grain Bin (Metal)	\$3.25	MS6	D1
AG2	Grainery/Crib	\$11.20	MS4	D2
AH1	Green House (Glass)	\$13.50	MS4	D2
AH2	Green House (Fiberglass)	\$10.50	MS4	D2
AM1	Milk Parlor	\$33.65	MS4	D2
AM2	Hog Parlor	\$18.15	MS4	D2
AM3	Quonset Building	\$17.95	MS1	D3
AM4	Misc Structures	Site Value	MS6	None
AM5	Utility Building R.S.F.	\$23.75	MS1	D3
AP1	Pole Barn (Open)	\$9.45	MS4	D2
AP2	Shed-Implement	\$9.75	MS4	D2
AP3	Pole Barn (3 Side)	\$13.50	MS4	D2
AP4	Pole Barn (Enclosed)	\$14.05	MS4	D2
AP5	Lean Too	\$4.50	MS4	D2
AP6	Poultry House	\$7.85	MS4	D1
AP7	Lounging Shed (Open)	\$12.45	MS4	D2
AS1	Silo (Concrete Stave)	\$40.00	MS6	D2
AS2	Silo (Glass Lined)	\$67.00	MS6	D2
AS3	Silo (Frame)	\$20.00	MS6	D2

Schedule of Values

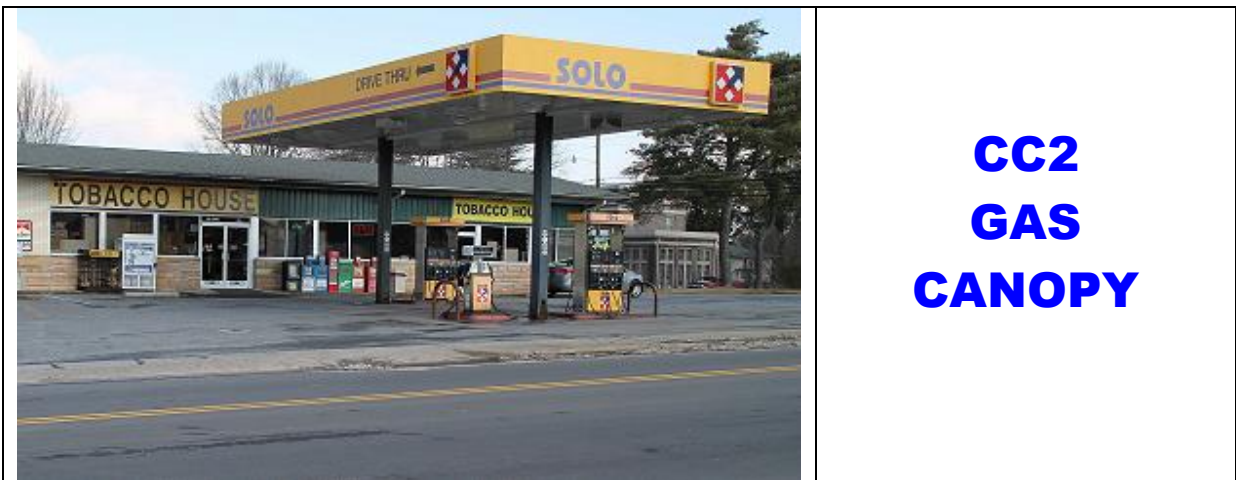
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AS4	Silo (Steel)	\$54.00	MS6	D2
AS5	Silo (Trench/Bunker)	\$3.50	MS1	D2

Both residential and agricultural miscellaneous structures use the same size adjustment. The quality grade adjustment for residential and agricultural structures is the same as residential main area.

Commercial/Industrial Miscellaneous Structures

Base prices and adjustments are provided for tanks, golf course, pools, gas, or bank canopies, and etc. Each structure has been assigned a unique Structure Type Code to be utilized on Computer-Assisted Mass Appraisal (CAMA) programs.





The general pricing procedure is as follows:

Determine the Miscellaneous Structure code that best describes the structure. (Ex. Gas canopy is a CC2) Multiply the square footage of the building by the square foot rate or quantity by the quantity rate times the size factor for that structure code. Apply the proper Quality Grade Factor to arrive at the Replacement Cost New.

The following table shows the cost, size adjustment and depreciation table for each structure.

Commercial miscellaneous structures use the same size adjustment as residential miscellaneous improvements. The quality grade adjustment for commercial miscellaneous structures is the same as commercial main area.

MISCELLANEOUS COMMERCIAL STRUCTURES

CODE	DESCRIPTION	RATE	SIZE ADJ	DEPR TABLE
APU	APARTMENT UNITS	N/A		
CC1	COMMERCIAL CANOPY	\$27.40	MS1	D1
CC2	GAS CANOPY	\$21.50	MS1	D1
CO1	OFFICE MASONRY	\$35.75	MS1	D3
CO2	OFFICE FRAME	\$33.75	MS1	D3
CG1	GUARD HOUSE MASONRY	\$60.00	MS6	D3
CG2	GUARD HOUSE FRAME	\$55.00	MS6	D3
CG3	GOLF COURSE PRIVATE	\$150,000	MS6	D1
CG4	GOLF COURSE- PUBLIC	\$100,000	MS6	D1
CG5	GOLF COURSE-PAR 3	\$30,500	MS6	D1
CG6	GOLF COURSE (THEME)	\$7,500	MS6	D1
CD1	LOADING DOCK	\$18.00	MS6	D3
CD2	COVERED DOCK	\$25.00	MS6	D3
CK1	SALES OR SERVICE KIOSK	\$50.00	MS6	D3
CL1	LUMBER SHED RIGID STEEL FR	\$10.00	MS4	D3
CL2	LUMBER SHED	\$8.00	MS4	D3

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CS1	CONCESSIONS STAND	\$40.00	MS6	D3
CS2	CONCESSION STAND MASONRY	\$50.00	MS6	D3
CS3	RESTROOM STRUCTURE	\$50.00	MS6	D3
CP1	COMMERCIAL POOL	\$56.00	MS1	D1
CP2	INDOOR COMMERCIAL POOL	\$56.00	MS1	D1
CP3	WADING POOL	\$5,000	MS6	D1
CPA	PAVING ASPHALT	\$2.50	MS1	D1
CPC	PAVING CONCRETE	\$3.50	MS1	D1
CF1	FENCE-CHAIN LINK	\$12.00	MS6	D1
CF2	FENCE -WOOD	\$6.50	MS6	D1
CY1	YARD LIGHTING	\$2,000	MS6	D1
CY2	YARD LIGHTING MULTIPLE	\$3,000	MS6	D1
CT1	TANK-GENERAL	\$1.00	MS6	D1
CT2	TANK-ELEVATED	\$1.50	MS6	D1
CT3	TANK-UNDERGROUND	\$1.25	MS6	D1
CT4	TANK-PRESSURE	\$2.00	MS6	D1
CT5	COMMERCIAL TENNIS COURT	\$8.90	MS6	D1
CR1	TOWER-TRANSMISSION	\$100.00	MS6	D1
CRS	RAIL SPUR	\$150.00	MS6	D1
CM1	MODULAR CLASSROOM	\$25.00	MS6	D3
CH1	GREENHOUSE COMMERCIAL	\$17.50	MS1	D3
CH2	GREENHOUSE LOW COST	\$2.75	MS1	D1
CRV	R/V PARK HOOK-UP	\$3,000.00	MS6	D1
CPB	PRESS BOX	\$40.00	MS6	D3
CC3	NICHE	\$800.00	MS6	D6
CC4	CRYPT	\$3,600.00	MS6	D6
CC5	BURIAL SITE	\$1,200.00	MS6	D6
CC6	LAWN CRYPT	\$2,000.00	MS6	D6
CWR	WATER RESEVOIR	\$0.50	MS6	D5

The following information is added to help in the understanding of golf course and manufactured home park cost valuation.

GOLF COURSES

Golf courses are designed and built in a variety of types and sizes. The pricing schedules in this section are provided as a guide to assist the appraiser in arriving at a reasonable and equitable estimate of the cost of developing the various types of courses.

REGULATION COURSES

A regulation golf course usually consists of 18 holes of varied length. There are generally four short holes, 130 to 200 yards (par 3); ten average holes 350 to 400 yards (par 4); and four long

holes 450 to 550 yards (par 5). Average costs per hole are given for five grades of courses; the general specifications are as follows:

Excellent	Excellent- course designed for professional play; rolling terrain; well landscaped with wide tree lined fairways and large, excellent quality greens and tees; numerous natural and man-made hazards; generally, 7200 yards long with a par 72 rating.
Very Good	Very good- course design for championship play; rolling terrain; well landscaped with wide fairways and large, very good quality greens and tees; many natural and man-made hazards; generally, 6900 yards long with a par 72 rating.
Good	Good- course design for private club membership; rolling terrain; well landscaped with wide fairways and large good quality greens and tees; natural and some man-made hazards; generally, 6500 yards long with a par 70 rating.
Average	Average- course designed for municipal or general public play; flat terrain; landscaped fairways; average size and quality greens and tees; some natural and few, if any, man-made hazards; generally, 6000 yards long with a par 67 to 70 rating.
Fair	Fair- Simply developed course often referred to as a "cow-pasture course"; flat terrain; very little landscaping; small greens and tees; few natural hazards; generally, 5400 yards long with a par 64 to 67 rating.

BASE PRICE COMPONENTS

The costs per hole have been developed to include the cost of normal on course improvements and do not include the cost of land, clubhouse, or any recreational facilities. The base price components are as follows:

Grading and Clearing. . . includes the removal of brush and trees from the fairways, greens, or tees; landscaping and the seeding of grass.

Sprinkler System. . . includes the water source, pumps, piping, and sprinkler heads.

Greens. . . includes the building, seeding and care of the greens until the opening of the course.

Tees. . . includes the building and care of the tees until the opening of the course.

Bunkers. . . includes the building and care of the bunkers until the opening of the course.

Service and Cart Roads. . . includes base preparation, paving, and bridges over hazards.

Architect's Fees. . . includes all plans and supervision during construction.

OTHER COURSES

Miniature Course	The entire course is comprised of a putting surface which has various obstacles and hazards placed between the tee and the cup.
Pitch and Putt Course	The course has greens, bunkers, tees, fairways, and very little, if any, rough area separating the holes. The holes are usually 60 to 120 yards long and the course often has lighting for night play.
Par 3 Course	The course is the same as a regulation course, but on a smaller scale with all the holes rated par 3, 140 to 160 yards long and the course may have lighting for night play.
Executive Course	Also called a par 60 course; the course is the same as a regulation course, but on a smaller scale with the holes 200 to 300 yards long. The holes are mostly par 3 with some par 4 and par 5 ratings.
Driving Range	Consists of a piece of land, usually 10 to 15 acres, with elevated tees along one side used for practice of hitting tee shots on regulation courses.
Practice Putting Greens	Consists of a large green with numerous cups used for putting practice.

GENERAL APPLICATION

The primary variables in golf courses are size, layout, sprinkler system, greens, tees, fairways, and bunkers. Costs of courses may vary from \$30,000 per hole for a course with minimal improvements to \$300,000 per hole for the best championship courses. The costs given are for average courses in each quality grade. Included in the cost per hole are normal clearing and grading, complete sprinkler systems, landscaping, greens, tees, bunkers, service and cart roads, and architect's fees. Costs do not include buildings, swimming pools, parking areas, or any other off-course improvements. Listed below is the procedure to be used for the appraisal of golf courses.

1. Identify the course by name.
 - a. The type of course (regulation size, pitch and putt, miniature, etc.).
 - b. The year of completion (if developed in phases, describe the number of holes completed each year).
 - c. The number of holes and the amount of land used for the course.
 - d. The course length and par.
 - e. The terrain and topographical features.
 - f. The average size of the greens, tees, and the number of bunkers.
 - g. The type of sprinkler system.

2. Analyze the various components of the subject property, giving special consideration to . . . the extent of planning. . . the natural contour of the land. . . clearing and grading of fairways, greens, and tees. . . the extent and quality of the sprinkler system: whether it is automatic, manual, covers the entire course, or only the tees and greens. . . the average green and tee size. . . the average number of bunkers per hole. . . the quality of cart and service roads. . . any other characteristics essential to establishing the proper grade level of the course.
3. Determine the Quality of the course by comparing its components, as analyzed above, with the given specifications for each grade and select the corresponding base cost per hole.
4. Multiply the replacement cost per hole based on the quality, as derived in Step #3, by the total number of holes to arrive at the total replacement cost of the course.
5. Determine the proper depreciation allowance based upon the condition, desirability, and usefulness of the course relative to its age, and apply it to the total replacement cost as derived in Step #4, to arrive at the depreciated value of the course.
6. Sketch, list, and compute by using the appropriate pricing schedule, the replacement cost and depreciated value of all improvements not included in the base cost.
See pricing example below.

GOLF COURSE PRICING EXAMPLE

Wiley Point Golf Course - an 18 hole regulation size course, 6500 yards long, par 72, located on 150 acres of rolling terrain. The course is 10 years old and has 10000 square foot greens, (3) 2500 square foot tee locations for each hole, and (3) bunkers per hole. Fairways and greens have automatic sprinkler system.

This course is judged to be a Good Quality Course with very good greens and tees, good overall condition, desirability and utility. Land value is estimated at \$5000 per acre

Base Cost Per Hole Good Quality	\$ 100,000
Good Quality Factor	128%
Replacement Cost Per Hole	\$ 128,000
Number of Holes	X 18
Total Replacement Cost	\$2,304,000
Less Depreciation -20%	- 460,800
Total Value of Course Improvements	\$1,843,200
Land Value (150 acres @ \$5000)	\$ 750,000
Total Value	\$2,593,200
Value Per Hole (Rounded)	\$ 144,100

GOLF COURSE PRICING**EXCELLENT QUALITY**

Professional Course: 18 holes located on 160 to 250 acres, 6900 to 7200 yards long, rated par 72, rolling terrain. Costs include: automatic sprinkler system on greens and fairways; greens are 8000 square foot or above top quality construction with drainage tile; tees are 2100 square feet or above with 5 tee locations; 3 to 8 bunkers per hole; good quality cart paths.

VERY GOOD QUALITY

Championship Course: 18 holes located on 160 to 200 acres, 6900 to 7000 yards long, rated par 72, rolling terrain. Costs include: automatic sprinkler system on greens and fairways; greens are 8000 to 10000 square foot top quality construction with drainage tile; tees are 2100 to 2400 square feet with 3 tee locations; 3 to 4 bunkers per hole; good quality cart paths.

GOOD QUALITY

Private Club Course: 18 hole located on 130 to 175 acres, 6500 to 6900 yards long, rated par 70 to 72, rolling terrain. Costs include: automatic sprinkler system on greens and fairways; greens are 5000 to 8000 square foot good quality construction with drainage tile; tees are 1800 to 2100 square feet with 2 to 3 locations; 2 to 3 bunkers per hole; good quality cart paths.

AVERAGE QUALITY

Public or Semi-Private Course: 18 holes located on 100 to 125 acres, 5500 to 6500 yards long, rated par 68 to 72, gently rolling or flat terrain. Costs include: automatic sprinkler system on greens, manual system on fairways; greens are 3000 to 5000 square foot average quality with minimal drainage tile; tees are 1500 to 1800 square feet with 2 locations; 2 bunkers per hole; average quality cart paths.

FAIR QUALITY

Public Course: 9 to 18 holes located on 75 to 100 acres, up to 5400 yards long, rated par 34 to 70, flat terrain; automatic or manual sprinkler system on greens; manual on fairways; greens are 2000 to 3000 square feet with 1 or 2 locations; average of 1 or less bunkers per hole; fair quality cart paths.

PAR 3

Non-regulation golf course, consisting of 9 to 18 holes located on 25 to 50 acres, 1800 to 2500 yards long, par 27 to 54, flat or gently rolling terrain; manual sprinkler system on greens and fairways; greens are 1000 to 1500 square foot fair quality construction with natural drainage; tees are 500 to 1000 square feet with 1 location; minimal number of bunkers; no car

MOBILE HOME PARKS

The pricing schedule included in this section is provided as a guide to assist the appraiser in arriving at a reasonable and equitable estimate of the cost of developing a variety of commercial mobile home and trailer parks. Typical site-costs are given for five Grades of parks; the general specifications are as follows:

CA Grade	Excellent quality and excellently planned mobile home parks, designed to accommodate the largest tractor-drawn or on-site erected mobile homes, and to provide the user with the utmost in residential amenities, including spacious lots with extensive and attractive landscaping, ample off-street parking, and a wide variety of recreational facilities. Site areas will generally range from 4,500 to 5,500 sq. ft.
CB Grade	Good quality and well planned mobile home parks, designed to accommodate the larger tractor-drawn mobile homes with room to spare for lawns and gardens, and featuring attractive landscaping, off-street parking, and complete recreational facilities. Site areas will generally range from 3,500 to 4,500 sq. ft.
CC Grade	Average quality and well planned mobile home parks, designed to accommodate mobile homes up to 55' to 60' long, and to provide the user with adequate utility services and facilities, but rather limited recreational facilities and other such amenities. Site areas will generally range from 2,500 to 3,500 sq. ft.
CD Grade	Fair quality and minimally planned trailer parks, intended primarily for semi-permanent occupancy, built to accommodate car-drawn trailers up to 40' to 45' long and offering only minimal utility and recreational facilities. Site areas will generally range from 1,750 to 2,500 sq. ft.
CE Grade	Cheap quality trailer parks, designed to accommodate transient type trailers, and to provide the user with the minimum required facilities. Site areas will generally range from 1,000 to 1,750 sq. ft.

Application of the pricing schedule involves determining the Grade, which is the most representative of the subject property, selecting the corresponding base site-cost, and adjusting the base site-cost to account for any variations between the subject property and the model specifications.

BASE COST COMPONENTS

The costs per site have been developed to include the cost of normal basic on-site improvements and do not include the cost of the land, service and recreational buildings, or major recreational structures, such as swimming pools. The base components are as follows:

Engineering. . . includes the design plans and specifications of the park (exclusive of buildings), engineering and surveying fees, and public fees and permits.

Grading. . . includes the normal grading involved in leveling the site for drainage and roughing out roads, but does not include any abnormal site preparation, such as the excavation and terracing required for hill-side sites.

Street Paving. . . includes base preparation and paving.

Patios and Walks. . . includes all flat work other than street paving.

Sewer. . . includes all on-site lines, but does not include hook up charges, sewage disposal systems, or any off-site connections to trunk lines.

Water. . . includes on-site mains and site services, but does not include wells, pumps, or any off-site connections to source lines.

Electrical. . . includes on-site conduit, electrical and telephone wiring, site outlets, and street and common area lighting commensurate with the grade but does not include the cost of any off-site connections.

Gas. . . includes on-site piping, and site and building connections, but does not include any off-site mains.

Other Features. . . include the cost of average entrance ornamentation, landscaping, and common area development commensurate with the park Grade.

(Note: Outdoor recreational facilities, such as swimming pools, tennis courts, etc. are not included and should be computed separately.)

BASE COST ADJUSTMENTS

Many mobile homes and trailer parks are apt to possess some features which are typical of one Grade and some features which are typical of another. For example, an A Grade park may exhibit B Grade "other features" such as entrance decor, landscaping, and recreational facilities; or, similarly, a park may be C Grade in all respects except for good quality streets. In such cases, the appraiser must analyze each park in terms of its individual component in order to determine the contribution of each component to the overall cost per site. In order to facilitate this, the specifications and corresponding costs for each component are detailed, thus enabling the appraiser to adjust the base cost either upward or downward to account for any significant variations.

MOBILE HOME PARKS

The average quality mobile home park is designed to provide the user with adequate utility services and facilities. Recreational amenities are limited or nonexistent with streets and landscaping of minimal planning and construction.

Normal on site improvements include: low cost concrete or asphalt pads and walks, and enough grading to allow adequate site preparation, drainage, and leveling; minimal on site electrical service; on site well and septic service; on site public or private water and sewer systems.

The value attributed to land, and the cost of any supportive structures, are not included in the base cost site.

Any variation in overall quality from average should be reflected by the appropriate quality grade adjustment.

DEPRECIATION SCHEDULES AND TABLES

It is often advisable to develop schedules and tables to be used as a guide for the appraiser to determine value. The use of such tables is especially applicable in mass appraisals for tax equalization purposes where it is essential to establish and maintain uniformity. Depreciation tables, however, based on actual age alone are impractical. Remodeling, for instance, has the effect of prolonging the remaining life of a building, thus making its effective age considerably different than its actual age. Consideration must be given to all the factors operating to influence the overall physical condition, functional, and economic uses of the property.

RESIDENTIAL DEPRECIATION

As houses grow older, they wear out; they become less desirable, less useful. This universal decline in value is called depreciation, and appraisers are required to determine the degree of this loss in each property they examine. If all houses deteriorated at the same rate, this decline in

value would be a simple function of the age of the structure - a certain percentage per year. However, houses depreciate at varying rates depending on a number of variables.

Every building is acted upon by two value reducing forces. One tends to shorten its physical life; the other shortens its economic life. Both forces act concurrently, overlap, and affect each other. A new house, or any type of structure for that matter, has its greatest value at the moment of completion. Its expectancy of life - both physical and economic - is longest on the day the key is handed over by the builder. The building is then most desirable and most useful. The future benefits which the occupant may expect to enjoy are at the maximum. From that day forward, however, decay and wear and tear act to lessen the value of the structure by curtailing its remaining capacity for use.

At the same time the house is "wearing out ", it is also "going out of style". It is becoming less desirable. It is progressively becoming less useful, both from the effect of forces within the property (obsolescence), and outside of it as well (encroachment of undesirable influences such as less desirable property uses).

Neither physical decline nor functional loss is constant in their action. Deterioration is a relatively steady process offset periodically by maintenance. Worn-out elements of the building are repaired or replaced at intervals, depending upon the policy of the owner. Cheaper houses generally deteriorate faster than better ones. Obsolescence and encroachment may come slowly, or happen almost overnight. The forces which cause both deterioration and functional/economic depreciation may act, and often do act simultaneously, but they are not necessarily related. A house may decline in physical condition and yet, throughout its entire life, remain relatively functional.

Obviously enough, the age of a house remains an important factor in estimating accrued depreciation. A certain number of houses will receive "normal" maintenance and will experience "average" economic loss due to obsolescence and functional depreciation. These buildings will depreciate at an average rate as they grow older.

Other houses will lose value at lesser or more rapid rates. Condition Ratings provide a logical reasoning process, by means of which normal age depreciation may be modified according to the appraiser's best determination of the relative loss, of value in a structure, as compared with the average loss that might be expected. Thus, the age of a dwelling is an unreliable indicator of the degree of depreciation from its cost new. Houses depreciate not merely because they grow older - but because they wear out and become less desirable and less useful from a variety of causes.

To assist the appraiser in establishing the "Condition Ratings" of buildings, several simple classifications have been established. These classifications or ratings are entirely natural, and will fit the normal impressions of the appraiser as he examines a building. Following is a tabulation of Condition Ratings, with their accompanying definitions of the observed physical condition of the building, and its degree of desirability and usefulness for its age and for its type.

CONDITION RATING GUIDECondition Rating
Of Dwelling**DEFINITION**

Rehabbed	Older building gutted and a total remodel.
Excellent	Building is in perfect condition.
Very Good	Slight evidence of deterioration.
Good	Minor deterioration visible.
Average	Normal wear and tear is apparent.
Fair	Marked deterioration - but quite usable.
Poor	Definite deterioration is obvious; and barely usable.
Very Poor	Condition approaches unsoundness; and almost unusable.
Unsound	Building is definitely unsound and unfit for use.

Age is reflected as an index of the normal deterioration and obsolescence in a structure which may be expected over the years. Physical condition represents a variable measure of the effects of maintenance and remodeling on a building.

Depreciation is defined as the resultant estimate of the diminishing value of an improvement, after subtracting the amount of estimated depreciation from the Replacement Cost New. Rating of a building has been established through a consideration of its physical condition for its age, reference to the Basic Depreciation Table will indicate the appropriate value percent to be reduced for a structure possessing these qualities in the degree observed and noted by the appraiser.

The degree of deterioration and obsolescence, or loss of value from all causes, both within and without the property, is taken into account. This is accomplished by means of adjusting for physical, function and economic by rating the capabilities and qualities of the structure in precisely the same terms as would a prospective purchaser. Sound valuation theory presupposes the existence of a prospective buyer with intelligence enough to compare the advantages and disadvantages of competing properties, and to rate the property he is examining according to its relative degree of desirability and usefulness.

APPLYING THE DEPRECIATION SYSTEM

To apply the System, the appraiser rates each house according to his composite impression of its relative physical condition for its age and type. The following four actual cases illustrate this convenient and practical method of determining physical depreciation in houses.

Case One: A fifteen-year-old single family residence, situated in an attractive residential suburb of a typical American community. Grade "B" with two baths and minor deterioration is visible: slightly less attractive and desirable than new, but useful. A qualified observer would rate this

house average to fair on the physical depreciation table. Accordingly, our appraiser would apply a market factor to indicate the location in a good neighborhood. Referring to the table, we find 20 to 25 percent depreciation would be appropriate.

Case Two: A one story frame house, seven years old. Grade "C" or average quality construction with three bedrooms and one and one-half baths structure shows normal wear and tear and has average attractiveness. The appraiser's impression is, "for a seven-year-old Grade "C" house, this would be rated as Average." From the table we find 12% depreciation is indicated.

Case Three: This century-old Colonial style frame house is located in a New England seaport community, erected 1858. Grade "B" or good quality construction and the building has been extremely well maintained and completely modernized with central heating, electric lighting, and plumbing added. The structure is in very good physical condition in spite of its age. Building is architecturally attractive and quite desirable. The appraiser's impression is, "for a very old house of Grade "B" quality, this house would be very good condition. From the depreciation table 35% is indicated.

Case Four: A twenty-four-year-old single family residence of Grade "C" quality; one story and basement, frame construction, and three bedrooms with a bath. Structure has had normal maintenance and is average in physical condition. Within the past two years, an elevated six-lane expressway, passing over the adjoining lot, has been erected. This encroachment has seriously detracted from the attractiveness and desirability of the property. Accordingly, the appraiser has assigned a physical condition of average. The house indicates a physical depreciation from the table of 27%. The house would also have an economic depreciation applied typically derived from other house sales in the area.

DWELLING DEPRECIATION TABLE

1. Rate the dwelling in terms of its overall physical condition.
2. Select the proper depreciation percentage relative to its actual age.

The following is the physical depreciation tables for residential and manufactured homes.

Site Built/Modular Depreciation TABLE

YEAR BUILT	RH	EX	VG	GD	AV	FR	PR	VP	UN
2022-2023	0	0	0	0	2	7	17	32	95
2021	0	0	0	0	3	9	19	34	95
2020	0	0	0	0	4	11	21	36	95
2019	0	0	0	0	4	13	23	38	95
2018	0	0	0	0	5	15	25	40	95
2017	0	0	0	1	6	16	26	41	95
2016	0	0	0	2	7	17	27	42	95
2015	0	0	0	3	8	18	28	43	95
2014	0	0	0	4	9	19	29	44	95
2013	0	0	0	5	10	20	30	45	95
2012	0	0	1	6	11	21	31	46	95
2011	0	0	2	7	12	22	32	47	95
2010	0	0	3	8	13	23	33	48	95

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2009	0	0	4	9	14	24	34	49	95
2008	0	0	5	10	15	25	35	50	95
2007	0	1	6	11	16	26	36	51	95
2006	0	2	7	12	17	27	37	52	95
2005	0	3	8	13	18	28	38	53	95
2003-2004	1	3	9	14	19	29	39	54	95
2001-2002	1	4	10	15	20	30	40	55	95
2000	1	4	10	15	21	32	42	57	95
1999	2	4	10	16	22	34	44	59	95
1997-1998	2	5	11	17	23	36	46	61	95
1995-1996	2	5	12	18	24	38	48	63	95
1993-1994	2	5	12	18	25	40	50	65	95
1991-1992	2	5	12	19	26	41	51	66	95
1989-1990	2	5	13	20	27	42	52	67	95
1987-1988	3	5	14	21	28	43	53	68	95
1985-1986	3	5	14	21	29	44	54	69	95
1983-1984	3	5	14	22	30	45	55	70	95
1981-1982	3	5	15	23	31	46	56	71	95
1979-1980	3	5	15	23	32	47	57	72	95
1977-1978	4	5	15	24	33	48	58	73	95
1975-1976	4	5	15	25	34	49	59	74	95
1973-1974	4	5	15	25	35	50	60	75	95
1971-1972	4	6	16	26	36	51	61	76	95
1969-1970	5	7	17	27	37	52	62	77	95
1967-1968	5	8	18	28	38	53	63	78	95
1965-1966	5	9	19	29	39	54	64	79	95
1964	5	10	20	30	40	55	65	80	95
1963	5	11	21	31	41	56	66	81	95
1962	5	12	22	32	42	57	67	82	95
1961	5	13	23	33	43	58	68	83	95
1960	5	14	24	34	44	59	69	84	95
1959-OLDER	5	15	25	35	45	60	70	85	95

Multi- Sect. Manufactured Depreciation Table

YEAR BUILT	EX	VG	GD	AV	FR	PR	VP	UN
2022-2023	0	0	3	5	10	20	35	95
2021	0	0	5	7	12	22	37	95
2020	0	0	5	10	15	25	40	95
2019	0	2	7	12	17	27	42	95
2018	0	4	9	14	19	29	44	95
2017	0	5	10	16	20	30	45	95
2016	1	5	11	18	22	32	47	95
2015	1	5	13	20	25	35	50	95
2014	1	6	14	22	28	38	53	95
2013	2	7	15	24	30	40	55	95
2012	3	8	16	26	32	42	55	95
2011	3	8	17	27	34	44	57	95
2010	3	9	18	28	36	46	59	95
2009	4	10	19	29	38	48	61	95

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2008	5	10	20	30	40	50	63	95
2007	5	10	20	30	40	50	65	95
2006	5	11	21	31	41	51	66	95
2005	6	12	22	32	42	52	67	95
2004	6	13	23	33	43	53	68	95
2003	7	14	24	34	44	54	69	95
2001- 2002	8	15	25	35	45	55	70	95
1999-2000	8	16	26	36	46	56	71	95
1997-1998	9	17	27	37	47	57	72	95
1996	9	18	28	38	48	58	73	95
1994-1995	10	19	29	39	49	59	74	95
1993	10	20	30	40	50	60	75	95
1992	11	21	31	41	51	61	76	95
1991	12	22	32	42	52	62	77	95
1990	13	23	33	43	53	63	78	95
1989	14	24	34	44	54	64	79	95
1988	15	25	35	45	55	65	80	95
1987	16	26	36	46	56	66	81	95
1986	17	27	37	47	57	67	82	95
1985	18	28	38	48	58	68	83	95
1984	19	28	39	49	59	69	84	95
1983	20	30	40	50	60	70	85	95
1982	20	30	40	50	61	71	86	95
1981	20	30	40	50	62	72	87	95
1980	22	32	42	52	63	73	88	95
1979	24	34	44	54	64	74	89	95
1978-Older	25	35	45	55	65	75	90	95

Single- Sect. Manufactured Depreciation Table

YEAR BUILT	VG	GD	AV	FR	PR	VP	UN
2022-2023	0	0	5	15	25	40	95
2021	0	3	7	17	27	42	95
2020	0	6	11	21	31	46	95
2019	4	9	14	24	34	49	95
2018	7	12	17	27	37	42	95
2017	10	15	20	30	40	55	95
2016	13	18	23	33	43	58	95
2015	16	21	26	37	46	61	95
2014	19	24	29	39	49	64	95
2013	22	27	32	42	52	67	95
2012	25	30	35	45	55	70	95
2011	27.5	32.5	37.5	47.5	57.5	72.5	95
2010	30	35	40	50	60	75	95
2009	32.5	37.5	42.5	52.5	62.5	77.5	95
2008	35	40	45	55	65	80	95
2007	37.5	42.5	47.5	57.5	67.5	82.5	95
1997-2006	40	45	50	60	70	85	95
1996-Before	45	50	55	65	75	90	95

COMMERCIAL/INDUSTRIAL/EXEMPT DEPRECIATION TABLE COMMON CAUSES OF OBSOLESCENCE

In the final analysis, an estimate of depreciation or value loss represents an opinion of the appraiser as to the degree that the present and future appeal of a property has been diminished by deterioration and obsolescence. The accuracy of the estimate will be a product of the appraiser's experience in recognizing the symptoms of deterioration and obsolescence and his ability to exercise sound judgment in equating his observations to the proper monetary allowance to be deducted from the replacement cost new. The following tables have been provided as guidelines to assist the appraiser in arriving at the resultant estimate of the diminishing value of improvements after subtracting all forms of depreciation. Following is a listing of some of the most common sources of functional and economic obsolescence which should further assist him in arriving at a reasonable estimate of obsolescence.

Common Causes of Functional Obsolescence

Poor ratio of land to building area.

Inadequate parking, and/or truck and Railroad loading and unloading facilities.

An appearance unattractive and inconsistent with present use and surrounding properties.

Poor proportion of office, rental, or Manufacturing and warehouse space.

Inadequate or unsuited utility space.

Limited use and excessive material and product handling costs caused by irregular and inefficient floor plans, varying floor elevations, inadequate clearance, and cut up interiors with small bays and excessive number of walls, posts and columns.

Multi-story design when single story would be more efficient and economical.

Excessive or deficient floor load capacity

Insufficient and inadequate elevator service.

High maintenance costs resulting from mixed building constructions and/or the use of obsolete building materials.

Effects of corrosion created by manufacturing, processing, or storing of Chemicals.

Foundational and structural failures due to poor soil conditions, poor design, excessive loading, poor maintenance, excessive vibration of building and process equipment.

Inadequate power distribution, heating, ventilation, air condition, or lighting systems.

Common Causes of Economic Obsolescence

Zoning laws and other governmental regulations which affect the usage and operation of the property.

Building code requirements which set current acceptable construction standards.

Market acceptability of the product or services for which the property was constructed or is currently used.

Profitability of the operation of the property and the justifiable investment which the business would support.

Termination of the need for the property due to actual or probable changes in economic or social conditions.

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COMMERCIAL/INDUSTRIAL ECONOMIC LIFE GUIDELINES

Economic life is an estimate of the normal life expectancy of a component. The following are some suggested guidelines for the average expected life of various commercial/industrial buildings and yard improvements.

BUILDINGS	WOOD JOISTS	FIRE RESISTANT	FIRE PROOF
Apartment	40	40	50
Apartment (High Rise)	--	40	50
Automobile Agency	40	40	40
Bowling Alley	40	40	40
Car Wash (Conventional)	30	40	40
Car Wash (Manual)	30	20	--
Fast Food Restaurants	40	30	30
Hotel	40	40	50
Industrial	40	40	50
Medical Center	40	50	50
Motel	40	33 ¹ / ₃	40
Nursing Home	40	50	50
Office (Conventional)	40	50	60
Office {Institutional}	--	50	60
Pre-Engineered Build. (Heavy)	40	40	--
Pre-Engineered Build. (Med.)	--	35	--
Pre-Engineered Build. (Light)	30	30	--
Service Station	40	20	--
Shopping Center	40	40	50
Store	40	40	50
Theater	40	40	50
Truck Terminal	40	40	40
Warehouse	40	40	40

C1 30 Year Life								
AGE	CRH	CEX	CGD	CAV	CFR	CPR	CVP	CUN
1	0%	0%	0%	2%	10%	20%	35%	95%
2	0%	0%	1%	3%	12%	22%	37%	95%
3	0%	1%	3%	5%	13%	23%	38%	95%
4	0%	2%	4%	7%	15%	25%	40%	95%
5	1%	3%	5%	8%	17%	27%	42%	95%
6	2%	4%	6%	10%	19%	29%	44%	95%
7	3%	5%	7%	12%	20%	30%	45%	95%
8	3%	6%	8%	13%	22%	32%	47%	95%
9	4%	7%	10%	15%	24%	34%	49%	95%
10	5%	8%	12%	17%	25%	35%	50%	95%
11	6%	10%	13%	18%	27%	37%	52%	95%
12	6%	11%	15%	20%	29%	39%	54%	95%
13	7%	12%	17%	22%	31%	41%	56%	95%
14	8%	13%	18%	23%	32%	42%	57%	95%
15	9%	14%	20%	25%	34%	44%	59%	95%
16	9%	15%	21%	27%	36%	46%	61%	95%
17	10%	16%	23%	28%	38%	48%	63%	95%
18	11%	17%	24%	30%	39%	49%	64%	95%

C2 40 Year Life								
AGE	CRH	CEX	CGD	CAV	CFR	CPR	CVP	CUN
1	0%	0%	0%	1%	10%	20%	35%	95%
2	0%	0%	0%	2%	11%	21%	36%	95%
3	0%	0%	1%	4%	12%	22%	37%	95%
4	0%	0%	2%	5%	14%	24%	39%	95%
5	0%	1%	3%	6%	15%	25%	40%	95%
6	0%	2%	4%	7%	16%	26%	41%	95%
7	1%	3%	5%	9%	17%	27%	43%	95%
8	1%	3%	6%	10%	19%	29%	44%	95%
9	2%	4%	7%	11%	20%	30%	45%	95%
10	2%	5%	8%	12%	21%	31%	46%	95%
11	3%	6%	10%	14%	23%	33%	48%	95%
12	3%	7%	11%	15%	24%	34%	49%	95%
13	4%	8%	12%	16%	25%	35%	50%	95%
14	5%	8%	13%	17%	27%	37%	51%	95%
15	5%	9%	14%	19%	28%	38%	53%	95%
16	6%	10%	15%	20%	29%	39%	54%	95%
17	6%	11%	16%	21%	30%	40%	55%	95%
18	7%	12%	17%	22%	32%	42%	57%	95%

Schedule of Values

19	12%	18%	25%	32%	41%	51%	66%	95%
20	12%	19%	26%	33%	43%	53%	68%	95%
21	13%	20%	27%	35%	44%	54%	69%	95%
22	14%	21%	29%	37%	46%	56%	71%	95%
23	15%	22%	30%	38%	48%	58%	73%	95%
24	15%	23%	32%	40%	50%	60%	75%	95%
25	16%	25%	33%	41%	51%	61%	76%	95%
26	17%	26%	35%	43%	53%	63%	78%	95%
27	18%	27%	36%	45%	55%	65%	80%	95%
28	18%	28%	37%	46%	56%	66%	81%	95%
29	19%	29%	38%	48%	58%	68%	83%	95%
30	20%	30%	40%	50%	60%	70%	85%	95%

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19	8%	13%	18%	24%	33%	43%	58%	95%
20	8%	13%	19%	25%	34%	44%	59%	95%
21	9%	14%	20%	26%	35%	45%	60%	95%
22	9%	15%	21%	27%	37%	47%	62%	95%
23	10%	16%	22%	29%	38%	48%	63%	95%
24	10%	17%	23%	30%	39%	49%	65%	95%
25	11%	18%	24%	31%	41%	51%	66%	95%
26	12%	18%	25%	32%	42%	52%	67%	95%
27	12%	19%	26%	34%	43%	53%	68%	95%
28	13%	20%	27%	35%	45%	55%	69%	95%
29	13%	21%	28%	36%	46%	56%	71%	95%
30	14%	22%	30%	37%	47%	57%	72%	95%
31	14%	23%	31%	39%	48%	58%	73%	95%
32	15%	23%	32%	40%	49%	59%	74%	95%
33	16%	24%	33%	41%	51%	61%	76%	95%
34	16%	25%	34%	42%	52%	62%	77%	95%
35	17%	26%	35%	44%	53%	63%	78%	95%
36	17%	27%	36%	45%	55%	65%	80%	95%
37	18%	27%	37%	46%	56%	66%	81%	95%
38	19%	28%	38%	47%	57%	67%	82%	95%
39	19%	29%	39%	49%	58%	68%	83%	95%
40	20%	30%	40%	50%	60%	70%	85%	95%

C3 50 Year Life

AGE	CRH	CEX	CGD	CAV	CFR	CPR	CVP	CUN
1	0%	0%	0%	1%	10%	20%	35%	95%
2	0%	0%	0%	2%	11%	21%	36%	95%
3	0%	0%	0%	3%	12%	22%	37%	95%
4	0%	0%	1%	4%	13%	23%	38%	95%
5	0%	0%	2%	5%	14%	24%	39%	95%
6	0%	0%	3%	6%	15%	25%	40%	95%
7	0%	1%	4%	7%	16%	26%	41%	95%
8	0%	2%	4%	8%	17%	27%	42%	95%
9	0%	2%	5%	9%	18%	28%	43%	95%
10	0%	3%	6%	10%	19%	29%	44%	95%
11	1%	4%	7%	11%	20%	30%	45%	95%
12	1%	4%	8%	12%	21%	31%	46%	95%
13	2%	5%	9%	13%	22%	32%	47%	95%
14	2%	6%	9%	14%	23%	33%	48%	95%
15	3%	6%	10%	15%	24%	34%	49%	95%
16	3%	7%	11%	16%	25%	35%	50%	95%
17	4%	8%	12%	17%	26%	36%	51%	95%
18	4%	8%	13%	18%	27%	37%	52%	95%
19	5%	9%	14%	19%	28%	38%	53%	95%
20	5%	10%	15%	20%	29%	39%	54%	95%
21	6%	10%	15%	21%	30%	40%	55%	95%
22	6%	11%	16%	22%	31%	41%	56%	95%
23	7%	12%	17%	23%	32%	42%	57%	95%
24	7%	12%	18%	24%	33%	43%	58%	95%
25	8%	13%	19%	25%	34%	44%	59%	95%
26	8%	14%	20%	26%	35%	45%	60%	95%

C4 60 Year Life

AGE	CRH	CEX	CGD	CAV	CFR	CPR	CVP	CUN
1	0%	0%	0%	1%	10%	20%	35%	95%
2	0%	0%	0%	2%	11%	21%	36%	95%
3	0%	0%	0%	2%	12%	22%	37%	95%
4	0%	0%	0%	3%	13%	23%	38%	95%
5	0%	0%	1%	4%	13%	23%	38%	95%
6	0%	0%	2%	5%	14%	24%	39%	95%
7	0%	0%	2%	6%	15%	25%	40%	95%
8	0%	0%	3%	7%	16%	26%	41%	95%
9	0%	1%	4%	7%	17%	27%	42%	95%
10	0%	2%	5%	8%	18%	28%	43%	95%
11	0%	2%	5%	9%	18%	28%	43%	95%
12	0%	3%	6%	10%	19%	29%	44%	95%
13	0%	3%	7%	11%	20%	30%	45%	95%
14	1%	4%	7%	12%	21%	31%	46%	95%
15	1%	4%	8%	12%	22%	32%	47%	95%
16	1%	5%	9%	13%	23%	33%	48%	95%
17	2%	6%	10%	14%	24%	34%	49%	95%
18	2%	6%	10%	15%	24%	34%	49%	95%
19	3%	7%	11%	16%	25%	35%	50%	95%
20	3%	7%	12%	17%	26%	36%	51%	95%
21	4%	8%	12%	17%	27%	37%	52%	95%
22	4%	8%	13%	18%	28%	38%	53%	95%
23	4%	9%	14%	19%	29%	39%	54%	95%
24	5%	10%	14%	20%	29%	39%	54%	95%
25	5%	10%	15%	21%	30%	40%	55%	95%
26	6%	11%	16%	22%	31%	41%	56%	95%

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27	9%	14%	20%	27%	37%	47%	62%	95%
28	9%	15%	21%	28%	38%	48%	63%	95%
29	10%	16%	22%	29%	39%	49%	64%	95%
30	10%	17%	23%	30%	40%	50%	65%	95%
31	11%	17%	24%	31%	41%	51%	66%	95%
32	11%	18%	25%	32%	42%	52%	67%	95%
33	12%	19%	26%	33%	43%	53%	68%	95%
34	12%	19%	26%	34%	44%	54%	69%	95%
35	13%	20%	27%	35%	45%	55%	70%	95%
36	13%	21%	28%	36%	46%	56%	71%	95%
37	14%	21%	29%	37%	47%	57%	72%	95%
38	14%	22%	30%	38%	48%	58%	73%	95%
39	15%	23%	31%	39%	49%	59%	74%	95%
40	15%	23%	31%	40%	50%	60%	75%	95%
41	16%	24%	32%	41%	51%	61%	76%	95%
42	16%	25%	33%	42%	52%	62%	77%	95%
43	17%	25%	34%	43%	53%	63%	78%	95%
44	17%	26%	35%	44%	54%	64%	79%	95%
45	18%	27%	36%	45%	55%	65%	80%	95%
46	18%	27%	37%	46%	56%	66%	81%	95%
47	19%	28%	37%	47%	57%	67%	82%	95%
48	19%	29%	38%	48%	58%	68%	83%	95%
49	20%	29%	39%	49%	59%	69%	84%	95%
50	20%	30%	40%	50%	60%	70%	85%	95%

27	6%	11%	17%	22%	32%	42%	57%	95%
28	6%	12%	17%	23%	33%	43%	58%	95%
29	7%	12%	18%	24%	34%	44%	59%	95%
30	7%	13%	19%	25%	35%	45%	60%	95%
31	8%	13%	19%	26%	35%	45%	60%	95%
32	8%	14%	20%	27%	36%	46%	61%	95%
33	9%	15%	21%	27%	37%	47%	62%	95%
34	9%	15%	22%	28%	38%	48%	63%	95%
35	9%	16%	22%	29%	39%	49%	64%	95%
36	10%	16%	23%	30%	40%	50%	65%	95%
37	10%	17%	24%	31%	40%	50%	65%	95%
38	11%	17%	24%	32%	41%	51%	66%	95%
39	11%	18%	25%	32%	42%	52%	67%	95%
40	12%	19%	26%	33%	43%	53%	68%	95%
41	12%	19%	27%	34%	44%	54%	69%	95%
42	12%	20%	27%	35%	45%	55%	70%	95%
43	13%	20%	28%	36%	46%	56%	71%	95%
44	13%	21%	29%	37%	46%	56%	71%	95%
45	14%	21%	29%	37%	47%	57%	72%	95%
46	14%	22%	30%	38%	48%	58%	73%	95%
47	15%	23%	31%	39%	49%	59%	74%	95%
48	15%	23%	31%	40%	50%	60%	75%	95%
49	15%	24%	32%	41%	51%	61%	76%	95%
50	16%	24%	33%	42%	52%	61%	76%	95%
51	16%	25%	34%	42%	52%	62%	77%	95%
52	17%	25%	34%	43%	53%	63%	78%	95%
53	17%	26%	35%	44%	54%	64%	79%	95%
54	17%	27%	36%	45%	55%	65%	80%	95%
55	18%	27%	36%	46%	56%	66%	81%	95%
56	18%	28%	37%	47%	57%	67%	82%	95%
57	19%	28%	38%	47%	57%	67%	82%	95%
58	19%	29%	39%	48%	58%	68%	83%	95%
59	20%	29%	39%	49%	59%	69%	84%	95%
60	20%	30%	40%	50%	60%	70%	85%	95%

OTHER BUILDING AND YARD ITEM DEPRECIATION GUIDELINES

The appraisal of other buildings and yard improvements for residential, agricultural, and commercial properties is a difficult task. Other buildings and yard improvements are rarely purchased or sold separately from the balance of the property. The cost of construction of a swimming pool, which is built for the convenience and comfort of a property owner, will rarely add an equivalent amount to the market value of the property. The cost of construction of a farm outbuilding that can be justified by its contribution to the farming operation will again seldom add an equivalent amount to the market value of the property. Cost of the construction of commercial yard item or building is generally intended to supplement the use of the main building on the property.

In effect, other buildings and yard improvements have value in direct proportion to their degree of utility or usefulness. This is an extension of the principle of contribution, which affirms that

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the value of any factor in production is dependent upon the amount which it contributes to the overall net return, irrespective of the cost of its construction. Any effective approach to the valuation of other buildings and yard improvements must reflect the action of investors. Informed farm owners and operators would not invest in buildings which could not pay for themselves by either maintaining or adding to the required level of productivity. Homeowners would not invest in swimming pools, detached garages, etc., which would not supply the degree of comfort and/or convenience they desire.

Six individual Depreciation Tables have been developed to assist the appraiser in valuing the various other building and yard improvements that are normally encountered. The following is a list of the six tables.

D1

AGE	GD	AV	FR	PR	UN
00--01	5%	10%	30%	55%	95%
02--02	10%	20%	40%	60%	95%
03--03	10%	25%	45%	65%	95%
04--04	15%	30%	45%	65%	95%
05--05	15%	35%	50%	70%	95%
06--06	20%	40%	55%	70%	95%
07--07	20%	45%	60%	75%	95%
08--UP	25%	50%	60%	75%	95%

D2

AGE	GD	AV	FR	PR	UN
00-01	3%	5%	25%	50%	95%
02--02	3%	10%	30%	55%	95%
03--03	5%	15%	40%	60%	95%
04--04	5%	20%	40%	60%	95%
05--05	10%	25%	45%	65%	95%
06--06	10%	30%	45%	65%	95%
07--07	10%	35%	50%	70%	95%
08--08	15%	40%	55%	70%	95%
09--09	20%	45%	60%	75%	95%
10--10	25%	50%	60%	75%	95%
11--11	30%	55%	65%	80%	95%
12--12	35%	60%	70%	80%	95%
13--13	40%	65%	75%	85%	95%
14--14	45%	70%	80%	85%	95%
15-UP	50%	75%	85%	90%	95%

D3

AGE	GD	AV	FR	PR	UN
00--03	3%	5%	25%	50%	95%
04--06	3%	10%	30%	55%	95%
07--09	5%	15%	35%	60%	95%
10--12	5%	20%	40%	60%	95%
13--15	10%	25%	45%	65%	95%
16--18	10%	30%	50%	70%	95%
19--21	15%	35%	50%	70%	95%
22--24	20%	40%	55%	75%	95%
25--27	20%	45%	60%	75%	95%
28--30	25%	50%	60%	75%	95%
31--35	30%	55%	65%	80%	95%
36--40	35%	60%	70%	80%	95%
41--44	40%	65%	75%	85%	95%
45--49	45%	70%	75%	85%	95%
50--UP	50%	75%	80%	90%	95%

D4

AGE	GD	AV	FR	PR	UN
00--04	3%	5%	25%	50%	95%
05--08	5%	10%	30%	55%	95%
09--12	10%	15%	40%	60%	95%
13--16	10%	20%	40%	65%	95%
17--20	15%	25%	45%	70%	95%
21--24	20%	30%	50%	70%	95%
25--28	25%	35%	55%	75%	95%
29--32	30%	40%	55%	75%	95%
33--36	35%	45%	60%	80%	95%
37--40	40%	50%	65%	80%	95%
41--44	40%	55%	70%	85%	95%
45--48	45%	60%	70%	85%	95%
49--52	50%	65%	75%	85%	95%
53--56	50%	70%	80%	90%	95%
57--UP	50%	75%	80%	90%	95%

Schedule of Values

Gaston County 2023

D5

AGE	GD	AV	FR	PR	UN
00--05	3%	5%	25%	50%	95%
06--10	5%	10%	30%	55%	95%
11--15	5%	15%	35%	60%	95%
16--20	10%	20%	40%	65%	95%
21--25	15%	25%	45%	70%	95%
26--30	20%	30%	50%	70%	95%
31--35	25%	35%	55%	75%	95%
36--40	30%	40%	55%	75%	95%
41--45	35%	45%	60%	80%	95%
46--50	40%	50%	65%	80%	95%
51--55	45%	55%	70%	85%	95%
56--60	45%	60%	70%	85%	95%
61--65	50%	65%	75%	90%	95%
66--70	50%	70%	80%	90%	95%
71--UP	50%	75%	80%	90%	95%

D6

AGE	GD	AV	FR	PR	UN
00--UP	25%	50%	60%	75%	95%

The appraiser needs to look at all three causes; physical, functional and economic depreciation on residential, commercial and miscellaneous outbuildings and yard items.

Final Cost Value

The final step in the cost approach to valuation is to adjust the cost for location and desirability. The cost tables in this manual represent the county in its entirety. Certain neighborhoods require an adjustment to the cost approach due to its location or desirability. This final adjustment is called the market factor. Sales within a neighborhood will give an indication as to whether a positive, negative or no adjustment at all is required. The adjustment will be applied after all cost and depreciation is completed. This is the final improvement value in the cost approach. The land value is then added to the final improvement value to indicate the market value from the cost approach.

SALES COMPARISON APPROACH TO VALUE

In the sales comparison approach the subject property is compared to recently sold properties and adjustments are made to the comparable sales for the differences between the subject property and comparable sales. The sales comparison approach is based primarily on the principle of substitution in that a property is worth no more than what a similar property is bought or sold in the market. The sales comparison approach works best on land and residential properties, but is contingent upon the availability of sales. The approach works well in subdivisions, urban and suburban areas, but is less accurate in rural and agricultural areas where sales are generally less frequent. Gaston County for this reason primarily uses the market backed cost approach in that it is consistent and can be used on all properties. The sales comparison approach is a secondary or back up approach to value.

In order for the sales comparison approach to work properly, valid sales must be used. The sales must meet the definition of market value listed in the North Carolina Machinery Act. Sales also need to be as comparable as possible to the subject property and hopefully located close in proximity to the subject property.

After the sales are selected adjustments may need to be made to the comparable sales. The first adjustment is for time of sale, adjusting to the date of the appraisal. Next would be adjustments for land and location. The following adjustments would be for any variation in the differences between the subject property and the comparable sales. The final process is to analyze the adjusted indicated value of the comparable sales and select the appropriate value of the subject property.

Modeling Summary

For the 2023 Revaluation, Gaston County will utilize SpatialEst based property appraisal software toolset for sales analysis and property comparison. This will analyze Gaston County property sales and extract information such as: Size, House Quality, Condition, and other key value drivers, to predict the values of properties. There are two methods used for this process: (1) Multiple Regression Analysis and (2) Comparable Sales Method. These methods can be used independently or in combination with each other.

This program, while used as a tool to assist the appraiser in conducting the county-wide mass appraisal, is best used in subdivisions, cities, or densely developed areas.

- (1) Multiple Regression Analysis:** A statistical technique that will use market sales to extract the contributory value of different property characteristics such as: Area, House Quality and Condition, to predict a value. The regression will analyze data in order to predict the value of one variable (the dependent variable) from known values of one or more other variables (the independent variables). This process will then be compared to

the market backed cost approach as a comparison tool. Anything falling outside a 10% range will be analyzed for a second time.

- (2) Comparable Sales Method:** This method uses the similarity and proximity of sales and compares them to a subject property. Adjustments for the differences are then made and a market value is predicted. The differences can be adjusted from the sales prices of the comparable properties. The comparable model is set up with adjustment standards or can be adjusted by the appraiser.
- The software allows the user to work with Gaston County data spatially making it easier to identify and illustrate sales patterns, property type groupings and other relevant factors that lead to accurate and equitable valuations.

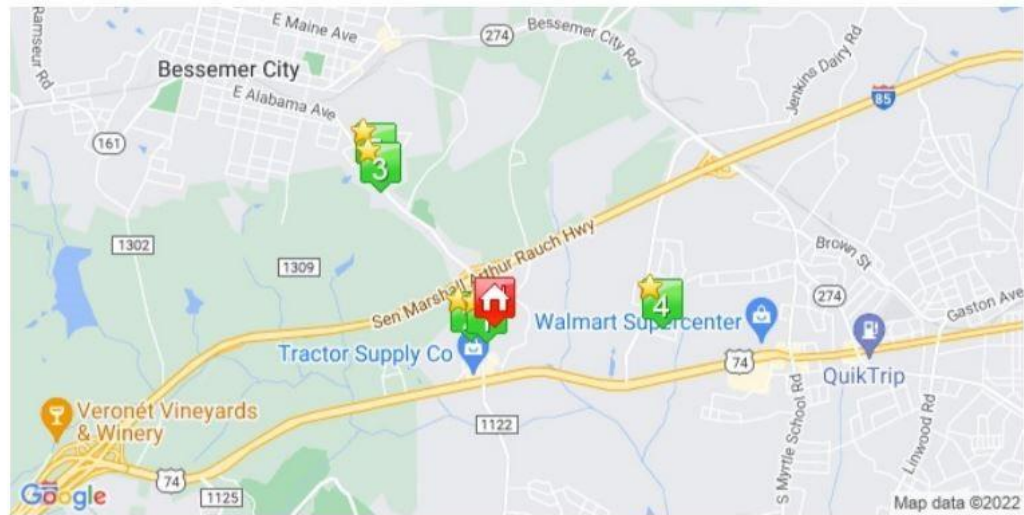
Schedule of Values

Gaston County 2023

See below for an example of comparable report.

1517 EDGEWOOD RD

153026



Subject		Comp #1		Comp #2		Comp #3	
Grid Estimate: N/A (None) Min: \$147,909 Max: \$217,593							
Address 1517 EDGEWOOD RD ID 153026		Address 104 DELMONT CT ID 153021		Address 138 BRIGHT AVE ID 152993		Address 315 MCCALL DR ID 152662	
Sale Price/Date \$79,000 / 03/28/2013 NBHD Name Edgewood Acres		Sale Price/Date \$160,000 / 05/06/2022 NBHD Name Edgewood Acres		Sale Price/Date \$212,000 / 03/23/2022 NBHD Name Edgewood Acres		Sale Price/Date \$195,000 / 12/09/2021 NBHD Name McCall Drive	
Distance -		Distance 562 ft		Distance 914 ft		Distance 1.08 miles	
Sale Price 79,000		Sale Price 160,000		Sale Price 212,000		Sale Price 195,000	
Sale Date 03/28/2013		Sale Date 05/06/2022		Sale Date 03/23/2022		Sale Date 12/09/2021	
NBHD Name Edgewood Acres		NBHD Name Edgewood Acres		NBHD Name Edgewood Acres		NBHD Name McCall Drive	
Land Value \$18,000		Land Value \$18,000		Land Value \$18,000		Land Value \$13,500	
Year Built 1973		Year Built 1970		Year Built 1969		Year Built 1965	
Main Area 1,176 SqFt		Main Area 1,416 SqFt		Main Area 1,416 SqFt		Main Area 1,302 SqFt	
Tot.Fin. Basement 0 SqFt		Tot.Fin. Basement 0 SqFt		Tot.Fin. Basement 0 SqFt		Tot.Fin. Basement 0 SqFt	
Tot.Unfin. Basement 0 SqFt		Tot.Unfin. Basement 0 SqFt		Tot.Unfin. Basement 0 SqFt		Tot.Unfin. Basement 0 SqFt	
Full Baths 1		Full Baths 1		Full Baths 2		Full Baths 1	
Half Baths 1		Half Baths 1		Half Baths 0		Half Baths 1	
Fireplaces 0		Fireplaces 1		Fireplaces 1		Fireplaces 0	
Quality C		Quality C		Quality C		Quality C	
Garage Area 0 SqFt		Garage Area 0 SqFt		Garage Area 0 SqFt		Garage Area 0 SqFt	
Outbuildings \$6,015		Outbuildings \$5,606		Outbuildings \$5,198		Outbuildings \$7,072	
Imprv. Factor 1.1		Imprv. Factor 1.1		Imprv. Factor 1.1		Imprv. Factor 1	
Total Adjustment		Total Adjustment		Total Adjustment		Total Adjustment	
Adjusted Sale Price		Adjusted Sale Price		Adjusted Sale Price		Adjusted Sale Price	
		Net:-8% Gross:16% \$-12,091 \$ 147,909		Net:-6% Gross:19% \$-11,983 \$ 200,017		Net:12% Gross:23% \$22,593 \$ 217,593	

Schedule of Values

Gaston County 2023

Grid Estimate: N/A (None) Min: \$147,909 Max: \$217,593		Subject 		Comp #4 		Comp #5 	
Address		1517 EDGEWOOD RD		3036 MARIGOLD LN		904 EDGEWOOD RD	
ID		153026		102573		152648	
Sale Price/Date		\$79,000 / 03/28/2013		\$169,000 / 08/23/2021		\$155,000 / 02/03/2022	
NBHD Name		Edgewood Acres		Spring Valley		McCall Drive	
Distance		-		1.02 miles		1.19 miles	
Sale Price		79,000		169,000	\$0	155,000	\$0
Sale Date		03/28/2013		08/23/2021	\$12,700	02/03/2022	\$7,750
NBHD Name		Edgewood Acres		Spring Valley	\$0	McCall Drive	\$0
Land Value		\$18,000		\$15,000	\$3,000	\$13,500	\$4,500
Year Built		1973		1974	\$0	1964	\$0
Main Area		1,176 SqFt		1,000 SqFt	\$13,550	1,300 SqFt	\$-9,550
Tot.Fin. Basement		0 SqFt		500 SqFt	\$-16,500	0 SqFt	\$0
Tot.Unfin. Basement		0 SqFt		0 SqFt	\$0	0 SqFt	\$0
Full Baths		1		1	\$0	1	\$0
Half Baths		1		0	\$4,000	0	\$4,000
Fireplaces		0		0	\$0	0	\$0
Quality		C		C	\$0	C	\$0
Garage Area		0 SqFt		0 SqFt	\$0	0 SqFt	\$0
Outbuildings		\$6,015		\$3,746	\$2,269	\$138	\$5,877
Imprv. Factor		1.1		1.1	\$0	1	\$14,150
Total Adjustment				Net:11% Gross:31% \$19,019		Net:17% Gross:30% \$26,727	
Adjusted Sale Price				\$ 188,019		\$ 181,727	

INCOME APPROACH to VALUE

The Income Approach includes models for the following property groups:

- Apartment
- Hotels/Motels
- General Retail/Shopping Center
- General Office/Medical Office
- Convenience Stores
- Restaurant/Franchise Restaurant
- Manufacturing/Warehouse
- Mobile Home Parks
- Self -Storage
- Service Shop/Service Garage

Income and Expense Models are developed for each property group to cover the range of properties located within Gaston County. Income and expense models are based on typical net lease situations. For triple net and other type leases, expense ratios should be adjusted to reflect actual or typical expenses of the landlord in this type of arrangement. Triple net leases have no expenses.

Economic Income is developed on a gross square foot or unit basis. Potential Gross Income is adjusted for occupancy loss to produce an Effective Gross Income. Income and Occupancy factors may be adjusted for exceptional properties on an individual basis.

Expenses for management and marketing, maintenance, utilities, reserve for replacement, and other operating expenses are specified as a percentage of Effective Gross Income. These expenses are deducted from Effective Gross Income to generate a Net Income, which is then capitalized using direct capitalization. The capitalization rate (Cap Rate) used for direct capitalization will need to be loaded to include property tax expense. To load the Cap Rate, simply add the effective tax rate to the overall capitalization rate which is then applied to the NOI.

Income Models include associated capitalization parameters:

- a) Typical financing percentage rates and terms.
- b) Cash on cash requirements.

These capitalization parameters may be adjusted for lower or higher risk properties through an override of the indicated model rates. Capitalization Rates are computed excluding an effective tax rate and applied to the Net Income to generate an indicated value.

Schedule of Values

Gaston County 2023

APARTMENTS

	MONTHLY RENTAL RATE					EXPENSE RATIOS			CAPITALIZATION	
MODEL	EFF	1BR	2BR	3BR	4BR	VAC	MGMT	EXPENSES	CAP RATE	MISC
01	\$1250-UP	1500-UP	2500-UP	2850-UP	3200-UP	5 - 10%	3 - 5%	20 - 30%	.06 - .07	\$100.00
02	1200-1250	1400-1500	2150-2450	2500-2800	2800-3150	5 - 10%	3 - 5%	20 - 30%	.06 - .07	\$100.00
03	1100-1200	1300-1400	1800-2100	2150-2450	2450-2750	5 - 10%	3 - 5%	20 - 35%	.06 - .07	\$100.00
04	950-1050	1150-1250	1550-1750	1800-2100	2100-2400	5 - 10%	3 - 5%	25 - 35%	.06 - .07	\$75.00
05	800-900	1000-1100	1300-1500	1550-1750	1800-2050	5 - 10%	3 - 10%	25 - 40%	.06 - .07	\$75.00
06	700-800	900-1000	1000-1250	1300-1500	1500-1750	5 - 10%	3 - 10%	25 - 40%	.06 - .08	\$60.00
07	650-700	800-900	900-1000	1050-1250	1250-1450	5 - 10%	3 - 10%	25 - 40%	.06 - .08	\$60.00
08	550-600	650-800	800-900	800-1050	1050-1200	5 - 10%	3 - 10%	30 - 50%	.065-.085	\$50.00
09	450-550	550-650	700-800	750-800	800-1000	5 - 10%	3 - 10%	30 - 50%	.065-.09	\$50.00
10	300-450	400-550	500-700	550-750	600-800	5 - 15%	3 - 10%	30 - 50%	.07 - .10	\$40.00
11	300-Less	400-LESS	500-LESS	550-LESS	600-LESS	5 - 15%	3 - 10%	30 - 50%	.08 - .11	\$25.00

HOTELS/MOTELS

EFFECTIVE DAILY ROOM RATES		EXPENSE RATIOS			CAPITALIZATION	
MODEL	DAILY ROOM RATES	VACANCY	MGMT	EXPENSES	CAP RATE	GRM
01	\$150 - UP PER NIGHT	40 - 50%	5 - 10%	40 - 50%	.07 - .08	1 - 3
02	\$125 - \$150 PER NIGHT	40 - 50%	5 - 10%	40 - 50%	.07 - .08	1 - 3
03	\$75 - \$125 PER NIGHT	40 - 50%	5 - 10%	40 - 50%	.07 - .09	1 - 3
04	\$50 - \$75 PER NIGHT	40 - 50%	5 - 10%	40 - 60%	.08 - .10	1 - 2
05	\$25 - \$50 PER NIGHT	50 - 60%	5 - 10%	40 - 60%	.08 - .10	1 - 2

GENERAL RETAIL/SHOPPING CENTER

ANNUAL SQUARE FOOT RENT		EXPENSE RATIOS			CAPITALIZATION	
01	\$25 - UP PER SQ/FT	5 - 10%	3 - 5%	10 - 25%	.06 - .08	7 - 8
02	\$20 - \$25 PER SQ/FT	5 - 10%	5 - 10%	10 - 25%	.06 - .08	7 - 8
03	\$15 - \$20 PER SQ/FT	5 - 10%	5 - 10%	20 - 40%	.06 - .08	6 - 7
04	\$10 - \$15 PER SQ/FT	5 - 10%	5 - 10%	20 - 40%	.07 - .09	6 - 7
05	\$6 - \$10 PER SQ/FT	5 - 15%	5 - 10%	25 - 40%	.075 - .09	5 - 6
06	\$6 - LESS PER SQ/FT	5 - 15%	5 - 10%	25 - 40%	.08 - .10	5 - 6

DEPARTMENT/DISCOUNT STORES

ANNUAL SQUARE FOOT RENT		EXPENSE RATIOS			CAPITALIZATION	
01	\$10- UP PER SQ/FT	3 - 5%	3 - 5%	10 - 25%	.06 - .08	
02	\$8 - 10 PER SQ/FT	3 - 5%	3 - 5%	10 - 25%	.06 - .08	N/A
03	\$5 - \$8 PER SQ/FT	3 - 5%	3 - 5%	10 - 25%	.06 - .08	N/A
04	\$5 - LESS PER SQ/FT	3 - 5%	3 - 5%	15 - 30%	.07 - .10	N/A

Schedule of Values

Gaston County 2023

GENERAL OFFICE/MEDICAL OFFICE

ANNUAL SQUARE FOOT RENT		EXPENSE RATIOS			CAPITALIZATION	
MODEL	ECONOMIC RENT	VACANCY	MGMT	EXPENSES	CAP RATE	GRM
01	\$20 - UP PER SQ/FT	3 - 5%	3 - 5%	10 - 25%	.06 - .08	7 - 8
02	\$15 - \$20 PER SQ/FT	3 - 5%	3 - 5%	10 - 25%	.06 - .08	7 - 8
03	\$10 - \$15 PER SQ/FT	5 - 10%	5 - 10%	15 - 30%	.07 - .09	6 - 7
04	\$6 - \$10 PER SQ/FT	5 - 10%	5 - 10%	20 - 40%	.07 - .09	6 - 7
05	\$6 - LESS PER SQ/FT	5 - 10%	5 - 15%	25 - 40%	.08 - .10	5 - 6

CONVENIENCE STORES

ANNUAL SQUARE FOOT RENT		EXPENSE RATIOS			CAPITALIZATION	
MODEL	ECONOMIC RENT	VACANCY	MGMT	EXPENSES	CAP RATE	GRM
01	\$40- up PER SQ/FT	0 - 3%	5 - 10%	20 - 25%	.06 - .08	N/A
02	\$25- \$40 PER SQ/FT	3 - 5%	5 - 10%	20 - 25%	.06 - .08	N/A
03	\$15- \$25 PER SQ/FT	3 - 5%	5 - 10%	20 - 30%	.06 - .08	N/A
04	\$10-\$15 PER SQ/FT	3 - 5%	5 - 10%	20 - 30%	.065 - .09	N/A
05	\$8 - \$10 PER SQ/FT	5 - 10%	5 - 10%	25 - 40%	.07- .10	N/A
06	\$8 - LESS PER SQ/FT	5 - 10%	5 - 10%	25 - 40%	.08- .10	N/A

RESTAURANTS/FRANCHISE RESTAURANTS

ANNUAL SQUARE FOOT RENT		EXPENSE RATIOS			CAPITALIZATION	
MODEL	ECONOMIC RENT	VACANCY	MGMT	EXPENSES	CAP RATE	GRM
01	\$30 - up PER SQ/FT	0 - 5%	5 - 10%	15 - 25%	.06 - .08	N/A
02	\$20 - \$30 PER SQ/FT	0 - 5%	5 - 10%	15 - 25%	.06 - .08	N/A
03	\$15 - \$20 PER SQ/FT	5 - 10%	5 - 10%	20 - 30%	.06 - .08	N/A
04	\$10 - \$15PER SQ/FT	5 - 10%	5 - 10%	20 - 30%	.06 - .09	N/A
05	\$6 - \$10 PER SQ/FT	5 - 10%	5 - 10%	25 - 40%	.07- .10	N/A
06	\$6 - LESS PER SQ/FT	5 - 10%	5 - 10%	25 - 40%	.08 - .11	N/A

MANUFACTURING/WAREHOUSE

ANNUAL SQUARE FOOT RENT		EXPENSE RATIOS			CAPITALIZATION	
MODEL	ECONOMIC RENT	VACANCY	MGMT	EXPENSES	CAP RATE	GRM
01	\$11 - up PER SQ/FT	5 - 10%	5 - 10%	15 - 25%	.07 - .09	N/A
02	\$8 - \$10 PER SQ/FT	5 - 10%	5 - 10%	20 - 30%	.07 - .09	N/A
03	\$6 - \$8 PER SQ/FT	5 - 10%	5 - 10%	25 - 40%	.07 - .09	N/A
04	\$4 - \$6 PER SQ/FT	5 - 10%	5 - 10%	25 - 50%	.07 - .10	N/A
05	\$2 - \$4 PER SQ/FT	5 - 15%	5 - 10%	25 - 50%	.08 - .12	N/A
06	\$2 - LESS PER SQ/FT	5 - 20%	5 - 10%	25 - 50%	.08 - .12	N/A

Schedule of Values

Gaston County 2023

MOBILE HOME PARKS

ECONOMIC RENT		EXPENSE RATIOS			CAPITALIZATION	
MODEL	ECONOMIC RENT PER SITE	VACANCY	MGMT	EXPENSES	CAP RATE	GRM
01	\$500 - UP PER MONTH	5 - 15%	5 - 10%	15 - 30%	.06 - .08.	5 - 6
02	\$400 - \$500 PER MONTH	5 - 15%	5 - 10%	15 - 30%	.06 - .08	5 - 6
03	\$300 - \$400 PER MONTH	5 - 15%	5 - 10%	15 - 30%	.06 - .08	5 - 6
04	\$200 - \$300 PER MONTH	5 - 15%	5 - 10%	20 - 35%	.06 - .08	5 - 6
05	\$100 - \$200 PER MONTH	5 - 15%	5 - 10%	20 - 35%	.07 - .09	5 - 6
06	\$100 - LESS PER MONTH	5 - 15%	5 - 10%	20 - 40%	.07 - .09	5 - 6

SELF-STORAGE

ECONOMIC RENT		EXPENSE RATIOS			CAPITALIZATION	
MODEL	ECONOMIC RENT PER UNIT	VACANCY	MGMT	EXPENSES	CAP RATE	GRM
01	\$400 - UP PER MONTH	5 - 10%	5 - 10%	20 - 25%	.06 - .08	5 - 6
02	\$300 - \$400 PER MONTH	5 - 10%	5 - 10%	20 - 25%	.06 - .08	5 - 6
03	\$200 - \$300 PER MONTH	5 - 15%	5 - 10%	20 - 25%	.06 - .08	5 - 6
04	\$100 - \$200 PER MONTH	5 - 15%	5 - 10%	20 - 25%	.06 - .08	5 - 6
05	\$50 - \$100 PER MONTH	5 - 15%	5 - 10%	20 - 25%	.07 - .10	5 - 6
06	\$50 - LESS PER MONTH	5 - 15%	5 - 10%	20 - 25%	.07 - .10	5 - 6

SERVICE SHOP/SERVICE GARAGE

ANNUAL SQUARE FOOT RENT		EXPENSE RATIOS			CAPITALIZATION	
MODEL	ECONOMIC RENT	VACANCY	MGMT	EXPENSES	CAP RATE	GRM
01	\$12 - UP PER SQ/FT	5 - 10%	5 - 10%	20 - 35%	.06 - .08	N/A
02	\$10 - \$12 PER SQ/FT	5 - 10%	5 - 10%	20 - 35%	.06 - .08	N/A
03	\$8 - \$10 PER SQ/FT	5 - 10%	5 - 10%	20 - 35%	.06 - .08	N/A
04	\$6 - \$8 PER SQ/FT	5 - 10%	5 - 10%	20 - 35%	.06 - .08	N/A
05	\$4 - \$6 PER SQ/FT	5 - 10%	5 - 10%	25 - 40%	.07 - .09	N/A
06	\$4 - LESS PER SQ/FT	5 - 10%	5 - 10%	25 - 40%	.07 - .10	N/A

Note: Triple Net Leases will have no expenses.

Example of Income Approach to Value

Parcel Number: 100000

Neighborhood: 0599 Anywhere Subdivision

Effective Date: 01/01/2023

Department/Discount Store: Model #2

Leasable Area: 20,000 Sq. Ft.

Gross Potential Income	20,000	X	\$8.00	=	\$160,000
Vacancy			3%	-	\$ 4,800
Miscellaneous Income				+	\$ 0
Effective Gross Income					\$155,200
Management			5%	-	\$ 7,760

Schedule of Values

Gaston County 2023

Expenses	20%	- \$ 29,488
Net Operating Income		\$117,952
Capitalization Rate		.075
Income Value		\$1,572,695

Land that supports the structure operation is part of the income value. Any additional land that is not part of the operation will be valued as excess land.

SECTION 42 LOW-INCOME HOUSING

North Carolina General Statute 105-277.16

A North Carolina low-income housing development to which the North Carolina Housing Finance Agency allocated a federal tax credit under section 42 of the Code is designated a special class of property under Article V, Section 2(2) of the North Carolina Constitution and must be appraised, assessed, and taxed in accordance with this section. The assessor must use the income approach as the method of valuation for property classified under this section and must take rent restrictions that apply to the property into consideration in determining the income attributable to the property. The assessor may not consider income tax credits received under section 42 of the Code or under G.S. 105-129.42 in determining the income attributable to the property. (2008-146, s. 3.1:2008-187, s. 47.6).

General Application

Identify the low-income housing property being appraised and request copies of the audited financial statements for current year (revaluation year) and three prior years.

Analyze the actual income stream: apply expense ratios, capitalization rates, and Gross Rent Multipliers (GRM) developed for use in the 2023 Gaston County Revaluation Project.

Vacancy Rates

A normal rate of 3-5% has been adopted for use by Gaston County.

Operating Expenses

An average expense ratio of 50% to 60% has been adopted for use by Gaston County. The expense ratio includes reserve for replacement but not property tax expenses. The property tax expense is loaded in the cap rate.

Capitalization Rate

A capitalization rate of .060 to .075 was selected for use in Section 42 low-income housing appraisal.

**SAMPLE INCOME APPROACH APPRAISAL
SECTION 42 LOW INCOME HOUSING
(G.S. 105-277.16)**

100 UNIT APARTMENT COMPLEX @ \$610 PER MONTH BASE RENT

POTENTIAL GROSS INCOME (100 x \$610 x 12 MONTHS)	\$732,000
VACANCY (3%)	(-\$21,960)
OTHER INCOME	\$3,500
EFFECTIVE GROSS INCOME	\$713,540
OPERATING EXPENSES (50%)	(-\$356,770)
NET OPERATING INCOME	\$356,770
CAP RATE (6.5%) + TAX RATE (.0135)	{.075}
APPRAISED VALUE	\$4,756,930
VALUE PER UNIT	\$47,570

INCOME APPROACH TO GOLF COURSE

The Income Approach is typically the most accurate measure of value for golf courses. It reduces the differences between golf courses to the least common denominator, **Golf Income Revenue (GIR)**. This revenue can be quantified from the market place and analyzed based on actual or anticipated number of rounds played and average daily rates per round.

Following is the formula for estimating the value of golf courses in Gaston County, based on the Income Approach.

Stabilized # Rounds (SNR) x Stabilized Daily Rate (SDR) = Golf Income Revenue (GIR) x
Golf Income Multiplier (GIM) = Indicated Value

EXAMPLE

Catapult Golf Club – an 18 hole, regulation size golf course, with a stabilized number of rounds of 20,000 per year and a stabilized daily rate of \$50.

$$20,000 \times \$50 = \$1,000,000 \times 2.0 = \$2,000,000 \text{ or } \$111,100 \text{ per hole.}$$

$$(\text{SNR}) \times (\text{SDR}) = (\text{GIR}) \times (\text{GIM}) = \text{Indicated Value}$$

GOLF COURSE INCOME MODELS

GRADE	STABILIZED # ROUNDS	RATES DAILY & SEASONAL	SATBILIZED RATE	GIM
EXCELLENT	20,000-30,000	\$100 to \$250	\$75 to \$200	1.0 to 2.5
VERY GOOD	20,000-30,000	\$45 to \$150	\$50 to \$100	1.0 to 2.5
GOOD	20,000-30,000	\$30 to \$125	\$40 to \$75	1.0 to 2.5
AVERAGE	20,000-30,000	\$25 to \$60	\$30 to \$60	1.0 to 2.5
FAIR	15,000-20,000	\$15 to \$25	\$15 to \$25	1.0 to 2.5
PAR 3	15,000-20,000	\$10 to \$25	\$10 to \$25	1.0 to 2.5

Note: Stabilized Daily Rates include cart rental and green fees only. Values generated by this formula are for golf course improvements and the land necessary to support the golf holes. Values for excess land and other buildings will be added based on separate cost or income analysis as outlined within the body of the Schedule of Values.

Residential Income

One to four unit buildings will be valued as residential property. Residential property is valued using GRM or Gross Monthly Multiplier. The GRM will range from 160 to 200 with normal being 170 to 185.

Example: House rents for \$800 a month and using a 180 GRM.
 $\$800 \times 180 = \$144,000$

Single family homes, due to limitation of establishing data, is best valued through sales comparison.

STANDARD REVIEW PROCEDURES

<u>Level of Value</u> - Acceptable Range	2022 Sales	95% - 105%
	2021 Sales	110% - 130%
	2020 Sales	125% - 150%

There is a broader range in older sale years due to the economic variations in sales price in different locations of property in the county.

Remember our primary concern is to have equalization and consistency for all property.

Appraisal Date - Target date is January 1, 2023.

All sales data, building ages, depreciation, etc., is to be measured from January 1, 2023.

Incorrect data elements encountered on review - It is the responsibility of the reviewer to list all incorrect measurements or new attachments or new outbuildings on the pre-review form.

Demolished or Razed Building Encountered on Review

Procedure:

1. Delete building sketch and all information on card.
2. Change occupancy from Improved to Vacant.
3. Put proper note in sketch area.

Example: Dwelling razed as of 10-01-20

Commercial/Industrial Parcels - It is the reviewer's responsibility to look and verify that all parcels not reviewed, because they are coded commercial or industrial, fit the definition and are not simply a house similar to the last 50 parcels reviewed with a beauty shop in the basement. Do not interpret this instruction to mean the residential reviewer should attempt to review legitimate commercial or industrial parcels, vacant or improved.

Record Keeping - One of the objectives of the project is to keep paperwork and accounting to a bare minimum. The records you will maintain are important and mandatory for a successful operation. Unless directed otherwise by future policy change, the reviewer is responsible for the following:

1. Individual Production Record - To be maintained on a daily basis.
2. Incorrect Data List - List all data changes that need to be measured on an incorrect data log by neighborhood.
3. Production Control Form - To be maintained on an ongoing basis per your detailed instructions.

Main Elements - Cards not listed or reviewed.

Reviewer's initials and date completed.

Total card count.

Dwelling In Commercial Areas - You are requested to not review those parcels affected by a commercial or industrial land value influence. If he/she has entered a residential street price you are to review all parcels on that block except individual commercial or industrial parcels. This

usually will be a spot zoning or non-conforming zoning situation. In most of the situations, the commercial reviewer will establish a land value based on commercial use and zoning and will treat the dwelling as a mis-improvement to the land. It makes a big difference in the condition rating! Remember that, for a multiple sequence of cards on one parcel, no cards are considered reviewed if all cards in the sequence, including the land value, are completed. If you had a gas station and a dwelling on the same parcel, leave all cards alone and indicate all cards not reviewed.

All buildings not complete by January 1st 2023 must be valued as a percent complete.

This guide is to be used in estimating the percentage of completion of both residential and commercial buildings under construction.

PERCENT COMPLETION GUIDE

FOUNDATION ONLY.....	10%
FRAMING IN PLACE.....	25%
ROUGH INTERIOR.....	50%
FINISH INTERIOR.....	75%
INTERIOR & EXTERIOR DECORATION.....	90%
WORKING UTILITIES, BUILDING COMPLETE... ..	100%

SPECIFIC REVIEW PROCEDURES

1. Take the following materials to the field.
 - a. Computer listed property cards
 - b. Neighborhood maps/land pricing sheets
 - c. Laptop with mapping and photo file
 - d. Camera
 - e. Measuring Device
2. Familiarize yourself with the review area.
3. Property location - Check property location and provide street numbers if missing; note on address mismatch document if address is not accurate.
4. Change property use codes to reflect the actual use of the property.
5. Area - Check for proper neighborhood code; change if not correct. If you feel there should be major neighborhood changes, consult your supervisor.
6. Parcel number - Make sure that you are reviewing the proper dwelling or lot by comparing the parcel I.D. on the card with the parcel I.D. on the map.
7. Land data - Check for accuracy of lot size or land breakdown and correct if necessary. Check for influence factor (i.e. topography or size) and adjust if necessary. Check unit price to be sure that all parcels in neighborhood group are being priced consistently. Do not attempt to change any land rates until you consult your supervisor.
8. Listing data - Review all dwelling and other buildings for accuracy and adequacy of data. Make necessary corrections to sketches or characteristics.
9. Grade - Assign a quality grade to the structure based on project guidelines.
10. Year built - Confirm or correct actual year built and effective year built.

11. Depreciation - Assign condition rating to dwelling based on age and condition. Add function or economic depreciation if required.
12. Parcel summary - Check indicated value in comparison with sales in neighborhood.
15. Photo – Check photo of building to make sure it is correct and looks like the current condition of building.
16. Mapping problems – Notify mapping department of mapping problem.

PRESENT USE SCHEDULES**§ 105-277.2. Agricultural, horticultural, and forestland – Definitions.**

The following definitions apply in G.S. 105-277.3 through G.S. 105-277.7:

- (1) Agricultural land. – Land that is a part of a farm unit that is actively engaged in the commercial production or growing of crops, plants, or animals under a sound management program. For purposes of this definition, the commercial production or growing of animals includes the rearing, feeding, training, caring, and managing of horses. Agricultural land includes woodland and wasteland that is a part of the farm unit, but the woodland and wasteland included in the unit must be appraised under the use-value schedules as woodland or wasteland. A farm unit may consist of more than one tract of agricultural land, but at least one of the tracts must meet the requirements in G.S. 105-277.3(a) (1), and each tract must be under a sound management program. If the agricultural land includes less than 20 acres of woodland, then the woodland portion is not required to be under a sound management program. Also, woodland is not required to be under a sound management program if it is determined that the highest and best use of the woodland is to diminish wind erosion of adjacent agricultural land, protect water quality of adjacent agricultural land, or serve as buffers for adjacent livestock or poultry operations.
- (1a) Business entity. – A corporation, a general partnership, a limited partnership, or a limited liability company.
- (2) Forestland. – Land that is a part of a forest unit that is actively engaged in the commercial growing of trees under a sound management program. Forestland includes wasteland that is a part of the forest unit, but the wasteland included in the unit must be appraised under the use-value schedules as wasteland. A forest unit may consist of more than one tract of forestland, but at least one of the tracts must meet the requirements in G.S. 105-277.3(a) (3), and each tract must be under a sound management program.
- (3) Horticultural land. – Land that is a part of a horticultural unit that is actively engaged in the commercial production or growing of fruits or vegetables or nursery or floral products under a sound management program. Horticultural land includes woodland and wasteland that is a part of the horticultural unit, but the woodland and wasteland included in the unit must be appraised under the use-value schedules as woodland or wasteland. A horticultural unit may consist of more than one tract of horticultural land, but at least one of the tracts must meet the requirements in G.S. 105-277.3(a) (2), and each tract must be under a sound management program. If the horticultural land includes less than 20 acres of woodland, then the woodland portion is not required to be under a sound management program. Also, woodland is not required to be under a sound management program if it is determined that the highest and best use of the woodland is to diminish wind erosion of adjacent horticultural land or protect water quality of adjacent horticultural land. Land used to

grow horticultural and agricultural crops on a rotating basis or where the horticultural crop is set out or planted and harvested within one growing season, may be treated as agricultural land as described in subdivision (1) of this section when there is determined to be no significant difference in the cash rental rates for the land.

(4) Individually owned. – Owned by one of the following:

- a. An individual.
- b. A business entity that meets all of the following conditions:
 1. Its principal business is farming agricultural land, horticultural land, or forestland. When determining whether an applicant under G.S. 105-277.4 has as its principal business farming agricultural land, horticultural land, or forestland, the assessor shall presume the applicant's principal business to be farming agricultural land, horticultural land, or forestland if the applicant has been approved by another county for present-use value taxation for a qualifying property located within the other county; provided, however, the presumption afforded the applicant may be rebutted by the assessor and shall have no bearing on the determination of whether the individual parcel of land meets one or more of the classes defined in G.S. 105-277.3(a). If the assessor is able to rebut the presumption, this shall not invalidate the determination that the applicant's principal business is farming agricultural land, horticultural land, or forestland in the other county.
 2. All of its members are, directly or indirectly, individuals who are actively engaged in farming agricultural land, horticultural land, or forestland or a relative of one of the individuals who is actively engaged. An individual is indirectly a member of a business entity that owns the land if the individual is a member of a business entity or a beneficiary of a trust that is part of the ownership structure of the business entity that owns the land.
 3. It is not a corporation whose shares are publicly traded, and none of its members are corporations whose shares are publicly traded.
 4. If it leases the land, all of its members are individuals and are relatives. Under this condition, "principal business" and "actively engaged" include leasing.
- c. A trust that meets all of the following conditions:
 1. It was created by an individual who owned the land and transferred the land to the trust.
 2. All of its beneficiaries are, directly or indirectly, individuals who are the creator of the trust or a relative of the creator. An individual is indirectly a beneficiary of a trust that owns the land if the individual is a beneficiary of another trust or

- a member of a business entity that has a beneficial interest in the trust that owns the land.
- d. A testamentary trust that meets all of the following conditions:
 - 1. It was created by an individual who transferred to the trust land that qualified in that individual's hands for classification under G.S. 105-277.3.
 - 2. At the date of the creator's death, the creator had no relatives.
 - 3. The trust income, less reasonable administrative expenses, is used exclusively for educational, scientific, literary, cultural, charitable, or religious purposes as defined in G.S. 105-278.3(d).
 - e. Tenants in common, if each tenant would qualify as an owner if the tenant were the sole owner. Tenants in common may elect to treat their individual shares as owned by them individually in accordance with G.S. 105-302(c) (9). The ownership requirements of G.S. 105-277.3(b) apply to each tenant in common who is an individual, and the ownership requirements of G.S. 105-277.3(b1) apply to each tenant in common who is a business entity or a trust.
- (4a) Member. – A shareholder of a corporation, a partner of a general or limited partnership, or a member of a limited liability company.
- (5) Present-use value. – The value of land in its current use as agricultural land, horticultural land, or forestland, based solely on its ability to produce income and assuming an average level of management. A rate of nine percent (9%) shall be used to capitalize the expected net income of forestland. The capitalization rate for agricultural land and horticultural land is to be determined by the Use-Value Advisory Board as provided in G.S. 105-277.7.
- (5a) Relative. – Any of the following:
- a. A spouse or the spouse's lineal ancestor or descendant.
 - b. A lineal ancestor or a lineal descendant.
 - c. A brother or sister, or the lineal descendant of a brother or sister. For the purposes of this sub-subdivision, the term brother or sister includes stepbrother or stepsister.
 - d. An aunt or an uncle.
 - e. A spouse of an individual listed in paragraphs a. through d. For the purpose of this subdivision, an adoptive or adopted relative is a relative and the term "spouse" includes a surviving spouse.
- (6) Sound management program. – A program of production designed to obtain the greatest net return from the land consistent with its conservation and long-term improvement.
- (7) Unit. – One or more tracts of agricultural land, horticultural land, or forestland. Multiple tracts must be under the same ownership and be of the same type of classification. If the multiple tracts are located within different counties, they must be within 50 miles of a tract qualifying under G.S. 105-277.3(a). (1973, c. 709, s. 1; 1975, c. 746, s. 1; 1985, c. 628, s. 1; c. 667, ss. 1, 4; 1987, c. 698, s. 1; 1995, c. 454, s. 1; 1995 (Reg. Sess.,

996), c. 646, s. 17; 1998-98, s. 24; 2002-184, s. 1; 2004-8, s. 1; 2005-313, ss. 1, 2; 2008-146, s. 2.1; 2015-263, s. 12(a).)

§ 105-277.3. Agricultural, horticultural, and forestland – Classifications.

(a) **Classes Defined.** – The following classes of property are designated special classes of property under authority of Section 2(2) of Article V of the North Carolina Constitution and must be appraised, assessed, and taxed as provided in G.S. 105-277.2 through G.S. 105-277.7.

- (1) **Agricultural land.** – Individually owned agricultural land consisting of one or more tracts, one of which satisfies the requirements of this subdivision. For agricultural land used as a farm for aquatic species, as defined in G.S. 106-758, the tract must meet the income requirement for agricultural land and must consist of at least five acres in actual production or produce at least 20,000 pounds of aquatic species for commercial sale annually, regardless of acreage. For all other agricultural land, the tract must meet the income requirement for agricultural land and must consist of at least 10 acres that are in actual production. Land in actual production includes land under improvements used in the commercial production or growing of crops, plants, or animals.

To meet the income requirement, agricultural land must, for the three years preceding January 1 of the year for which the benefit of this section is claimed, have produced an average gross income of at least one thousand dollars (\$1,000). Gross income includes income from the sale of the agricultural products produced from the land, any payments received under a governmental soil conservation or land retirement program, and the amount paid to the taxpayer during the taxable year pursuant to P.L. 108-357, Title VI, Fair and Equitable Tobacco Reform Act of 2004.

- (2) **Horticultural land.** – Individually owned horticultural land consisting of one or more tracts, one of which consists of at least five acres that are in actual production and that, for the three years preceding January 1 of the year for which the benefit of this section is claimed, have met the applicable minimum gross income requirement. Land in actual production includes land under improvements used in the commercial production or growing of fruits or vegetables or nursery or floral products. Land that has been used to produce evergreens intended for use as Christmas trees must have met the minimum gross income requirements established by the Department of Revenue for the land. All other horticultural land must have produced an average gross income of at least one thousand dollars (\$1,000). Gross income includes income from the sale of the horticultural products produced from the land and any payments received under a governmental soil conservation or land retirement program.
- (3) **Forestland.** – Individually owned forestland consisting of one or more tracts, one of which consists of at least 20 acres that are in actual production and are not included in a farm unit.

(b) **Individual Ownership Requirements.** – In order to come within a classification described in subsection (a) of this section, land owned by an individual must also satisfy one

of the following conditions:

- (1) It is the owner's place of residence.
- (2) It has been owned by the current owner or a relative of the current owner for the four years preceding January 1 of the year for which the benefit of this section is claimed.
- (3) At the time of transfer to the current owner, it qualified for classification in the hands of a business entity or trust that transferred the land to the current owner who was a member of the business entity or a beneficiary of the trust, as appropriate.

(b1) Entity Ownership Requirements. – In order to come within a classification described in subsection (a) of this section, land owned by a business entity must meet the requirements of subdivision (1) of this subsection and land owned by a trust must meet the requirements of subdivision (2) of this subsection.

- (1) Land owned by a business entity must have been owned by one or more of the following for the four years immediately preceding January 1 of the year for which the benefit of this section is claimed:
 - a. The business entity.
 - b. A member of the business entity.
 - c. Another business entity whose members include a member of the business entity that currently owns the land.
- (2) Land owned by a trust must have been owned by the trust or by one or more of its creators for the four years immediately preceding January 1 of the year for which the benefit of this section is claimed.

(b2) Exceptions to Ownership Requirements. – Notwithstanding the provisions of subsections (b) and (b1) of this section, land may qualify for classification in the hands of the new owner if all of the conditions listed in either subdivision of this subsection are met, even if the new owner does not meet all of the ownership requirements of subsections (b) and (b1) of this section with respect to the land.

- (1) Continued use. – If the land qualifies for classification in the hands of the new owner under the provisions of this subdivision, then any deferred taxes remain a lien on the land under G.S. 105-277.4(c), the new owner becomes liable for the deferred taxes, and the deferred taxes become payable if the land fails to meet any other condition or requirement for classification. Land qualifies for classification in the hands of the new owner if all of the following conditions are met:
 - a. The land was appraised at its present use value at the time title to the land passed to the new owner.
 - b. The new owner acquires the land and continues to use the land for the purpose for which it was classified under subsection (a) of this section while under previous ownership.
 - (2) The new owner has timely filed an application as required by G.S. 105-277.4(a) and has certified that the new owner accepts liability for any deferred taxes and intends to continue the present use of the land.
- Expansion of existing unit. – Land qualifies for classification in the hands of the new owner if, at the time title passed to the new owner, the land was not appraised at its present-use value but was being used for the same

purpose and was eligible for appraisal at its present-use value as other land already owned by the new owner and classified under subsection (a) of this section. The new owner must timely file an application as required by G.S. 105-277.4(a).

(c) Repealed by Session Laws 1995, c. 454, s. 2.

(d) Exception for Conservation Reserve Program. – Land enrolled in the federal Conservation Reserve Program authorized by 16 U.S.C. Chapter 58 is considered to be in actual production, and income derived from participation in the federal Conservation Reserve Program may be used in meeting the minimum gross income requirements of this section either separately or in combination with income from actual production. Land enrolled in the federal Conservation Reserve Program must be assessed as agricultural land if it is planted in vegetation other than trees, or as forestland if it is planted in trees.

(d1) Conservation Exception. – Property that is appraised at its present-use value under G.S. 105-277.4(b) shall continue to qualify for appraisal, assessment, and taxation as provided in G.S. 105-277.2 through G.S. 105-277.7 as long as (i) the property is subject to a qualifying conservation easement that meets the requirements of G.S. 113A-232, without regard to actual production or income requirements of this section; and (ii) the taxpayer received no more than seventy-five percent (75%) of the fair market value of the donated property interest in compensation. Notwithstanding G.S. 105-277.3(b) and (b1), subsequent transfer of the property does not extinguish its present-use value eligibility as long as the property remains subject to a qualifying conservation easement. The exception provided in this subsection applies only to that part of the property that is subject to the easement.

(d2) Wildlife Exception. – When an owner of land classified under this section does not transfer the land and the land becomes eligible for classification under G.S. 105-277.15, no deferred taxes are due. The deferred taxes remain a lien on the land and are payable in accordance with G.S. 105-277.15.

(d3) Site Infrastructure Exception. – When an owner of land classified under this section (i) does not transfer the land and the land becomes eligible for classification under G.S. 105-277.15A or (ii) does transfer the land but the land becomes eligible for classification under G.S. 105-277.15A within six months of the transfer, no deferred taxes are due. The deferred taxes remain a lien on the land and are payable in accordance with G.S. 105-277.15A.

(e) Exception for Turkey Disease. – Agricultural land that meets all of the following conditions is considered to be in actual production and to meet the minimum gross income requirements:

- (1) The land was in actual production in turkey growing within the preceding two years and qualified for present use value treatment while it was in actual production.
- (2) The land was taken out of actual production in turkey growing solely for health and safety considerations due to the presence of Poult Enteritis Mortality Syndrome among turkeys in the same county or a neighboring county.
- (3) The land is otherwise eligible for present use value treatment.

(f) Sound Management Program for Agricultural Land and Horticultural Land. – If the property owner demonstrates any one of the following factors with respect to agricultural land or horticultural land, then the land is operated under a sound management program:

- (1) Enrollment in and compliance with an agency-administered and approved farm management plan.
- (2) Compliance with a set of best management practices.
- (3) Compliance with a minimum gross income per acre test.
- (4) Evidence of net income from the farm operation.
- (5) Evidence that farming is the farm operator's principal source of income.
- (6) Certification by a recognized agricultural or horticultural agency within the county that the land is operated under a sound management program.

Operation under a sound management program may also be demonstrated by evidence of other similar factors. As long as a farm operator meets the sound management requirements, it is irrelevant whether the property owner received income or rent from the farm operator.

(g) Sound Management Program for Forestland. – If the owner of forestland demonstrates that the forestland complies with a written sound forest management plan for the production and sale of forest products, then the forestland is operated under a sound management program. (1973, c. 709, s. 1; 1975, c. 746, s. 2; 1983, c. 821; c. 826; 1985, c. 667, ss. 2, 3, 6.1; 1987, c. 698, ss. 2-5; 1987 (Reg. Sess., 1988), c. 1044, s. 13.1; 1989, cc. 99, 736, s. 1; 1989 (Reg. Sess., 1990), c. 814, s. 29; 1995, c. 454, s. 2; 1997-272, s. 1; 1998-98, s. 22; 2001-499, s. 1; 2002-184, s. 2; 2005-293, s. 1; 2005-313, s. 3; 2007-484, s. 43.7T(c); 2007-497, s. 3.1; 2008-146, s. 2.2; 2008-171, ss. 4, 5; 2011-9, s. 1; 2013-130, s. 2; 2014-3, s. 14.14(a).)

§ 105-277.4. Agricultural, horticultural and forestland – Application; appraisal at use value; appeal; deferred taxes.

(a) Application. – Property coming within one of the classes defined in G.S. 105-277.3 is eligible for taxation on the basis of the value of the property in its present use if a timely and proper application is filed with the assessor of the county in which the property is located. The application must clearly show that the property comes within one of the classes and must also contain any other relevant information required by the assessor to properly appraise the property at its present-use value. An initial application must be filed during the regular listing period of the year for which the benefit of this classification is first claimed, or within 30 days of the date shown on a notice of a change in valuation made pursuant to G.S. 105-286 or G.S. 105-287. A new application is not required to be submitted unless the property is transferred or becomes ineligible for use-value appraisal because of a change in use or acreage. An application required due to transfer of the land may be submitted at any time during the calendar year but must be submitted within 60 days of the date of the property's transfer.

(a1) Late Application. – Upon a showing of good cause by the applicant for failure to make a timely application as required by subsection (a) of this section, an application may be approved by the board of equalization and review or, if that board is not in session, by the board of county commissioners. An untimely application approved under this subsection applies only to property taxes levied by the county or municipality in the calendar year in which the untimely application is filed. Decisions of the county board may be appealed to the Property Tax Commission.

(b) Appraisal at Present-use Value. – Upon receipt of a properly executed application, the assessor must appraise the property at its present-use value as established in the schedule prepared pursuant to G.S. 105-317. In appraising the property at its present-use value, the

assessor must appraise the improvements located on qualifying land according to the schedules and standards used in appraising other similar improvements in the county. If all or any part of a qualifying tract of land is located within the limits of an incorporated city or town, or is property annexed subject to G.S. 160A-37(f1) or G.S. 160A-49(f1), the assessor must furnish a copy of the property record showing both the present-use appraisal and the valuation upon which the property would have been taxed in the absence of this classification to the collector of the city or town. The assessor must also notify the tax collector of any changes in the appraisals or in the eligibility of the property for the benefit of this classification. Upon a request for a certification pursuant to G.S. 160A-37(f1) or G.S. 160A-49(f1), or any change in the certification, the assessor for the county where the land subject to the annexation is located must, within 30 days, determine if the land meets the requirements of G.S. 160A-37(f1) (2) or G.S. 160A-49(f1) (2) and report the results of its findings to the city.

(b1) Appeal. – Decisions of the assessor regarding the qualification or appraisal of property under this section may be appealed to the county board of equalization and review or, if that board is not in session, to the board of county commissioners. An appeal must be made within 60 days after the decision of the assessor. If an owner submits additional information to the assessor pursuant to G.S. 105-296(j), the appeal must be made within 60 days after the assessor's decision based on the additional information. Decisions of the county board may be appealed to the Property Tax Commission.

(c) Deferred Taxes. – Land meeting the conditions for classification under G.S. 105-277.3 must be taxed on the basis of the value of the land for its present use. The difference between the taxes due on the present-use basis and the taxes that would have been payable in the absence of this classification, together with any interest, penalties, or costs that may accrue thereon, are a lien on the real property of the taxpayer as provided in G.S. 105-355(a). The difference in taxes must be carried forward in the records of the taxing unit or units as deferred taxes. The deferred taxes for the preceding three fiscal years are due and payable in accordance with G.S. 105-277.1F when the property loses its eligibility for deferral as a result of a disqualifying event. A disqualifying event occurs when the land fails to meet any condition or requirement for classification or when an application is not approved.

(d) (Effective for taxes imposed for taxable years beginning before July 1, 2016)

Exceptions. – Notwithstanding the provisions of subsection (c) of this section, if property loses its eligibility for present use value classification solely due to one of the following reasons, no deferred taxes are due and the lien for the deferred taxes is extinguished:

- (1) There is a change in income caused by enrollment of the property in the federal conservation reserve program established under 16 U.S.C. Chapter 58.
- (2) The property is conveyed by gift to a nonprofit organization and qualifies for exclusion from the tax base pursuant to G.S. 105-275(12) or G.S. 105-275(29).
- (3) The property is conveyed by gift to the State, a political subdivision of the State, or the United States.

(d) (Effective for taxes imposed for taxable years beginning on or after July 1, 2016)

Set Exception. – Notwithstanding the provisions of subsection (c) of this section, if property loses its eligibility for present use value classification solely due to a change in income caused

by enrollment of the property in the federal conservation reserve program established under 16U.S.C. Chapter 58, then no deferred taxes are due and the lien for the deferred taxes is extinguished.

(d1) (Effective for taxes imposed for taxable years beginning on or after July 1, 2016)

Variable Exception. – Notwithstanding the provisions of subsection (c) of this section, if property loses its eligibility for present-use value classification because the property is conveyed to a nonprofit organization and qualifies for exclusion from the tax base pursuant to 105-275(12) or G.S. 105-275(29) or to the State, a political subdivision of the State, or the United States, then deferred taxes are due as follows:

- (1) If the property is conveyed at or below present-use value, then no deferred taxes are due, and the lien for the deferred taxes is extinguished.
- (2) If the property is conveyed for more than present-use value, then a portion of the deferred taxes for the preceding three fiscal years is due and payable in accordance with G.S. 105-277.1F. The portion due is equal to the lesser of the amount of the deferred taxes or the deferred taxes multiplied by a fraction, the numerator of which is the sale price of the property minus the present-use value of the property and the denominator of which is the true value of the property minus the present-use value of the property.

(d) Repealed by Session Laws 1997-270, s. 3, effective July 3, 1997.

(e) The Department shall publish a present-use value program guide annually and make the guide available electronically on its Web site. When making decisions regarding the qualifications or appraisal of property under this section, the assessor shall adhere to the Department's present-use value program guide. (1973, c. 709, s. 1; c. 905; c. 906, ss. 1, 2; 1975, c. 62; c. 746, ss. 3-7; 1981, c. 835; 1985, c. 518, s. 1; c. 667, ss. 5, 6; 1987, c. 45, s. 1; c. 295, s. 5; c. 698, s. 6; 1987 (Reg. Sess., 1988), c. 1044, s. 13.2; 1995, c. 443, s. 4; c. 454, s. 3; 1997-270, s. 3; 1998-98, s. 23; 1998-150, s. 1; 2001-499, s. 2; 2002-184, s. 3; 2005-313, s. 4; 2006-30, s. 4; 2008-35, s. 2.3; 2015-263, s. 12(b); 2016-76, s. 1.)

§ 105-277.5. Agricultural, horticultural and forestland – Notice of change in use.

Not later than the close of the listing period following a change which would disqualify all or a part of a tract of land receiving the benefit of this classification, the property owner shall furnish the assessor with complete information regarding such change. Any property owner who fails to notify the assessor of changes as aforesaid regarding land receiving the benefit of this classification shall be subject to a penalty of ten percent (10%) of the total amount of the deferred taxes and interest thereon for each listing period for which the failure to report continues. (1973, c. 709, s. 1; 1975, c. 746, s. 8; 1987, c. 45, s. 1.)

§ 105-277.6. Agricultural, horticultural and forestland – Appraisal; computation of deferred tax.

(a) In determining the amount of the deferred taxes herein provided, the assessor shall use the appraised valuation established in the county's last general revaluation except for any changes made under the provisions of G.S. 105-287.

(b) In revaluation years, as provided in G.S. 105-286, all property entitled to classification under G.S. 105-277.3 shall be reappraised at its true value in money and at its present use value as of the effective date of the revaluation. The two valuations shall continue

in effect and shall provide the basis for deferred taxes until a change in one or both of the appraisals is required by law. The present use-value schedule, standards, and rules shall be used by the tax assessor to appraise property receiving the benefit of this classification until the next general revaluation of real property in the county as required by G.S. 105-286.

(c) Repealed by Session Laws 1987, c. 295, s. 2. (1973, c. 709, s. 1; 1975, c. 746, ss. 9, 10; 1987, c. 45, s. 1, c. 295, s. 2.)

§ 105-296. Powers and duties of assessor

(J) The assessor must annually review at least one eighth of the parcels in the county classified for taxation at present-use value to verify that these parcels qualify for the classification. By this method, the assessor must review the eligibility of all parcels classified for taxation at present-use value in an eight-year period. The period of the review process is based on the average of the preceding three years' data. The assessor may request assistance from the Farm Service Agency, the Cooperative Extension Service, the North Carolina Forest Service of the Department of Agriculture and Consumer Services, or other similar organizations.

The assessor may require the owner of classified property to submit any information, including sound management plans for forestland, needed by the assessor to verify that the property continues to qualify for present-use value taxation. The owner has 60 days from the date a written request for the information is made to submit the information to the assessor. If the assessor determines the owner failed to make the information requested available in the time required without good cause, the property loses its present-use value classification and the property's deferred taxes become due and payable as provided in G.S. 105-277.4(c). If the property loses its present-use value classification for failure to provide the requested information, the assessor must reinstate the property's present-use value classification when the owner submits the requested information within 60 days after the disqualification unless the information discloses that the property no longer qualifies for present-use value classification. When a property's present-use value classification is reinstated, it is reinstated retroactive to the date the classification was revoked and any deferred taxes that were paid as a result of the revocation must be refunded to the property owner. The owner may appeal the final decision of the assessor to the county board of equalization and review as provided in G.S. 105-277.4(b1).

Present Use Rates Per Acre

The value per acre for property qualified under present use is as follows:

Agricultural Land

A1 Agricultural Class 1	\$950
A2 Agricultural Class 2	\$645
A3 Agricultural Class 3	\$420
A4 Agricultural Class 4	\$ 40

Agricultural Land

H1 Horticultural Class 1	\$1370
H2 Horticultural Class 2	\$ 890
H3 Horticultural Class 3	\$ 615

Schedule of Values

Gaston County 2023

H4 Horticultural Class 4 \$ 40

Forest Land

F1 Forestland Class 1 \$410

F2 Forestland Class 2 \$280

F3 Forestland Class 3 \$250

F4 Forestland Class 4 \$180

F5 Forestland Class 5 \$135

F6 Forestland Class 6 \$ 40

Wildlife Conservation

WL1 Wildlife Conservation Land Class 1 \$950

WL2 Wildlife Conservation Land Class 2 \$645

WL3 Wildlife Conservation Land Class 3 \$420

WL4 Wildlife Conservation Land Class 4 \$ 40

SUPPLEMENTAL DATA**Zoning - Statutory Requirements**

G. S. 105 - 317(a) (1)

"In determining the true value of land, to consider as to each tract, parcel, or lot separately listed at least its advantages and disadvantages as to location; zoning ; quality of soil; waterpower; water privileges; dedication as a nature preserve; mineral, quarry, or other valuable deposits; fertility; adaptability for agricultural, timber-producing, commercial, industrial, or other uses; past income; probable future income; and any other factors that may affect its value except growing crops of a seasonal or annual nature."

The regulated or legally allowable use of a property by a zoning authority can impact its value. A parcel of land that is within a commercially zoned area could bring a higher price in the marketplace than an otherwise comparable property with a lesser or more restricted zoning.

The following list of zoning codes and districts are extracted from the Gaston County Zoning Ordinance for Unincorporated Areas - Chapter 3.

The list of zoning districts within the various municipalities located in Gaston County is considered current at the time of the publication of these schedules and may be subject to change as deemed appropriate by the zoning authorities for these jurisdictions.

Zoning changes within the reappraisal period will be considered by the Gaston County Tax Office and may result in a change of land type and/or classification or neighborhood association. Any of these changes could cause an increase or decrease in the overall valuation for the affected property.

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SECTION 6.1 ZONING DISTRICTS ESTABLISHED

A. In order to achieve the purposes established for this Ordinance as indicated in Section 6.2, and to further the goals and objectives stated in any plans for the future development of Gaston County as adopted by the governing board, a number of zoning districts are hereby created. Districts are divided into the following four categories:

1. General zoning districts
2. Overlay districts

3. Parallel conditional use districts
 4. Conditional districts
- B. Each general zoning district category serves a different function. A number of “residential,” “commercial,” “office” and “industrial” zoning districts have been created. Most allow for a variety of land use types and categories; certain districts allow for the mixing of land use types is encouraged. All of the geographic area to which this Ordinance applies shall be divided into one of the various general zoning districts.
- C. Overlay districts are created to address issues of particular concern in the community that overlay one (1) or more of the general zoning districts. These regulations supplement those that are found in the underlying general zoning district. Any proposed use located within an overlay district would have to meet the requirements of the underlying general zoning district along with the requirements of the overlay district.
- D. Parallel Conditional Use Districts (PCUP) are established to consider situations where a particular use may be acceptable on a lot or tract of land but the other uses permitted in a General Zoning District would not be acceptable. In such instances, the Board of Commissioners may elect to rezone the lot(s) in question to a Parallel Conditional Use District (PCUP). Such rezoning may be made contingent upon the property owner meeting fair and reasonable conditions which assure the compatibility of the use with surrounding properties and promote the general welfare of the community. A parallel conditional use rezoning requires two (2) steps: (i) the rezoning to a parallel conditional use district and (ii) the issuance of a conditional use permit, the latter being done through a quasi-judicial process. Zoning to a PCUP District shall be a voluntary procedure on the part of the property owner or his agent and is intended for firm development proposals. It is not intended for securing early zoning for tentative proposals.
- E. Conditional Zoning Districts (CD) are designed to reach the same end- result as parallel conditional use districts. Conditional zoning involves the creation of a completely new zoning district designed to serve the needs of a particular development. No conditional use permit is involved, nor are there any quasi-judicial procedures. Two (2) Public Information Meetings (PIMs) are required to be held by the applicant. This is a legislative process type of rezoning. The owner of the property in question, or his authorized agent, are the only persons who can request a conditional district rezoning.

SECTION 6.2 GENERAL ZONING DISTRICTS

6.2.1 RESIDENTIAL DISTRICTS

A. R-1 SINGLE FAMILY LIMITED

The purpose of this district is to accommodate single family site built and modular construction. The minimum lot size allowed in this district will be dependent on the provision of public or community water and sewer facilities. Although areas may be served with such utilities, most of these areas are located beyond existing or anticipated

utility service coverage areas. The minimum lot size for residential uses in this district is therefore larger than in other residential zoning districts.

B. R-2 SINGLE FAMILY MODERATE

The purpose of this district is to accommodate single family site built and modular construction and double-wide manufactured home placement. The minimum lot size allowed in this district will be dependent on the provision of public or community water and sewer facilities. Although areas may be served with such utilities, most of these areas are located beyond existing or anticipated utility service coverage areas. The minimum lot size for residential uses in this district is therefore larger than in other residential zoning districts.

C. R-3 SINGLE FAMILY GENERAL

The purpose of this district is to accommodate single family site built and modular construction and double-wide and single-wide manufactured home placement. The minimum lot size allowed in this district will be dependent on the provision of public or community water and sewer facilities. Although areas may be served with such utilities, most of these areas are located beyond existing or anticipated utility service coverage areas. The minimum lot size for residential uses in this district is therefore larger than in other residential zoning districts.

D. RS-8 SINGLE FAMILY 8,000 SQUARE FEET

The purpose of the RS-8 District is primarily for the development of single family residential with a standard minimum lot size of eight thousand (8,000) square feet. This district is generally found in the Urban Standards Overlay (USO) district and is served by public or community water and sewer utilities. Higher densities than this is normally allowed and a variety of different residential types may be accommodated through Planned Residential Developments (PRD), Infill Residential Developments and Traditional Neighborhood Developments (TND) and / or through the satisfaction of certain performance design and construction.

E. RS-12 SINGLE FAMILY 12,000 SQUARE FEET

The purpose of the RS-12 District is primarily for the development of single family residential with a standard minimum lot size of twelve thousand (12,000) square feet. This district is generally found in the Urban Standards Overlay (USO) district and is served by public or community water and sewer utility. Higher densities than this is normally allowed and a variety of different residential types may be accommodated through Planned Residential Developments (PRD), Infill Residential Developments and Traditional Neighborhood Developments (TND) and / or through the satisfaction of certain performance design and construction.

F. RS-20 SINGLE FAMILY 20,000 SQUARE FEET

The purpose of the RS-20 District is primarily for the development of single family residential with a standard minimum lot size of twenty thousand (20,000) square feet. This district is generally found in the Urban Standards Overlay (USO) district and is served by at least one (1) public or community water or sewer utility. Higher densities

than this is normally allowed and a variety of different residential types may be accommodated through Planned Residential Developments (PRD), Infill Residential Developments and Traditional Neighborhood Developments (TND) and / or through the satisfaction of certain performance design and construction.

G. RMF RESIDENTIAL MULTI FAMILY

The purpose of this district is intended primarily as a residential district for the location of single family, two family and multi-family dwellings along with their customary accessory uses so as to establish areas where development patterns are somewhat denser than surrounding areas. In order to ensure that developments are well planned and compatible with adjoining residential uses, density levels of development in excess of six (6) units per acre are allowed subject to the issuance of a Conditional Use Permit (CUP) by the Board of Adjustment. This district should have access to public or community water and sewer utilities.

H. RLD RESIDENTIAL LOW DENSITY

The RLD requires the largest standard minimum lot size of two (2) acres (87,210 square feet) and the purpose of the district is designed to accommodate residential uses in the most rural portions of the County or to protect areas from large-scale residential development where industrial or intense commercial development is called for on the land development plan in the future, but where specific development plans do not currently exist. The district may be located both within and beyond the Urban Standards Overlay (USO) District.

6.2.2 OFFICE DISTRICTS

A. TMU TRANSITIONAL MIXED USE

The TMU district encourages office and mixed office and residential uses at an intensity to compliment nearby residential land uses. Such areas are most often found in developed, urban portions of the County within the Urban Standards Overlay District. Many such areas, especially those found along major corridors, were originally developed for residential areas. But due to their location, the blending of office uses and higher density residential development has taken place. The TMU district is designed to encourage such mixed development to continue.

B. OLC OFFICE / LIGHT COMMERCIAL

The OLC district also allows for and is designed to accommodate mixed office, retail, and residential development. Such higher intensity development will most likely occur within the Urban Standards Overlay District where public utilities may present and where access to major thoroughfares and/or transit is found. Development in OLC areas will most likely be at a higher intensity level than in the TMU district.

C. O-1 OFFICE

The O-1 district accommodates larger-scale office developments along with complementary commercial service establishments.

D. OM MEDICAL OFFICE

The OM district is designed to accommodate medically oriented uses that lie in close proximity to Gaston Memorial Hospital or other existing or planned community medical facilities in the County. In order to serve the general public better, complementary uses (doctors' offices, medical supply shops, pharmacies, etc.) are encouraged to locate near these medical facilities. Uses that are non-medically related are generally excluded for this zoning district so as to not compete for space that could otherwise be developed for medically related uses. Given the relatively small amount of land suitable for such zoning, uses which predominate in other zoning districts (i.e., residences, non-medically related retail uses) are not allowed in the O-M district.

6.2.3 COMMERCIAL DISTRICTS**A. CBD CENTRAL BUSINESS DISTRICT**

The CBD district is designed to accommodate the uses found in a central city location and to encourage high intensity, compact, urban development in a pedestrian-oriented setting. Retail, office, personal service, and institutional uses normally found in a central business district are allowed. In order to encourage more efficient building usage and to take advantage of the area's centralized location, second-story residential uses are permitted, as are high-density residential developments. Signage requirements shall be specifically tailored for a downtown setting.

B. UMU URBAN MIXED USE

The UMU district is generally located in the fringes of central business districts and is designed to allow for the redevelopment of older commercial districts in a pedestrian-friendly manner. An UMU zoned area may not represent the true downtown business core of a community, but contains development features (i.e., limited or no front yard setbacks, limited amounts of off-street parking) that often pre-date the implementation of land use regulations. Redevelopment of such areas, for both commercial and residential purposes, is encouraged.

C. C-1 LIGHT COMMERCIAL

The C-1 Light Commercial District is designed to accommodate a large variety of retail uses designed to meet the needs of individual neighborhoods, or other relatively small geographic areas. Stores and shopping complexes are therefore relatively small in size and are designed to be compatible and integrated with adjoining residential neighborhoods. This zoning district is not intended to accommodate retail uses which attract persons from outside the neighborhood or which attract large numbers of passing motorists.

D. C-2 HIGHWAY COMMERCIAL

The C-2 Highway Commercial District is primarily intended to accommodate those retail service and distributive uses that are typically located along or adjacent to principal or minor arterials and which require high visibility, good road access, and which cater primarily to passing motorists. Development in this district is designed to promote aesthetics and the safe and efficient movement of traffic so as to not unduly

burden adjacent thoroughfares. As larger and/or more intensive developments normally will create more significant impacts on adjoining neighborhoods and road and utility infrastructures, larger developments may be allowed in this zoning district. Most C-2 zoning districts will be located within the Urban Standards Overlay District.

E. C-3 GENERAL COMMERCIAL

The C-3 District is intended to accommodate the broadest array of commercial uses of all the commercial zoning districts, some of which are not allowed in any of the other commercial zoning districts. Like the C-2 district, the C-3 district is intended to accommodate the community's larger and most intense commercial developments (outside of the central business district) and is generally located within the Urban Standards Overlay District.

F. NBS NEIGHBORHOOD BUSINESS SERVICES

The NBS District is designed primarily for local retail, offices, and personal services developed at relatively low intensity levels and which serve and are compatible with adjoining residential neighborhoods. It is not intended to accommodate retail uses which are designed to attract persons from outside the neighborhood or which attract large numbers of traveling motorists. Accordingly, regulations for this district are designed to encourage the development of small, neighborhood-oriented retail areas.

G. CCX CATAWBA CROSSING INTERCHANGE

The CCX district is intended to accommodate an array of aesthetically pleasing and well-designed developments that are located in close proximity to interchanges located along the Catawba Crossing. While developments in closest proximity to the interchange exits may be designed for automobile access and to provide amenities to motorists using the Catawba Crossing, the district is intended to also accommodate mixed residential, retail, service and office uses that are well-integrated, compact, and pedestrian friendly. This district is not intended to accommodate nor promote typical "strip commercial" development so often found along roads that emanate from limited access road interchanges.

As indicated in Table 7.1-1, a wide variety of residential, retail, service, and office uses are allowed within the CCX district. It is the intention of this district to promote well-designed development which integrates a variety of uses. Thus, lot by lot incremental development of parcels within an individual CCX zoning district is NOT recommended. Planned developments such as PRDs (Planned Residential Developments), TNDs (Traditional Neighborhood Developments), and PUDs (Planned Unit Developments) are strongly encouraged. Individual uses outside of these developments are limited to the following:

1. Single Family Dwellings
2. Convenience Stores
3. Hotels / Motels
4. Restaurants without drive-through facilities
5. Essential Services, Classes 1, 2, and 4

With the exception of Single Family Dwellings and Essential Services, all of the other uses listed above shall be subject to the issuance of a Conditional Use Permit.

Uses that existed at the time CCX zoning was placed on a piece of individual use (i.e., a use shown above, or as a use within a PRD, TND, or PUD). Any expansion of such a conforming use will be subject to the issuance of a conditional use permit per Section 5.11 of this Ordinance. Other uses not specifically listed in Table 7.1-1 as being allowed in the CCX district or otherwise allowed as part of a PRD, TND or PUD shall be considered “non-conforming” and shall be subject to the provisions of Section 3.5.

6.2.4 INDUSTRIAL DISTRICTS

A. I-1 LIGHT INDUSTRIAL

The I-1 district is established to provide for areas that contain a mix of light manufacturing uses, office park and service uses in an attractive setting with proper screening and buffering. I-1 districts should include areas that continue the orderly development and concentration of light industrial uses. Any areas rezoned to the I-1 district subsequent to the adoption of this Ordinance should be located so as to have direct access to or lie within close proximity of a principal or minor arterial.

B. I-2 GENERAL INDUSTRIAL

The I-2 district is established to provide for areas of heavier manufacturing and industrial uses that are properly sited, based on such factors as: adjacent land uses, access to the transportation network, and the availability of public services and facilities. It is the intent of this district to provide an environment for industries that is unencumbered by nearby residential or commercial development. I-2 zoned districts shall be located in areas where conflicts with other uses can be minimized to promote orderly transitions and buffers between uses. The I-2 district is established in order to provide sites for activities that involve major transportation terminals, and manufacturing facilities that have a greater impact on the surrounding area than industries found in the I-1 district. I-2 districts shall generally not be located adjacent to any property that is zoned for residential use, except when mitigating factors (i.e., terrain, buffering, and transportation access) are in place to substantively mitigate any potential negative impacts upon such residential areas caused by uses in the I-2 district. Any areas that are rezoned to an I-2 district subsequent to the adoption of this Ordinance shall be located so as to have direct access to or lie in close proximity of a principal or minor arterial.

C. I-3 EXCLUSIVE INDUSTRIAL

The I-3 district is established to provide areas for the most intensive heavy manufacturing and industrial uses that may have impacts such as excess noise, environmental concerns, and extended hours of operation. Uses in this district are extremely limited and include mining uses, petroleum refining and slaughterhouses. I-3 districts shall not be located adjacent to any property that is zoned for residential use. Any areas that are rezoned to an I-3 district subsequent to the adoption of this Ordinance

shall be located so as to have direct access to or lie in close proximity of a principal or minor arterial.

D. I-U URBAN INDUSTRIAL

The I-U urban industrial district is normally found in older portions of the community that were developed prior to the advent of zoning regulations and which contain older industrial and warehouse-type uses. Such uses often times do not conform to the parking, bulk or setback requirements that would be applicable if those structures were developed today. The purpose of this district is to accommodate such existing uses and to encourage the redevelopment of such uses for industrial, commercial and/or residential purposes.

SECTION 6.3 OVERLAY ZONING DISTRICTS

6.3.1 FH FLOOD HAZARD OVERLAY DISTRICT

It is the purpose of this zoning district to promote public health, safety, and general welfare and to minimize public and private losses due to flood conditions within flood prone areas.

See Chapter 16 for the Flood Hazard Regulations.

6.3.2 WS WATER SUPPLY WATERSHED OVERLAY DISTRICT

The regulations herein are designed to protect the water quality of the streams in the water supply watershed that lie within the jurisdiction of this Ordinance. It is the intent of this Ordinance to provide regulations that implement the rules adopted by the North Carolina Division of Water Quality, pursuant to NC General Statute 143-214.5.

See Chapter 15 for the Water Supply Watershed Regulations.

6.3.3 RESERVED

6.3.4 SV SCENIC VIEW OVERLAY DISTRICT

The purpose of the SV District is to protect the scenic views from within the Daniel Stowe Botanical Garden. Gaston County hereby finds that the Daniel Stowe Botanical Garden has become a major asset to economic development, tourism, recreation, and natural resource conservation for Gaston County and the surrounding region. In order to preserve and enhance the natural scenery fostered by the Botanical Garden and enjoyed by visitors to the Garden, Gaston County finds it necessary to control the height of structures within the view from the Garden. Gaston County also finds that the erection of tall structures in areas within view of the Botanical Garden can result in the degradation of its natural scenic views and thus reduce its attraction as a natural scenic area and a retreat from urban development.

6.3.5 TH THOROUGHFARE HIGHWAY OVERLAY DISTRICT

The TH district has been created to ensure that development that takes place along designated thoroughfares be well planned. At some point in the future, widening or construction of these roads will take place. In order to minimize any negative impacts to adjoining property owners occurring as a result of such widening projects, the TH district has been created to require that

all new structures lying on properties along these roads be adequately set back from existing and/or projected road rights-of-way. In this manner, all structures built per the TH district requirements will be adequately set back from the road when it is widened. The thoroughfare roads are shown on the adopted Thoroughfare Map, not the official Zoning Map. This thoroughfare is addressed when a development is submitted for review.

6.3.6 USO URBAN STANDARDS OVERLAY DISTRICT

Areas of the County which are located outside their corporate limits and /or municipal Extra Territorial Jurisdiction (ETJ) but where the provision of public water and sewer services can reasonably be expected to occur over the next 10-15 years, have been designated as the “Urban Standards Overlay District”.

Accordingly, standards for development, more akin to those that traditionally are found in urban areas, as opposed to rural areas, are called for. Standards addressed, but not limited to: building design, off-street parking, road, lot and subdivision standards.

Note: If any portion of the subject property is within the USO, then the entire property shall be developed in accordance with USO standards.

6.3.7 RESERVED

6.3.8 WF WATERFRONT OVERLAY DISTRICT

The Waterfront District is hereby established to provide supplemental restrictions to protect and enhance water quality, public safety, and public recreational opportunities on the Catawba River and its impoundments. This District shall cover the surface waters of the Catawba River and its impoundments and all land areas within one thousand (1000) feet of these shorelines. The shoreline shall be deemed to be the mean high water mark (i.e., the 570-foot contour level for Lake Wylie) of the Catawba River and said impoundments.

6.3.9 RESERVED

6.3.10 SH SPECIAL HIGHWAY OVERLAY DISTRICT

The purpose of this district is to protect and preserve the landscape of areas which lie adjacent to designated Special Highways and that development that takes place on land that lies near such highways occur in a manner which maximizes the aesthetics and development potential of the area through the application of additional development standards. The SH District shall consist of all lots fronting on the special highway for a depth of five hundred (500) feet as measured from the centerline of the special highway (for a total width of one thousand (1,000) feet), unless otherwise indicated on the Zoning Map.

6.3.11 CH Corridor Highway Overlay District

The purpose of the CH District is to preserve and enhance the streetscape along designated corridor highways in Gaston County. A CH District may exist along the entire length of a roadway or along any identifiable segment of a roadway. Any CH District initially established shall contain a minimum length of at least one thousand (1,000) linear feet as measured along one side of a designated corridor highway. The CH District shall consist of all lots fronting on

the corridor highway for a depth of two hundred-fifty (250) feet as measured from the centerline of the corridor highway (for a total width of five hundred (500) feet), unless otherwise indicated on the Zoning Map. Although such corridor highways may vary in character, particular aspects of development along those roads raise common concerns and should be managed in a consistent way in order to preserve and enhance the streetscape.

6.3.12 CC CATAWBA CROSSING OVERLAY DISTRICT

The purpose of the CC Overlay district is to maintain an aesthetic view shed for motorists and landowners along the length of the Catawba Crossing. Any CC Overlay district initially established shall generally contain a minimum depth of at least one thousand (1,000) linear feet and shall consist of all lots fronting along the Catawba Crossing for a depth of five hundred (500) feet on each side of the Catawba Crossing as measured from the centerline of the Catawba Crossing. The Board of Commissioners shall have the authority to modify the initial or subsequent placement of the CC Overlay district boundaries on a case-by-case basis where deemed to be in the County's best interest.

SECTION 6.4 PARALLEL CONDITIONAL ZONING (PCUP) DISTRICTS

Parallel conditional use districts are established to consider situations where a particular use may be acceptable on a lot or tract of land but the other uses permitted in a general zoning district would not be acceptable. In such instances, the Board of Commissioners may elect to rezone the lot(s) in question to a Parallel Conditional Use district. Such rezoning may be made contingent upon the property owner meeting fair and reasonable conditions, associated with the issuance of a conditional use permit, that ensure the compatibility of the use with surrounding properties and promote the general welfare of the community. Zoning to a PCUP district shall be a voluntary procedure on the part of the property owner or his agent, and is intended for firm development proposals. It is not intended for securing early zoning for tentative proposals. The process for securing a PCUP zoning district designation along with a conditional use permit is explained in Section 5.16.4.

The following PCUP districts are hereby established:

- | | | |
|---------------|--------------|--------------|
| 1. CU / R-1 | 9. CU / TMU | 17. CU / C-3 |
| 2. CU / R-2 | 10. CU / OLC | 18. CU / NBS |
| 3. CU / R-3 | 11. CU / O-1 | 19. CU / I-1 |
| 4. CU / RLD | 12. CU / OM | 20. CU / CCX |
| 5. CU / RS-20 | 13. CU / CBD | 21. CU / I-2 |
| 6. CU / RS-12 | 14. CU / UMU | 22. CU / I-3 |
| 7. CU / RS-8 | 15. CU / C-1 | 23. CU / IU |
| 8. CU / RMF | 16. CU / C-2 | |

SECTION 6.5 CONDITIONAL ZONING (CD) DISTRICTS

The Conditional Zoning (CD) District process allows for the establishment of certain uses that, because of their nature or scale, have particular impacts on both the immediate area and the community as a whole. The development of these uses cannot be predetermined or controlled by general district standards. In order to accommodate these uses, this Section establishes the conditional zoning district process. The process for approval of a CD Zoning District is explained in Section 5.16.5. The rezoning of any parcel of land to a CD district shall be a

voluntary process initiated by the property owner or his authorized agent. Any area rezoned to a CD district shall be in general compliance with the goals, objectives, and implementation strategies of the adopted Comprehensive or Land Use Plan and all other plans and regulations officially adopted by the Board of Commissioners. The review process established in this Section provides for the accommodation of such uses by a reclassification of property into a CD district, subject to specific conditions (which may exceed those that would otherwise be required for the use in question), which ensure compatibility of the use with the enjoyment of neighboring properties and in accordance with the general plans of development of the County. A conditional zoning district is not intended for securing early zoning for a proposal.

Once a property has been rezoned to a CD district, it shall be referenced with the letters “CD” in front of the name of the applicable general zoning district listed in Section 6.2. Thus, a property rezoned to a C-2 Conditional District shall appear on the Zoning Map as “CD / C-2”.

GASTON COUNTY MUNICIPALITIES

Zoning District Codes and Descriptions

Belmont

HC-O	Highway Corridor Overlay
SPP-O	South Point Peninsula Overlay
BC-D	Business Campus Development
G-R	General Residential
H-C	Highway Commercial
IC-D	Institutional Campus Development
INF-R	Infill Residential
MH-R	Manufactured Housing Residential
NC-C	Neighborhood Center Commercial
NC-R	Neighborhood Center Residential
R-C	Rural Commercial
R-R	Rural Residential
S-R	Suburban Residential
TN-D	Traditional Neighborhood Development
CD	Conditional District

Bessemer City

R	Rural
NR	Neighborhood Residential
UR	Urban Residential
CC	City Center
BCP	Business Campus/Production
HC	Highway Commercial
I	Industrial
CD	Conditional District

Cherryville

R-40	Rural Residential District
R-15	Single Family Residential
R-12	Single Family Residential
R-9	Single or Two Family Residential
RMF	Residential Multi-Family
RO	Residential Office
B-1	Central Business
B-2	Neighborhood Business
B-3	General Business
GMC	General Manufacturing and Commercial

Cramerton

B-1	Business Residential
B-2	Business General
B-3	Business Highway
CBD	Central Business District
I	Industrial
O-I	Office Institutional District
R-1	Residential
R-2	Residential
R-3	Residential
R-4	Residential
NB	Neighborhood Business
PUD	Planned Unit Development
TND	Transitional Neighborhood Development
CUD	Conditional Use District
CZ	Conditional Zone

High Shoals

R-A	Residential Agricultural
R-20	Residential District
R-15	Residential District
R-7	Residential District
B-1	Neighborhood Business
B-2	Highway Business
M-1	Manufacturing District

Dallas

R-15	Single Family Residential
R-12	Single Family Residential
R-10	Single Family Residential
R-8	Multi-Family Residential
R-6	Multi-Family Residential
R-5	Single Family Residential
O	Office

I-1	Institutional
B-1	Neighborhood Business
B-2	Highway Business
B-3	Central Business
B-3P	Business Perimeter
I-2	General Industry
BC-1	Shopping Center
RMF	Multi-Family District
CU	Conditional Use

Kings Mountain

AU	Auto-Urban Commercial
CB	Central Business
HI	Heavy Industry
LI	Light Industry
HT	Hospitality
RC	Recreational Community
RU	Rural
SC	Suburban Commercial
SR	Suburban Residential
SU	Semi-Urban Residential
SU-AU	Special Use Auto-Urban Commercial
SU-CB	Special Use Central Business
SU-CD	Special Use Conditional District
SU-HI	Special Use Heavy Industry
SU-LI	Special Use Light Industry
SU-RU	Special Use Rural
SU-SC	Special Use Suburban Commercial
SU-SU	Special Use Semi-Urban Residential
BC	Business Campus
MU	Mixed Use
OP	Office Park

Lowell

AG	Agriculture
SFR-2	Single Family Residential
SFR-3	Single Family Residential
SFR-4	Single Family Residential
RMST	Residential Main Street Transition
MS	Main Street
CIV	Civic
MU-1	Mixed Use
MU-2	Mixed Use
C-85	Interstate Highway 85 Commercial District
C-74	US Highway 74 Commercial District
VSR	Vehicle Service and Repair

IND	Industrial
TNDO	Traditional Neighborhood Development Overlay
SCO	Scenic Corridor Overlay
HIO	Heavy Industry Overlay
MFO	Mini Farm Overlay
MHO	Manufactured Home Overlay

McAdenville

R-1	Residential Single Family Limited
R-2	Residential Single Family Moderate
R-3	Single Family General
RS-8	Single Family 8000 Sq. Ft.
RS-12	Single Family 12000 Sq. Ft
RS-20	Single Family 20000 Sq. Ft
RMF	Residential Multi Family
RLD	Residential Low Density
MXR	Mixed Use Residential
TMU	Transitional Mixed Use
OLC	Office/Light Commercial
O-1	Office
OM	Medical Office
CBD	Central Business
UMU	Urban Mixed Use
C-1	Light Commercial
C-2	Highway Commercial
C-3	General Commercial
NBS	Neighborhood Business Services
I-1	Light Industrial
I-2	General Industrial
I-3	Exclusive Industrial
I-U	Urban Industrial
FH	Flood Hazard Overlay District
WS	Water Supply Watershed Overlay District
USO	Urban Standards Overlay District
TD	Traditional Downtown Overlay
WF	Waterfront Overlay District
SH	Special Highway Overlay District
CH	Corridor Highway Overlay District
MH	Manufactured Home Overlay District
CD	Conditional Zoning Districts

Ranlo

B-1	Neighborhood Business
B-4	General Business
EI-1	Exclusive Industrial
I-2	General Industrial

R-12	Single Family Residential
R-8	Multi-Family Residential
R-6	Multi-Family Residential
CU	Conditional Use

Stanley

R-20	Low Density Residential Agricultural
R-12	Low Density Residential
R-8	Medium Density Residential
C-B	Central Business
G-B	General Business
M-1	Manufacturing
M-U	Mixed Use
SU	Special Use
SE	Special Entertainment District

Gastonia

RS-8	Residential District (8000 sq. ft.)
RS-12	Residential District (12000 sq. ft.)
RS-20	Residential District (20000 sq. ft.)
RMF	Multi-Family Residential District
RLD	Residential Low Density
TMU	Transitional Mixed Use
OLC	Office/Light Commercial
O-1	Office District
OM	Medical Office District
C-1	Light Commercial District
C-2	Highway Commercial District
C-3	General Commercial District
CBD	Central Business District
UMU	Urban Mixed Use
PD	Planned Development
I-1	Light Industrial
I-2	General Industrial
I-3	Exclusive Industrial
IU	Urban Industrial
IRD	Infill Residential Development
PRD	Planned Residential Development
PUD	Planned Unit Development
TND	Traditional Neighborhood Development
AP	Airport District
SP	State Park District
FH	Flood Hazard Overlay District
HD	Historic District
SV	Scenic View Overlay District
TH	Thoroughfare Highway Overlay District

USO	Urban Standards Overlay District
GC	Gateway Corridor Overlay District
CD	Conditional Zoning Districts
CUD	Conditional Use District
CUP	Conditional Use Permit

Mount Holly

RA	Rural Agricultural District
R-20SF	Single Family Residential District
R-12SF	Single Family Residential District
R-10SF	Single Family Residential District
R-8SF	Single Family Residential District
R-8MF	Multi-Family Residential District
RD	Residential Downtown
MH-MUD	Mount Holly Mixed Use District
O-I	Office Institutional District
B-1	Central Business District
B-2	Neighborhood Business District
B-3	General Business District
L-I	Light Industrial District
H-I	Heavy Industrial District
CD	Conditional Districts
LWWS –CA	Lake Wylie Watershed Critical Overlay District
LWWS –PA	Lake Wylie Watershed Protected Overlay District
MILWS –CA	Mountain Island Lake Watershed Critical Overlay District
MILWS –PA	Mountain Island Lake Watershed Protected Overlay District
MHA	Manufactured Home Overlay District
MHP	Manufactured Home Park Overlay District
AOB	Adult Oriented Business Overlay District
HD	Historic Overlay District
	South Gateway Overlay District
	Downtown Gateway Overlay District

For zoning district details of the various municipalities within Gaston County, refer to the zoning ordinances for each town or city. Some variations among district code definitions for the municipalities do exist. Any displayed zoning codes of the Gaston County Tax Department real property data should confirm active zoning with the applicable authority within the appropriate jurisdiction. Records of the Gaston County Tax Department should not be considered a definitive source of information regarding current zoning for either Gaston County or the various municipalities within Gaston County. For Gaston County zoning issues, refer to the Gaston County Unified Development Ordinance (UDO).

The Zoning Codes and Districts listed for the municipalities within Gaston County may change at any time as is deemed necessary by the appropriate zoning authority for those jurisdictions.

WEIGHTS AND MEASURES

Tables of Weights and Measures and Other Information That May Be Helpful to the Assessor/Appraiser.

Metric Measure		
Millimeter	=	0.001 meter
Centimeter	=	0.01 meter
Decimeter	=	0.1 meter
Meter	=	39.3685 inches
Kilometer	=	1000 meters
Kilometer	=	.062137 miles
Meter	=	1.0935 yards
Meter	=	3.2807 feet
1 Foot	=	0.30480 meter
1 Foot	=	3.04 centimeters
1 Inch	=	2.54 centimeters
Linear Measure		
1 Foot	=	12 inches
1 Yard	=	3 feet-36 inches
1 Rod	=	5½ yards-16½ feet
1 Furlong	=	40 rods-220 yards-660 feet
1 Mile	=	8 furlongs-320 rods-1,760 yards-5,280 feet
Surveyor's Linear Measure		
1 Link	=	7.92 inches
1 Rod	=	25 links
1 Chain	=	4 rods-100 links-66 feet
1 Furlong	=	10 chains
1 Mile	=	8 furlong-80 chains
Square Measure		
1 Square Foot	=	144 square inches
1 Square Yard	=	9 square feet-1,296 square inches
1 Square Rod	=	1 pole/perch-30¼ square yards-272¼ square feet
1 Rood	=	40 square rods
1 Acre	=	160 square rods-4,840 square yards-43,560 square ft
1 Square Mile	=	640 acres
Surveyor's Square Measure		
1 Square Rod	=	625 square links
1 Square Chain	=	16 square rods
1 Acre	=	10 square chains
1 Square Mile	=	640 acres
Cubic Measure		
1 Cubic Foot	=	1,728 cubic inches-7,481 gallons
1 Cubic Yard	=	27 cubic feet
1 Cord Foot	=	16 cubic feet
1 Cord of Wood	=	8 cord-128 cubic feet
1 Perch of Masonry	=	24¾ cubic feet
1 Bushel	=	1.2445 cubic feet

Angles And Arcs Measure

1 Minute	=	60 seconds
1 Degree	=	60 minutes
1 Right Angle	=	90 degrees-1 quadrant
1 Circumference	=	360 degrees-4 quadrants
Board Measure		
1 Board Foot	=	Length in feet x width in feet x thickness in inches

Measurement in General Use		
1 Link	=	7.92 inches
1 foot	=	12 inches
1 yard	=	3 feet or 36 inches
1 rod	=	16½ feet, 5½ yards or 25 links
1 surveyor's chain	=	66 feet, or 4 rods, or 100 links
1 furlong	=	660 feet, or 40 rods
1 mile	=	8 furlongs, 320 rods, 80 chains, or 5,280 feet
1 square rod	=	272¼ square feet or 30¼ square yards
1 acre contains	=	43,560 square feet
1 acre contains	=	160 square rods
1 span	=	9 inches
1 hand	=	(horse measurement) 4 inches
1 knot	=	(nautical) 6,080.27 feet
1 fathom	=	(nautical) 6 feet
1 stone	=	14 pounds
1 square acre	=	Approximately 208.7 feet on each side
1 acre	=	Approx 8 rods by 20 rods, or any two combinations of rods whose product is 160

SIMPLE FORMULA CONVERTING SQUARE FEET TO ACRES

Multiply by 23 and point off 6 places (This method is not exact but is useful for rough calculations)

Example: 1500 feet x 2050 feet = 3,075,000 square feet x 23 = 70.73 acres

BOARD MEASURE

Multiply thickness in inches by width in inches, divide product by 12 and multiply result by the length in feet. The result is board measure content.

Conversion factors for converting lineal feet of lumber into board feet.

Example: 50 –2 inches x 10 inches 20 feet long

50 x 20 feet = 1000 lineal feet

2 inches x 10 inches = 20 square inches divided by 12 =

1.667 board feet x 1000 lineal feet equals 1,667 board feet

Table for the Conversion of Lineal Feet into Board Feet

2 inches x 4 inches	(1 lineal foot)	.667 board feet
3 inches x 4 inches	(1 lineal foot)	1.000 board feet
2 inches x 6 inches	(1 lineal foot)	1.000 board feet
2 inches x 8 inches	(1 lineal foot)	1.333 board feet
2 inches x 10 inches	(1 lineal foot)	1.667 board feet
2 inches x 12 inches	(1 lineal foot)	2.000 board feet
2 inches x 14 inches	(1 lineal foot)	2.333 board feet
2 inches x 16 inches	(1 lineal foot)	2.667 board feet
3 inches x 6 inches	(1 lineal foot)	1.500 board feet
4 inches x 6 inches	(1 lineal foot)	2.000 board feet
4 inches x 8 inches	(1 lineal foot)	2.667 board feet
4 inches x 10 inches	(1 lineal foot)	3.333 board feet
4 inches x 12 inches	(1 lineal foot)	4.000 board feet
6 inches x 6 inches	(1 lineal foot)	3.000 board feet
6 inches x 8 inches	(1 lineal foot)	4.000 board feet
10 inches x 12 inches	(1 lineal foot)	10.000 board feet
12 inches x 12 inches	(1 lineal foot)	12.000 board feet

PRINCIPLES

PLANE FIGURE –A plane surface bounded by either straight or curved lines and having no thickness.

SOLID – A body, such as a barrel, building, etc.

SQUARE MEASURE – Area calculation requiring only two dimensions, length, and width.

CUBIC MEASURE – Cubic or cubage means volume and gives size in terms of its bulk. Calculation requires 3 dimensions, length x width x depth or height or thickness

MEASURES AND THEIR EQUIVALENTS

A gallon of water (U.S. Standard) weighs 8 1/3 pounds and contains 231 cubic inches.

A cubic foot of water contains 7½ gallons, 1,728 cubic inches and weighs 62½ pounds.

Doubling the diameter of a pipe increases its capacity four times.

To find the pressure in pounds per square inch of a column of water, multiply the height of the column in feet by .434.

To find the capacity of tanks any size, given the dimensions of a cylinder in inches, to find its capacity in U.S. gallons: square the diameter, multiply by the length and by .0034 (Note: See table of tank capacities.)

Schedule of Values

Gaston County 2023

Rectangular tanks multiply the length by the width by the depth (All in inches) and divide the result by 231. The answer is the capacity in gallons.

31½ gallons equals one barrel.

B.T.U. (British Thermal Unit) is the amount of the heat required to raise one pound of water one degree Fahrenheit.

A ton of refrigeration is measured by the displacement of the amount of heat required to melt a ton of ice in 24 hours. One motor horsepower of an electrically powered unit is normally required to produce one ton of refrigeration. 12,000 B.T.U. equals one tone.

Kilowatts multiplied by 1.3405 equal horsepower.

WEIGHTS & MEASURES

1 cubic inch of Cast Iron weighs	0.26 pounds
1 cubic inch Wrought Iron weighs	0.28 pounds
1 cubic inch Water weighs	0.036 pounds
1 inch of Water weighs	62.321 pounds
1 United States gallon weighs	8.33 pounds
1 Imperial gallon weighs	10.00 pounds
1 United States gallon equals	231.01 cubic inches
1 Imperial gallon equals	277.274 cubic inches
1 cubic foot of Water equals	7.48 U.S. gallons
1 gallon of water weighs	8.34 pounds
1 gallon equals	.1337 cubic feet
1 gallon equals	.1074 bushels
1 cubic foot equals	.8032 bushels
1 barrel (oil) equals	42 gallons
1 barrel (water) equals	31.5 gallons

Pressure in pounds per square inch of column of water equals .434 times the height of the column in feet.

AREAS

Square foot area of surface equals square of one side multiplied by factors shown.

Regular Shaped	Number of Sides	Factor
Equilateral Triangle	3	.433
Pentagon	5	1.721
Hexagon	6	2.598
Heptagon	7	3.634
Octagon	8	4.828
Nonagon	9	6.182
Decagon	10	7.694
Undecagon	11	9.366
Dodecagon	12	11.196

Schedule of Values

Gaston County 2023

TABLES – For Use in Area and Content Capacity Computations

Capacity of Circular Tanks – Per Foot of Height in Gallons & Bushels

Diameter in Feet	Circum.	Square Foot Area	Gallons	Bushels	Barrels (Oil) (Oil-42 gals. Ea.)
3	9.42	7.07	53	6	1.26
4	12.57	12.57	94	10	2.24
5	15.71	19.63	147	16	3.5
6	18.85	28.27	212	23	5.0
7	21.99	38.48	288	31	6.8
8	25.13	50.27	376	42	9.0
9	28.27	63.62	477	51	11.3
10	31.42	78.54	587	63	14.0
11	34.56	95.03	711	76	16.9
12	37.69	113.10	846	91	20.2
13	40.84	132.73	993	107	23.7
14	43.98	153.94	1,151	124	27.4
15	47.12	176.72	1,322	142	31.5
16	50.26	201.06	1,504	162	35.8
17	53.41	226.98	1,698	182	40.4
18	56.55	254.47	1,903	204	45.3
19	59.69	283.53	2,121	228	50.5
20	62.83	314.16	2,350	252	56.0
21	65.97	346.36	2,591	278	61.7
22	69.12	380.13	2,843	305	67.7
23	72.26	415.48	3,108	334	74.0
24	75.40	452.39	3,384	364	80.6
25	78.54	490.87	3,672	394	87.4
26	81.68	530.93	3,971	427	94.6
27	84.82	572.56	4,283	460	102.0
28	87.97	615.75	4,606	495	109.7
29	91.11	660.52	4,941	531	117.6
30	94.25	706.86	5,287	568	125.8
31	97.39	754.77	5,646	606	134.4
32	100.53	804.25	6,016	646	143.2
33	103.67	855.30	6,398	687	152.3
34	106.81	907.92	6,791	730	161.6
35	109.96	962.11	7,197	773	171.3
36	113.10	1,017.88	7,614	818	181.3
37	116.24	1,075.21	8,043	864	191.5
38	119.38	1,134.11	8,483	911	202.0
39	122.52	1,194.59	8,936	960	212.7
40	125.66	1,256.64	9,400	1,010	223.8

To find the capacity in barrels (oil) = Diameter squared x height.

To find the capacity in gallons = Diameter squared x 5.8748 x height (Diameter & height in feet).

AREAS AND MEASUREMENTS

To find the circumference of a circle, multiply the diameter by 3.1416.

To find the diameter, multiply circumference by 0.3183 or divide circumference by 3.1416.

To find the radius, multiply circumference by 0.15915.

To find the side of an inscribed square, multiply the diameter by 0.07071 or multiply the circumference by 0.2551.

To find the side of an equal square, multiply the diameter by 0.8863 or multiply the circumference by 0.2821.

Square: A side multiplied by 1.1142 equals the diameter of its circumscribing circle.

A side multiplied by 4.443 equals the circumference of its circumscribing circle.

A side multiplied by 1.126 equals the diameter of an equal circle.

A side multiplied by 3.547 equals circumference of an equal circle.

To find the area of a circle, multiply the circumference by one-quarter of the diameter or multiply the square of the diameter by 0.7854 or multiply the square of the circumference by 0.07958 or multiply the square of one-half of the diameter by 3.1416.

To find the surface of a sphere or globe, multiply the diameter by the circumference or multiply the square of the diameter by 3.1416 or multiply four times the square of the radius by 3.1416.

To find tank capacities, diameter square x .0034 = gallons per inch of height – Base 42 gallons per barrel.

To find area of a triangle – multiply base by $\frac{1}{2}$ perpendicular height.

To find area of an ellipse – product of both diameters x .7854.

To find area of a parallelogram – base x altitude.

To find cu. inches in a ball – multiply cube of diameter by .5236.

To find cubic contents of a cone – multiply area of base by one-third the altitude.

Area of rectangle equals length multiplied by width.

Surface of frustum of cone or pyramid equals sum of circumference of both ends x $\frac{1}{2}$ slant height plus area both ends.

Contents of frustum of cone or pyramid: multiply area of two ends and get square root – add the two areas and time $\frac{1}{3}$ altitude.

CONVERSION TABLES

To convert bushels to ton, multiply number of bushels by 60 and divide the product by 2000 (average maximum weight of commodities 60 pounds per bushel.)

To convert gallons to bushes, divide gallons by 9.35. Answer in bushels.

To convert cubic measure into bushels, multiply by 0.8035.

To find capacity of cylindrical tanks standing on end: To find the capacity in cubic feet of a round tank or cistern, multiply the square of the average diameter by the depth and multiply the product by .785.

CONSTRUCTION COMPONENTS

DESIGN

One of the most significant factors influencing quality classification and cost of Construction is design. The design of a house relates not only to the degree of functional efficiency attained in layout, but also to its overall appearance. In this sense, appearance means the refinement of exterior elevations, interior finish, and perimeter shape. The degree of refinement is usually evident in the complexity of foundation and roof outlines, plus the elaborateness of finishing materials and attention given to details.

Lower quality houses will generally be simple rectangular shaped structures with straight lines on all four walls, and a higher ratio of floor area per lineal foot of exterior wall. Higher quality structures will generally have an irregular foundation outline and a lower ratio of floor area per lineal foot of exterior wall. In other words, the design of a higher quality house substitute's esthetics for efficiency (economy of construction), but does not sacrifice functional utility. In fact, the integration of areas given to living, dining, food preparation, sleeping, hygiene and storage into a functional or logical whole can best be accomplished when design is not restricted by a rectangular or "boxed" perimeter shape.

An irregular perimeter or foundation outline generally denotes higher quality construction because replacement cost is increased by a greater amount of exterior wall area plus special floor and roof framing.

ELECTRICAL

In new construction, the typical electrical service consists of 120-240 volt, 3 wire, 200 amp circuit breaker systems for houses with electric heat and 150 amp services for houses with gas heat. Minimum Property Standards require one wall switch per room with a minimum of 6' between convenience outlets. 220 volt service is required for electric ranges and clothes dryers, whereas 110 volt service is required for convenience outlets. The majority of residential wiring is done with Romex, a non-metallic sheathed cable. More expensive homes have BX or steel armored cable. Conduit wiring is seldom found in residential construction. Older homes may be wired with Knob & Tube or porcelain insulators. Houses with old style fuse boxes, Knob & Tube wiring, or 60 amp service are generally of low quality or will soon need rewiring.

EXTERIOR WALLS

Exterior wall construction represents one of the most significant components of a residential building. It normally accounts for 25% to 35% of replacement cost new and consists of (1) The Basic Structure – wood framed houses usually have 2" X 4" studs placed directly over floor joists on 16" centers - a 2" X 4" sole plate secures the studs at floor level and a 4" X 4" ceiling plate ties the studs together at the ceiling line (2) Exterior Finish- consists of sheathing, the visible exterior wall cover, trim and painting. The materials used in the basic structure and exterior wall finish will determine the type of construction, i.e., wood framed - brick veneer, etc. (3) Interior Facing & Finish - new construction is generally 1/2" to 5/8" dry wall, taped & painted; older houses may have lath and plaster; 2" to 3 1/2" batt insulation is normally placed between the studs behind the drywall. (4) Window & Door Openings - the size and number of openings will have a significant influence on replacement cost.

FLOOR STRUCTURE & FINISH

Conventional wood floor construction consists of the sill plates, girders, floor joists, bridging, sub floor and finished flooring. The sill plate is the first wood member of a frame structure and is usually a horizontally laid 2" X 6" board secured to the foundation by 1/2" X 16" anchor bolts. A girder is the main horizontal interior supporting member of the floor structure. It may be steel or wood, but a 3-ply 2" X 10" frame girder is typical. Minimum Property Standards call for no less than 2" X 8" floor joists on 16" centers with a maximum span of 13½" and 2" X 10" floor joists on 16" centers if span is between 13½" and 16". Better quality construction will have 1" X 3" cross bridging every 8' to 10' span. However, 2" X 6", or 2" X 8" block-bridging is typical of fair and average quality construction. Diagonally laid 1" X 5" tongue & groove boards are found in some older homes and in high quality new construction. Basically, the finished flooring of a house will be either pine or hardwood. Generally, the kitchen will have an inlaid linoleum cover and the bath will have ceramic or vinyl tile. Wall to wall carpets may be laid over a hardwood finished floor or over 5/8" pressboard (particleboard).

FOUNDATION

The foundation of a residence with conventional wood floor construction consists of the footings, foundation wall and interior piers. A solid perimeter foundation wall is generally constructed with 8" concrete blocks; brick-to grade construction has 12" blocks to grade level with the balance being 8" block allowing a 4" brick to rest on the outer edge of the 12" block. Interior piers are generally of the same materials as the foundation wall. Footings are poured concrete and must be a minimum of 8" deep and 3" wider (on each side) than the foundation wall.

With concrete slab floor construction, the floor, foundation walls and footings are poured monolithically. In such case, there are no framing members for the floor structure.

Obviously, the footings and lower levels of the foundation wall cannot be seen. Therefore, unless you are informed of structural weakness or see evidence of excessive settlement, you must assume that the foundation has been properly constructed.

HEATING

The type and adequacy of the heating system is not only a cost important factor, but also one which has a significant influence on the functional utility and value of a building. There are several types and variations of heating systems used depending on location and availability of fuel. The systems described here are those most frequently encountered.

Floor Furnace - may be oil or gas fired. This type heating system is normally found in lower quality one story houses with crawl space. There is no duct work, and circulation is by gravity. The unit is generally placed near the center of the house. Its capacity is rated from 30,000 to 50,000 BTU.

Gravity Furnace - This system is generally found in the basements of older houses, since it must be below the level of the rooms to be heated. Coal, either stoker or hand-fired, was the main source of fuel. However, many systems still in use have been converted to oil or gas. Heat is provided as the air comes in contact with heated surfaces in the furnace. The warm air rises and flows through inclined leader pipes to supply registers usually installed in the floor or baseboard adjacent to the outside walls of the various rooms. The cooler air is drawn down through large return-air-intakes located in the floor near an outside wall to the bottom of the furnace casing for re-heating. The duct work for a gravity warm-air heating system is quite large and must be slanted in such a way as to permit the natural flow of warm and cool air. This significantly reduces the amount of useable head room in the basement. The gravity warm-air heating system is relatively inexpensive and lacks functional utility when compared to more modern systems. The cost of this type system generally ranges from 15% to 20% less than a forced warm-air system with a comparable BTU rating.

Forced Warm Air - May be electric, oil or gas fired. Air is warmed by heated surfaces in the furnace and then distributed to the various rooms through supply ducts by a blower (fan) in the furnace. The blower also draws the room air back to the furnace through return-air intakes which are usually located at the baseboard of inside walls. Adjustable registers or diffusers for the warm air are generally located on the outside wall at the floor level (baseboard), preferably below windows. This system requires less space for

the furnace and ducts than the gravity system, and it does not need to be centrally located or below the level of the heated area.

Electric Radiant Ceiling - Perhaps one of the most infrequently encountered heating systems. Found in many fair to average quality homes. Each room is thermostatically controlled. The heating element (cable) is attached to the ceiling drywall, coated with a layer of plaster, and then laminated between a second thickness of drywall. The wattage required for each room is determined by factoring ceiling height by 1.5 and multiplying that product times the square feet of floor area. For example, a 12' X 12' room with an 8' ceiling height would require 1728 watts of heating. ($8' \times 1.5 = 12 \times 12 \times 12 = 1728$ watts).

Electrical Wall Heaters - This system follows the same principle as electric ceiling heat, but is substantially cheaper, and concentrates all heat from one point in the room. Its size is also measured in wattage per coil or unit stack. The typical unit will range from 1500 watts up to 4000 watts.

Electric Baseboard Heat - This is merely a modification of the electric wall heater. However, it distributes the heat over a somewhat wider area, and costs approximately 20% more than electric wall heaters of the same wattage.

Hot-Water (Gravity System) - may be coal, oil or gas fired. In this system, hot water serves as the medium for carrying heat to all parts of the building. Circulation in a gravity system is created when the hot water ascends through the flow pipe and then flows down through return pipes which pass successively through radiators on the various floors of the building. Since heat is released as the water passes through each radiator, the ones on the lower floors must be larger. The "two-pipe" system relieves this problem since each radiator has its own individual hot-water feed. A hot water system for residential use is rather uncommon due to the cost of the system (which may run from 40% to 60% more than forced warm-air or radiant ceiling systems) and the bulkiness of the materials.

Steam Heating - Maybe coal, oil or gas fired. In this type system, water in the boiler is converted to steam which rises through the main distribution pipe. From this pipe, the steam moves into the radiators, gives off its heat and condenses. The condensed steam (water) then flows back to the boiler for reheating. In the "two-pipe", the steam and the condensate flow in separate pipes. With the two – pipe system, the steam always enters the radiators from the top and subsequently emerges as condensate from the bottom. If the return-flow pipe is situated below the water level of the boiler, it is described as a "wet" condensate return, whereas if it is above the water level, it is a "dry" condensate return. In a single pipe system, the steam and condensate flow in the same pipe and must enter the bottom of the radiator. As with the hot-water system, steam heating is expensive and somewhat cumbersome.

INTERIOR FINISH

Interior construction and finish, as a whole, can account for 10% to 30% of replacement cost new, depending on the elaborateness of trim, number and sizes of closets, kitchen cabinets, special wall finishes, etc.

Interior partitions are generally wood framed with 2" X 4" studs on 16" centers. The most common basic interior facing is 1/2" or 5/8" drywall, taped and painted. Older houses often have walls and ceilings finished with plaster on wood or gypsum lath. However, due to the wide use and acceptance of drywall in most quality levels, plaster does not necessarily increase value in proportion to cost. The exception occurs in the luxury or mansion type house where plaster is consistent in cost and quality with the entire structure.

The type and quality of materials available for finishing the interior of a house varies greatly. However, the basic wall and ceiling finish will generally conform to the grade of materials and quality of workmanship evidenced by exterior wall finish and design. Special attention should be given to the amount and quality of kitchen cabinets, closets, and the finish of special areas such as the bath and den.

MECHANICAL - CENTRAL AIR CONDITIONING

The majority of residential central air-conditioning is done with either "split" refrigerated systems, ranging from one to five ton capacity. The combination heating/cooling or package unit utilizes the same duct work with gas heating and electric cooling. This is a central system for original construction and generally results in some savings (per system capacity) in construction costs.

The split system is usually added to an existing forced warm-air furnace. The fan coil is normally installed in the top of the furnace and the condensing unit (with compressor and condenser in the same cabinet) is located outside the house. The efficiency of this system is equal to that of the package system, although cost may be somewhat higher if it is added after original construction.

The heat-pump is an electric powered combination heating and cooling unit which consists of a compressor, condenser, throttle valve and evaporator. It operates on the principle that fluids under high pressure evaporate at a higher temperature than fluids under low pressure. The heat transfer medium is heated under low pressure in the evaporator then transferred by the compressor to the high pressure condenser where the heat is given off and blown through a duct system in the house. The cooling system is activated by thermostatically reversing a four-way valve which reverses the cycle of the unit. The heat pump is somewhat more expensive than the comparable gas-electric

package unit described above, and generally requires electric resistance heaters to provide supplementary heat during periods when the temperature drops below 25°F.

The variation in models, sizes and capacities of central air-conditioning systems is virtually boundless. The only sure way to determine the type, size and capacity of a system is to note the model number and brand name and call the dealer. Generally speaking, however, the horsepower of the compressor motor is approximately equal to the ton capacity of the cooling unit. Using the same duct work as the forced air heating system, central air-conditioning may run 20° to 30° more if separate duct work is required.

PLUMBING

A standard complement of plumbing for a fair or average quality house consists of two 3-fixture baths with shower over tub, one flat rim kitchen sink with two compartments, and one 40 gallon gas or 52 gallon electric water heater. Plumbing represents a relatively fixed cost in building construction. Some nominal additional cost for laterals would be incurred in the larger house, but this would be hardly noticeable in the overall price per square foot. The kitchen sink and each bathroom should be vented with a metal/plastic stack extending through the roof. It is also important to determine whether waste is disposed of by public sewer or individual septic system.

ROOF

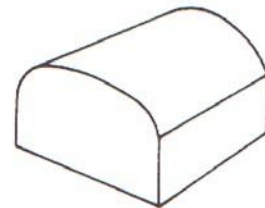
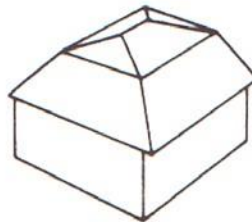
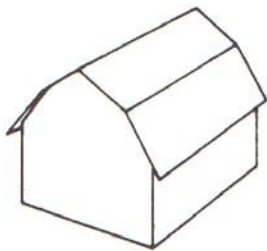
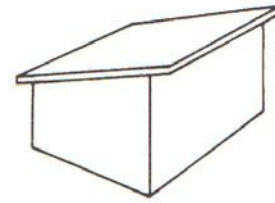
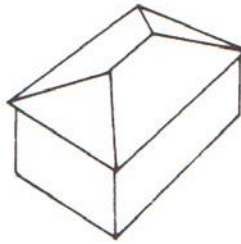
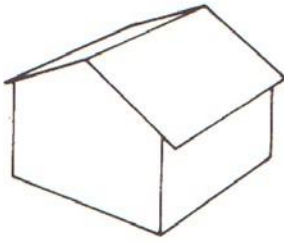
There are generally six types or styles of roof structures used in residential construction. The typical roof structure consists of 2" X 6" rafters placed on 16" centers and secured at the peak by a 2" X 8" ridge board. Sheathing is typically 3/8" to 1/2" plywood covered with felt under-lament and 235 lb. composition shingles. Ceiling joists, which are often considered part of the composite roof structure, should be at least 2" X 6" on 16" centers with a maximum span of 14'.

The rafters and ceiling joists are attached to the 4" X 4" ceiling plates at the line of the exterior wall. The span of a roof is the distance between the outer edges of the ceiling plates, typically the width of the house. The rise of the roof is the distance from the level of the ceiling plates to the top of the ridge. The run of a rafter is the horizontal distance from the outside of the ceiling plate to the right angle intersection of the ridge. The slope of a roof is expressed in terms of the rise of the roof in inches per foot of run of rafters. The slope of a roof is typically 5/12 but should not be less than 4/12. Generally better quality construction will be reflected by steeper pitched roofs with more overhangs at the eaves. Pitch is the ratio of the rise of the roof to the span. Therefore, to find the rise of the roof in inches per foot of run of rafters (slope), multiply pitch by 24.

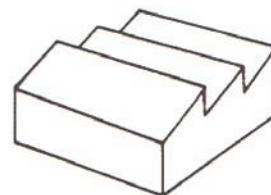
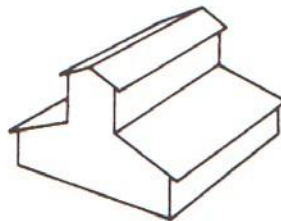
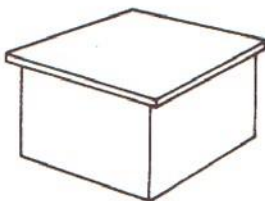
With exception of a trussed frame, 2" X 4" rafters do not meet Minimum Property Standards, and generally denote lower quality construction. With a residential truss roof, rafters and ceiling joists are placed on 24" centers and are constructed with 2" X 4" boards; however, the engineering design of the truss creates structural capacity similar to a conventionally framed roof and results in a savings in construction cost.

The following diagram is 1 Gable, 2 Hip, 3 Shed, 4 Gambrel, 5 Mansard, 6 Arched, 7 Flat, 8 Monitor, 9 Sawtooth.

SHED



FLAT



DEED EDIT SHEET

CODE REASONS FOR REJECTION:

- A. The transaction includes the conveyance of two (2) or more parcels.
- B. Sales for which the improvements sold are not included in the tax assessment or the assessment included improvements built after the sale.
- C. Deed shows \$6.00* or less in revenue stamps. *Transaction is for \$3,000 or less.
- D. The date the deed was made, entered or notarized is outside the dates of the study period. (The study period runs from January 1 to December 31.)
- E. The transaction is between relatives or related businesses.
- F. The grantor is only conveying an undivided or fractional interest to the grantee.
- G. The deed reserves until the grantor, a life estate, or some other interest.
- H. The deed reserves unto the grantor the possession of, or lease of, the property for specified period following the sale.
- I. One or both of the parties involved in the transaction is governmental, a public utility, lending institution, or a relocation firm.
- J. The deed conveys a cemetery lot or other tax exempt property.
- K. One or both of the parties involved in the transaction is a church, school, lodge, or some other educational organization.
- M. The deed indicates that the property conveyed is situated in more than one county.
- N. The transaction is for minerals, timber, etc. or the rights to mine or cut same.
- O. The transaction includes the conveyance of personal property, and the value of such is not specified separate from the real property value in the deed.
- P. The transaction is the result of a forced sale or auction.
- Q. Transaction made by the use of a Contract for Deed, the agreement for which is executed and sale actually made prior to the study.
- R. The transaction involves the trade or exchange of real property.
- S. The transaction is for real property which cannot be clearly identified on the county tax records.
- T. Vacant Land Sale now has improvements.
- X. Other (An explanation must be provided when this code is used).
- Z. To use when \$1 is put in the Assessed Value (for use of Access Database only).

APPENDIX

Architectural Terms

Apartment hotel	a building designed for non-transient residential use, divided into dwelling units similar to an apartment house, but having such hotel apartment hotel accommodations as room furnishings, lounges, public dining room, maid service, etc.
Apartment house	a multi-family residence containing three or more non-transient residential living units and generally providing them with a number of common facilities and services.
Attic	An unfinished or semi-finished portion of a building lying between the highest finished story and the roof and wholly within the roof framing.
Basement	a building story which is wholly or partly below the grade level.
Bay	(1) a horizontal area division of a building usually defined as the space between columns or division walls. (2) an internal recess formed by causing a wall to project beyond its general line.
Bay window	a window, or group of continuous windows, projecting from the main wall of a building.
Beam	a long structural load-bearing member which is placed horizontally or nearly so and which is supported at both ends or, infrequently, at intervals along its length.
Beam, spandrel	a wall beam supporting the wall, above, as well as the floor.
Building	any structure partially or wholly above ground which is designed to afford shelter to persons, animals, or goods. See also <i>construction</i> .
Building, fireproof	a building in which all parts carrying loads or resisting stresses and all exterior and interior walls, floors, and staircases are made of incombustible materials, and in which all metallic structural members are encased in materials which remain rigid at the highest probable temperature in case its contents are burned, or which provide ample insulation from such a temperature.
Building, loft	a building having three or more stories with few or no interior bearing walls and designed for storage, wholesaling, or light industrial purposes.
Building, single-purpose	a building designed for a specific purpose, which cannot be used for another purpose without substantial alterations; e.g., a theater or church.
Bungalow	a one-story dwelling unit which is somewhat more pretentious than a cottage.

Column	a structurally isolated vertical member which is at least 8 to 10 times as long as its least lateral dimension and which is designed to carry loads. Compare <i>pier</i> .
Conduit	a tube, pipe, or small artificial tunnel used to enclose wires or pipes or to convey water or other fluids.
Construction, brick	a type of construction in which the exterior walls are bearing walls (q.v.) made of solid brick or brick and tile masonry.
Construction, brick veneer	a type of construction in which the exterior walls are one-layer brick curtain walls backed by a wood frame.
Construction, fireproof	<i>see fireproof building.</i>
Construction, mill	a type of construction in which the exterior walls are substantial masonry bearing walls, in which the structural members are of heavy timber, and which is further characterized by an open design and by other safeguards against fire hazards. Sometimes called "slow-burning construction."
Construction, reinforced Concrete	a type of construction in which the principal structural members, such as the floors, columns, beams, etc., are made of concrete poured around isolated steel bars or steel meshwork in such manner that the two materials act together in resisting forces.
Construction, steel frame	a type of construction in which there is a framework of steel structural members for the support of all loads and the resistance of all stresses.
Construction, wood frame	a type of construction in which there is a framework of wooden structural members for the support of all loads and the resistance of all stresses. Loosely called "frame construction."
Coping	a special capping at the top of a wall, serving principally as a watershed.
Cornice	a projecting element at the top of a wall, serving principally as a decoration or as part of the coping (q.v.).
Cottage	a one story to two story dwelling unit of small size and humble character.
Course	a uniform horizontal layer of brick, stone, terra cotta, shingles, or some other structural material, extending continuously around a building or along a wall.
Court	an open space bordered on two or more sides by the walls of a single building, or of two or more buildings, and by a lot line or a yard on any side not so bordered.
Dormer	(1) a relatively small structure projecting from a sloping roof. (2) a window set upright in the face of such a structure.
Dwelling	any building or portion thereof designed or occupied in whole or in part as a place of residence.

Dwelling, attached	a multi-family dwelling in which the dwelling units are separated vertically by means of common or party walls. See <i>terrace</i> .
Dwelling, double	a two-family dwelling in which the dwelling units are separated vertically, by means of a common or party wall. Synonymous with "semi-detached dwelling."
Dwelling, duplex	a two-family dwelling in which the two dwelling units are separated horizontally with a private street entrance for each; i.e., a two-family flat.
Dwelling, multi-family	a building designed as a place of residence for more than two families or households; e.g., an apartment house or tenement.
Dwelling, row	any one of a series of similar single family, two family, or multi- family dwellings having one or more contiguous common or party walls. Compare <i>terrace; dwelling, double</i> .
Dwelling unit	any room or group of rooms designed as the living quarters of one family or household, equipped with cooking and toilet facilities, and having an independent entrance from a public hall or from the outside.
Eaves	the portion of a sloping roof which projects beyond the outside walls of a building.
Elevation	a drawing which represents a projection of any one of the vertical sides or vertical cross-sections of a building or of any other object. Compare plan.
Façade	the face of a building.
Firewall	a wall of fire-resisting material erected between two parts of a building to prevent the spread of fire from one part to the other.
Flashing	small metal strips used to prevent leaking of roofs around chimneys, dormers, hips, and valleys.
Flat	(1) any one floor of a building, two or more stories high, each floor of which constitutes a single dwelling unit and has a private street entrance. (2) the building containing two or more such floors. Compare <i>dwelling, duplex</i> .
Footing	a spreading base to a wall, column, or other supporting member, which serves to widen the ground area to which structural loads are transmitted.
Foundation	the structural members below grade level, or below the first tier of beams above grade level, which transmit the load of a superstructure to the ground.
Gable	(1) the triangular portion of a wall between the slopes of a double- sloping (i.e., gable) roof. (2) the whole of the wall containing such a triangular portion. (3) a

	portion of a buildings extending from the remainder of the building and covered with a gable roof.
Girder	a large or principal beam (q.v.) used to support concentrated loads at isolated points along its length. (Girders usually support the beams and structure above).
Header	(1) a structural member which is laid perpendicularly to a parallel series of similar members and against which the latter members abut. (2) a brick or other piece of masonry which is laid in a wall in such manner that its longest dimension extends along the thickness of the wall. Contrast <i>stretcher</i> .
Hip	(1) a sloping line along which two roof surfaces meet to form an external angle of more than 180 degrees. (2) a hip rafter (q.v.) Compare <i>ridge</i> ; <i>valley</i> .
Hotel	a building designed for transient or semi-transient residential use, divided into furnished single rooms and suites, and having such accommodations as lounges, public dining rooms and maid service, etc
Hotel, apartment	see <i>apartment hotel</i> .
Joist	one of a series of small parallel beams laid on edge and used to support floor and ceiling loads, and usually supported in turn by larger beams and girders.
Lintel	a beam over a wall opening, such as a door or windows, designed to carry the load of the wall over such opening.
Loft	a non-partitioned or relatively open upper story of a building, designed for storage, wholesaling, or light manufacturing. See also <i>loft building</i> .
Louver (or louvre)	a ventilator containing slats which are placed lengthwise across the ventilator opening, each slat being slanted in such manner as to overlap the next lower slat and to permit ventilation but exclude rain.
Marquee	a flat roof-like structure which shelters a doorway, which has no floor beneath it, and which is usually supported wholly from the walls or the building.
Mezzanine	a low story formed by placing a floor between what would ordinarily be the floor and ceiling of a high story, <i>Note</i> : the mezzanine floor frequently has a smaller area than other floors and, if present at all, is usually between the first and second stories.
Millwork	all of the wooden portions of a building, whether frame construction or otherwise, which are customarily purchased in finished form from a planing mill, such as doors, windows, trim, balusters, etc.
Overhang	a finished portion of a building having full story height which extends beyond the foundation wall line if part of the ground story, or beyond the exterior walls of the ground story if part of any higher story.

Overhead structure	similar to overhang above ground story, such as O.H. bridge or passage, O.H. walk, O.H. Addition.
Partition	see <i>wall, partition</i> .
Pier	(1) a thick, solid mass of masonry which is fully or partially isolated from a structural standpoint and which is designed to transmit vertical loads to the earth. (2) a structure projecting from land into water for use in loading and unloading vessels. Compare column.
Pilaster	a flat-faced pillar projecting somewhat from, but engaged in, the wall of a building and used for decorative purposes or to help support truss and girder loads or both.
Pile	a heavy timber, metallic, or masonry pillar forced into the earth to form a foundation member.
Pitch	the slope of any structural member, such as a roof or rafter, usually expressed as a simple fraction representing the rise per lateral foot.
Plan	a drawing representing a projection of any one of the floors or horizontal cross-sections of a building or of the horizontal plane of any other object or area. Compare elevation.
Purlin	a beam running along the underside of a sloping roof surface and at right angles to the rafters, used to support the common rafters, and usually supported in turn by larger structural members, such as trusses or girders (usually run along length of building).
Rafter	a structural member placed, as a rule, in a sloping position and used as the supporting element for the structural material forming the plane of the roof. See also purlin.
Rafter, hip	a rafter placed in an inclined position to support the edges of two sloping roof surfaces which meet to form an external angle of more than 180 degrees.
Rafter, valley	a rafter placed in an inclined position to support the edges of two sloping roof surfaces which meet to form an external angle of less than 180 degrees.
Ramp	an inclined walk or passage connecting two different floor levels and used in lieu of steps.
Residence	see <i>dwelling</i> .
Ridge	a horizontal line along which the upper edges of two roof surfaces meet to form an external angle of more than 180 degrees. Compare <i>hip; valley</i> .

Rise	(1) in general, any vertical distance. (2) specifically, the rise of a roof being the distance between the top of an exterior wall and the peak of the roof; the rise of a stair being the distance from tread to tread.
Roof	the top portion of a structure. Types of roofs include double pitch, flat, gable, gambrel, hip, lean-to, single pitch.
Roof, curb (or curbed)	a roof with a ridge at the center and a double slope on each of its two sides.
Roof, flat	a roof which is flat or sloped only enough to provide proper drainage.
Roof, gable	a double-sloped roof having a cross section similar in general to the shape of the inverted letter "V".
Roof, gambrel	a ridged roof with two slopes on each side, the lower having a steeper pitch.
Roof, hip (or hipped)	(1) in general, any roof having one or more hips (q.v.) (2) usually, a roof with four sloping sides meeting along four hips or along four hips and a ridge. Compare <i>roof, pyramid</i> .
Roof, lean-to	(1) a roof having a single sloping side which is supported at the upper edge by the wall of an attached building or of a larger and higher portion of the same building (preferred). (2) any roof with a single slope. Compare <i>roof, flat</i> ,
Roof, mansard	a special type of curb roof (q.v.) in which the pitch of the upper part of each of the four equally sloping sides is small or negligible and that of the lower part is very great; a series of dormers projects from the lower part.
Roof, monitor	a type of gable roof commonly found on industrial buildings - having a small raised portion along the ridge, with openings for the admission of light and air.
Roof, pyramid	a hip roof having four sloping triangular sides, usually of equal pitch, meeting together at the peak.
Roof, ridged	a roof having one or more ridges (q.v.).
Roof, saw tooth	a roof with a series of parallel sloping surfaces interspersed between a series of vertical surfaces which rise from the lower edges of such sloping surfaces and which contain windows for the admission of light and air.
Roof, single pitch	any roof with a single slope, other than a lean-to roof.
Sash	the wooden or metal framework in which the glass of a door or window is set.
Sheathing	the covering, usually of rough lumber, placed immediately over studding or rafters.
Sill	(1) the lower horizontal part of a door-case (the threshold) or of

	a window. (2) the lowest horizontal structural member of a frame building, upon which the superstructure is supported.
Sleeper	a structural member laid horizontally on the ground or upon a masonry base as a support to a floor or other superstructures.
Specifications	a detailed description of the dimensions, materials, quantities, structural procedures, etc., applicable to a projected or completed piece of construction.
Story	that portion of a building enclosed by a floor, a ceiling, and the exterior walls.
Story, ground	the first story lying wholly above the ground level. Synonymous with "first story."
Story, half (or one-half)	(1) for buildings with a mansard or gambrel roof, a finished portion of a building which lies above the wall plate or cornice and which has a usable floor area substantially less than that of the next lower story. (2) for all other buildings, a finished portion of a building which is above one or more full stories, which is wholly or partly within the roof frame and which has one or more exterior walls substantially lower than the full height of the story.
Story, one	a building having no finished story above the ground story.
Stretcher	a brick or other piece of masonry which is laid lengthwise in a wall. contrast header.
Strut	any structural member, which holds apart two or more other members by counteracting a pressure, which tends to bring them together. Contrast tie.
Stud	one of a series of small slender structural members placed vertically and used as the supporting element of exterior or interior walls. (Plural: studs or studding)
Sub floor	the flooring laid directly on top of the floor joists, but beneath the finish floor.
Tenement	a building, usually of obsolete nature, designed primarily for non- transient residential use and divided into three or more dwelling units having common stairs, halls, and street entrances, and sometimes-common bath and toilet rooms. Compare <i>apartment house; flat; terrace</i> .
Terrace	(1) an unroofed level area covered with grass or masonry or both, raised above the surrounding ground level, and having a vertical or sloping front. (2) a multi-family dwelling in which the dwelling units are separated vertically by means of common or party walls. Compare <i>dwelling, row; dwelling, double</i> .
Terra cotta	a hard-baked ceramic clay molded into decorative tiles, bricks, etc., and used particularly for facing and trim on buildings.

Tie	any structural member, which binds together two or more members by counteracting a stress which tends to draw them apart. Contrast <i>strut</i> .
Trim	(1) the wooden portions of a plastered room, such as the doors, windows, wainscoting, and molding, or the corresponding portions of a room finished otherwise than with plaster. (2) the contrasting elements on the exterior of a building which serve no structural purpose, but are intended to enhance its appearance, e.g., the cornice. (3) occasionally, the hardware of a house, such as locks, hinges, doorknobs, etc.
Truss	a combination of structural pieces fastened together into a rigid open member which is supported at both ends and upon which loads are superimposed. Compare <i>girder</i> .
Valley	a sloping line along which two roof surfaces meets to form an external angle of less than 180 degrees. Compare <i>hip</i> ; <i>ridge</i> .
Veneer	a thin ornamental or protective facing which does not add appreciably to the strength of the body to which it is attached.
Wainscot (or wainscoting)	(1) a wooden facing on the lower portion of a contrasting interior wall. (2) by extension, a facing of marble tile, or the like, on the lower portion of interior walls.
Wall	a vertical structure serving to enclose, support, divide; such as one of the vertical enclosing sides of a building or room.
Wall, bearing	a wall designed primarily to withstand vertical pressure in addition to its own weight.
Wall, common	a wall owned by one or two parties and jointly used by both, one or both of whom is entitled to such use under the provisions of ownership.
Wall, curtain	a non-bearing wall which is supported by columns, beams, or other structural members, and whose primary function is to enclose space.
Wall, fire	<i>see firewall</i>
Wall, partition	an interior bearing or non-bearing wall which separates portions of a story. Synonymous <i>with partition</i> .
Wall, party	a wall jointly used by two parties under easement agreement and erected at or upon a line separating two parcels of land held under different ownership.
Wall, retaining	a wall designed primarily to withstand lateral pressures of earth or other filling or backing deposited behind it after construction.
Window, bay	<i>see bay window</i> .

Window, dormer	see dormer.
Wing	a subordinate part of a building extending from the main part, or any one of two or more substantially co-ordinate parts of a building which extend out from one or more common junctions.

DATA PROCESSING TERMS

BAUD	unit of signaling speed equal to the number of discrete conditions or signal events per second.
Binary	a characteristic or property involving a selection, choice, or condition in which there are two possibilities, such as the number representation with a radix of two.
Bits	the smallest unit of information in the binary number system. An abbreviation of binary digits. Normally, a bit refers to one "on", while a no bit means zero "off".
Block	a group of machine words considered or transported as a unit. In flowcharts, each block represents a logical unit of programming.
Bytes	a sequence of adjacent binary digits operated upon as a unit; a unit of computer storage capacity equal to eight binary bits.
Calculator	a keyboard machine for the automatic performance of arithmetic operations.
CAMA	Computer-Assisted Mass Appraisal - Utilizing data processing to compare parcels, calculate values, and maintain property characteristics to increase efficiency and accuracy in the appraisal process.
Columns binary	pertaining to the binary representation of data on punched cards in which adjacent positions in a column correspond to adjacent bits of data; each column in a 12-row card may be used to represent 12 consecutive bits of 36-bit word.
Computer	a computational device distinguished by its high speed, programmable operation, and large memory.
Computer program	a series of instructions, in a form acceptable to the computer, prepared so as to achieve a certain result.
CPU	Central Processing Unit - The heart of the computing system, which contains the arithmetic, logical and control circuits necessary for the interpretation, execution of a program and controls the functioning of the entire system.

CRT	see <i>video display terminal</i> .
Data base	a minimally redundant stored collection of data. A collection of data maintained by a computer.
Data base management	A combination of hardware and software that controls and processes all requests for data in data bases.
Data element	the smallest unit of data stored on some medium to which a reference or none may be assigned.
Data entry	the process of placing information into machine-readable form.
Data path	the input-processing-output flow followed by data (often repeatedly) during normal computer operations.
Data processing	performing operations on machine-readable data, either with or without the use of a computer.
Data structure	the particular form in which data are to be treated by the computer program: whether as whole numbers, decimal fractions, or alphabetic characters, and whether as single pieces of information or as related sets or arrays of data.
Data verification	checking the accuracy of data that has been placed into a data processing system.
Direct access	an addressing scheme or random access storage medium that permits direct addressing of data locations.
Disk file	a means for storing data on a magnetic disk or platter.
Encode	to apply a set of rules specifying the manner in which data may be represented such that a subsequent decoding is possible.
Feedback	the process of returning portions of the output of a machine, process, or system for use as input in a further operation.
Flowchart	a graphical representation of the definition, analysis, or solution of a problem using symbols to represent operations, data flow, and equipment.
Hard copy	output that appears on paper.
Hardware	the physical equipment in a data processing system.
Indexed sequential	a file in which records are organized sequentially with indexes that permit quick access to individual records as well as rapid sequential processing.

Kilobytes	(kilo = 1000, bytes = characters) byte: A form of saying a character - numerical, letter, or symbol, in machine-readable form. Data processing personnel measure the size of records by bytes, instead of number of characters. Exactly, a kilobyte (KB or K) has 1,024 "characters".
Library	a collection of standard proven computer routines, usually kept on a library tape or random access file, by which problems or portions of problems may be solved.
Master file	a file of records containing a cumulative history or the results of accumulation; updated in each file processing cycle, and carried forward to the next cycle.
Megabyte	(1 million bytes) This unit is quite large and is usually used to measure the volume of a file, a disc, etc.
Memory	the part of the computer that stores the program, holds intermediate results, and various constant data. Same as <i>storage</i> ,
Modem	a contraction of "Modulator Demodulator." Its function is to interface with data processing devices and convert data to a form compatible for sending and receiving on transmission facilities.
MRA	Multivariate Regression Analysis - Also called the least squares method, is a mathematical method for producing a model for a dependent variable as a linear function of independent factors. As an example - the predicted sales price (dependent variable) is a function of independent factors such as Square Feet, Style, Neighborhood, etc.
Multiplexor	a computer hardware device used as a screening agent to the main computer. It polls all the messages from all terminals and transmits one by one to the main computer. It also dispatches "messages" to receiving ends ... it can be compared to the secretary of a big boss!
Multiprocessing	systems software that enables several CPU's to be connected together to provide faster, more reliable computing.
Multiprogramming	systems software that enables the computer to run several programs simultaneously.
On-line	peripheral equipment or devices in direct communication with the central processing unit, and from which information reflecting current activity is introduced into the data processing system as soon as it occurs.
Operating system	the systems software that manages all other software in the computer (also known as an executive or monitor).

Operator's instructions	these are sets of operation instructions, which tell the operator what to do to get the jobs done on the computer. The instructions are designed for two types of operators: <ol style="list-style-type: none">1. Computer operators - run the computer, execute a job, mount a tape, etc.2. Use operators - run different applications such as payroll, CAMA. The instructions tell them how to add a new record, delete a word, on a terminal or using cards.
Output	information that has been processed by the computer.
Peripheral equipment	units that work in conjunction with the computer, but are not part of the computer itself, such as tape reader, card reader, magnetic tape feed, high-speed printer, typewriter, etc.
Printer	hardware for outputting on paper.
Program	the instructions that enable a computer to process data.
Programming language	a system for coding instructions for computer processing.
Punched cards	a storage medium similar to index cards.
Random access	for device or media, the accessing of data by address rather than by sequence.
Record	a collection of related items of data treated as a unit.
Sequence	an arrangement of items of data according to a specified set of rules.
Sequential processing	the procedure of processing data records in the same order that they occur.
Sequential storage	storing of data in sequential order.
Software	the programs and routines used to extend the capabilities of computers, such as compilers, assemblers, routines, and subroutines. Also, all documents associated with a computer, e.g., manuals, circuit diagrams.
Source	that which provides information to be entered into the computer.
Source document	a form containing raw data for entry into the computer.
Source file	a computer program in high-level language code.
Standard deviation	a statistical measure of the variation of a characteristic about its average value. Standard deviation is the square root of the variance of a characteristic about its average observed value. Variance is the sum of the squared deviations of each observed value from the average, divided by one less than the number of observations. For normally distributed observations, approximately 70% of the observations will fall within one standard deviation of the mean or average value.
Storage	the retention of information in the computer system.
Summary report	output that displays only the end product of processing in a concise format.

System software	computer software that provides overall housekeeping functions for the computer.
Systems design	the development of a computer system (hardware and software) to suit a particular application, by using the program development cycle.
Terminal	a device in a system or communication network at which point data can either enter or leave the system.
Transaction file	a file containing transient data to be processed in combination with a master file.
Turn-around document	a document or form prepared as output at one stage of the data processing cycle, and sent to a customer or other user with the intention of having it returned and used as input at a later stage.
Unit record	a record in which all data concerning each item in a transaction is punched into one card.
Variable	a quantity that, when identified by a symbolic name, can assume any of a given set of values.
Verify	To determine whether a transcription of data or other operation has been accomplished accurately. To check the results of key punching.
Video display terminal	hardware for output on a television-style picture tube (cathode-ray tube or CRT).
Word	a set of characters that occupies one storage location and is treated by the computer circuits as a unit and transported as such.

REAL ESTATE APPRAISAL TERMS

Abstract	a computer-printed report of appraised and/or assessed values for each parcel of real property in a given taxing district; generally sequenced geographically.
Accrued depreciation	<i>see depreciation.</i>
Actual age	the number of years elapsed since the original construction, as of the effective valuation date. Compare with <i>effective age</i> .
Ad valorem tax	in reference to property, a tax based upon the value of the property.
Aesthetic value	a value, intangible in nature, which is attributable to the pleasing appearance of a property.

Agricultural property	land and improvements devoted to or best adaptable for the production of crops, fruits, and timber, and the raising of livestock.
Air rights	the right to the use of a certain specified space within the boundaries of a parcel of land and above a specified elevation.
Alley influence	the enhancement to the value of a property rising out of the presence of an abutting alley; most generally applicable to commercial properties.
Amenities	in reference to property, the intangible benefits arising out of ownership; <i>amenity value</i> refers to the enhancement of value attributable to such amenities.
Appraisal	an estimate, usually in written form, of the value of a specifically described property as of a specified date; may be used synonymously with <i>valuation or appraised value</i> .
Appraisal schedules	any standardized schedules and tables used in conjunction with a revaluation program, such as replacement cost pricing schedules, depreciation tables, land depth tables, etc.
Appraised value	<i>see appraisal.</i>
Appraiser	one who estimates value. More specifically, one who possesses the expertise to execute or direct the execution of an appraisal.
Assessed value	<i>see assessment.</i>
Assessing	the act of valuing a property for the purpose of establishing a tax base.
Assessment	the value of taxable property to which the tax rate is to be applied in order to compute the amount of taxes; may be used synonymously with <i>assessed value, taxable value, and tax base</i> .
Assessment district	an assessor's jurisdiction; it may or may not be an entire tax district.
Assessment period	the period of time during which the assessment of all properties within a given assessment district must be completed; the period between tax lien dates.
Assessment ratio	the ratio of assessed value to a particular standard of value, generally the appraised value. A percentage to be applied to the appraised value in order to derive the assessed value.
Assessment roll	the official listing of all properties within a given taxing jurisdiction by ownership, description, and location showing the corresponding assessed values for each; also referred to as <i>tax list, tax book, tax duplicate, and tax roll</i> .
Assessor	the administrator charged with the assessment of property for ad valorem taxes; his precise duties differ from state to state depending upon state statutes.

Aesthetic value	a value, intangible in nature, which is attributable to the pleasing appearance of a property.
Average deviation	in a distribution of values, the average amount of deviation of all the values from the mean value, equal to the total amount of deviation from the mean divided by the number of deviations. As applied to an assessment-to-sale ratio distribution, the average amount which all the ratios within the distribution deviate from the mean ratio.
Base price	a value or unit rate established for a certain specified model, and subject to adjustments to account for variations between that particular model and the subject property under appraisalment.
Blighted area	a declining area characterized by marked structural deterioration and/or environmental deficiencies.
Board of Equalization	a non-jurisdictional board charged with the responsibility of reviewing assessments across properties and taxing districts and to assure that said properties and districts are assessed at a uniform level, either raising or lowering assessments accordingly; also referred to as <i>Board of Appeals</i> , and <i>Board of Review</i> .
Building residual technique	a building valuation technique which requires the value of the land to be a known factor; the value of the buildings can then be indicated by capitalizing the residual net income remaining after deducting the portion attributable to the land.
Capitalization	a mathematical procedure for converting the net income which a property is capable of producing into an indication of its current value. See <i>income approach</i> .
CDU rating	a composite rating of the overall condition, desirability, and usefulness of a structure as developed by the Cole-Layer-Trumble Company and used nationally as a simple, direct, and uniform method of estimating accrued depreciation.
Central business district	the center of a city - in which the primary commercial, governmental, and recreational activities are concentrated.
Certified Assessment Evaluator	a professional designation (C.A.E.) conferred upon qualifying assessors by the International Association of Assessing Officers (IAAO).
Classified property tax	an ad valorem property tax under which the assessment ratio varies for different property classes.
Component part-in-place method	the application of the unit-in-place method to unit groupings or construction components. See <i>unit-in-place method</i> .

Corner influence	the enhancement to the value of a property due to its corner location; most generally applicable to commercial properties.
Cost approach	one of the three traditional approaches to determination of the value of a property; arrived at by estimating the value of the land, the replacement or reproduction cost new of the improvement, and the amount of accrued depreciation to the improvement. The estimated land value is then added to the estimated depreciated value of the improvements to arrive at the estimated property value. Also referred to as the "cost-to- market approach" to indicate that the value estimates are derived from market data abstraction and analysis.
Cost factor	a factor or multiplier applied to a replacement or reproduction cost to account for variations in location and time, as well as for other elements of construction costs not otherwise considered.
Cubic content	the cubic volume of a building within the outer surface of the exterior walls and roof and the upper surface of the lowest floor.
Deed	a written instrument, which conveys an interest in real property. A <i>quitclaim deed</i> conveys the interest described therein without warranty of title. A <i>trust deed</i> conveys interest described therein to a trustee. A <i>warranty deed</i> conveys the interest described therein with the provisions that the freehold is guaranteed by the grantor, his heirs, or successors.
Depreciation	<p>loss in value from all causes; may be further classified as; <i>physical</i>, referring to the loss of value caused by physical deterioration; <i>functional</i>, referring to the loss of value caused by obsolescence inherent in the property itself; and <i>economic</i>, referring to the loss of value caused by factors extraneous to the property.</p> <p><i>accrued</i> depreciation refers to the actual depreciation existing in a particular property as of a specified date.</p> <p><i>normal</i> depreciation refers to that amount of accrued depreciation one would normally expect to find in buildings of certain construction, design, quality, and age.</p>
Depreciation allowance	a loss of value expressed in terms of a percentage of replacement or reproduction cost new.
Depth factor	a factor or multiplier applied to a unit land value to adjust the value in order to account for variations in depth from an adopted standard depth.
Depth table	a table of depth factors.
Design factor	a factor or multiplier applied to a computed replacement cost as an adjustment to account for cost variations attributable to the particular design of the subject property which were not accounted for in the particular pricing schedule used.

Deterioration	impairment of structural condition evidenced by the wear and tear caused by physical use and the action of the elements, also referred to as <i>physical depreciation</i> .
Economic depreciation	<i>See depreciation.</i>
Economic life	the life expectancy of a property during which it can be expected to be profitably utilized.
Economic obsolescence	obsolescence caused by factors extraneous to the property. Also referred to as <i>economic depreciation</i> .
Economic rent	the rent which a property can be expected to bring in the open market as opposed to <i>contract rent</i> or the rent the property is actually realizing at a given time.
Effective age	an age assigned to a structure based upon its condition as of the effective valuation date; it may be greater or less than the structure's actual age. Compare with <i>actual age</i> .
Effective depth	in reference to property valuation, that depth, expressed in feet, upon which the selection of the depth factor is based.
Effective frontage	in reference to property valuation, that total frontage, expressed in lineal feet, to which the unit land value is applied, it may or may not be the same as the actual frontage.
Effective gross income	the estimated gross income of a property less an appropriate allowance for vacancies and credit losses.
Effective valuation date	in reference to a revaluation program, the date as of which the value estimate is applicable.
Encroachment	the displacement of an existing use by another use.
Environmental deficiency	a neighborhood condition, such as adverse land uses, congestion, poorly designed streets, etc., operating to cause economic obsolescence and, when coupled with excessive structural deterioration, blight.
Equalization program	a mass appraisal (or reappraisal) of all property within a given taxing jurisdiction with the goal of equalizing values in order to assure that each taxpayer is bearing only his fair share of the tax load; may be used synonymously with a <i>revaluation program</i> .
Equity	in reference to property taxes, a condition in which the tax load is distributed fairly or <i>equitably</i> ; opposite of <i>inequity</i> which refers to a condition characterized by an unfair or unequitable distribution of the tax burden. <i>Inequity</i> is a natural product of changing economic conditions, which can only

	be effectively cured by periodic equalization programs. In reference to value, it is that value of the property remaining after deducting all liens and charges against it.
Excessive frontage	frontage, which because of the particular utility of the lot, does not serve to add value to the lot.
Exempt property	<i>see tax exemption.</i>
Fee appraisal	<i>see mass appraisal.</i>
Field crew	the total professional staff assigned to a specific appraisal project, including listers, reviewers, staff appraisers, and clerical and administrative supporting personnel.
Functional depreciation	<i>see depreciation.</i>
Functional obsolescence	obsolescence caused by factors inherent in the property itself. Also referred to as <i>functional depreciation</i> .
Functional utility	the composite effect of a property's usefulness and desirability upon its marketability.
Grade	the classification of an improvement based upon certain construction specifications and quality of materials and workmanship.
Grade factor	a factor or multiplier applied to a base grade level for the purpose of interpolating between grades or establishing an intermediate grade.
Grantee	a person to whom property is transferred and property rights are granted by deed, trust instrument, or other similar documents. Compare with <i>grantor</i> .
Grantor	a person who transfers property or grants property rights by deed, trust instrument, or other similar documents. Compare with <i>grantee</i> .
Gross area	the total floor area of a building measured from the exterior of the walls.
Gross income	the scheduled annual income produced by the operation of a business or by the property itself.
Gross income multiplier	a multiplier representing the relationship between the gross income of a property and its estimated value.
Gross sales	the total amount of invoiced sales before making any deductions for returns, allowances, etc.

Ground lease	a document entitling the lessee certain specified rights relating to the use of the land.
Ground rent	net rent from a ground lease; that portion of the total rent which is attributable to the land only.
Improved land	land developed for use by the erection of buildings and other improvements.
Income approach	one of the three traditional approaches to determination of value; measures the present worth of the future benefits of a property by the capitalization of its net income stream over its remaining economic life. The approach involves making an estimate of the potential net income the property may be expected to yield, and capitalizing that income into an indication of value.
Income property	a property primarily used to produce a monetary income.
Industrial park	a subdivision designed and developed to accommodate specific types of industry.
Industrial property	land, improvements, and/or machinery used, or adaptable for use, in the production of goods either for materials, or by changing other materials and products,.i.e., assembling, processing and manufacturing ...as well as the supporting auxiliary facilities thereof.
Inequity	see <i>equity</i> .
Influence factor	a factor serving to either devalue or enhance the value of a particular parcel of land, or portions thereof, relative to the norm for which the base unit values were established; generally expressed in terms of a percentage adjustment.
Institutional Property	land and improvements used in conjunction with providing public services and generally owned and operated by the government or other nonprofit organizations ... hospitals, schools, prisons, etc. Such property is generally held exempt from paying property taxes.
Interest rate	the rate of return from an investment.
Land classification	the classification of land based upon its capabilities for use and/or production.
Land contract	a purchase contract wherein the grantee takes possession of the property with the grantor retaining the deed to the property until the terms of the contract are met as specified.
Land residual technique	a land valuation technique which requires the value of the buildings to be known; the value of the land can then be indicated by capitalizing the residual net income remaining after deducting the portion attributable to the building(s).

Landscaping	natural features such as lawns, shrubs and trees added to a plot of ground or modified in such a way as to make it more attractive.
Land use restrictions	legal restrictions regulating the use to which land may be put.
Land value maps	a map used in conjunction with mass appraising; generally drawn at a small scale, and showing comparative unit land values on a block to block basis.
Lease, Lessee, Lessor	a written contract by which one party (lessor) gives to another party (lessee) the possession and use of a specified property, for a specified time, and under specified terms and conditions
Leasehold	a property held under the terms of a lease.
Leasehold improvements	additions, renovations, and similar improvements made to a leased property by the lessee.
Leasehold Value	the value of a leasehold, the difference between the contract rent and the currently established economic or market rent.
Legal description	a description of a parcel of land which serves to identify the parcel in a manner sanctioned by law.
Lister	a field inspector or data collector whose principle duty is to collect and record property data (not an appraiser).
Market data approach	one of the three traditional approaches to determination of the value of a property; arrived at by compiling data on recently sold properties, which are comparable to the subject property, and adjusting their selling prices to account for variations in time, location, and property characteristics between the comparables and the subject property.
Market value	the price an informed and intelligent buyer, fully aware of the existence of competing properties, and not compelled to act, would be justified in paying for a particular property.
Mass appraisal	appraisal of property on a mass scale - such as an entire community, generally for ad valorem tax purposes, using standardized appraisal techniques and procedures to accomplish uniform equitable valuation with a minimum of detail, within a limited time period, and at a limited cost ... as opposed to a <i>fee appraisal</i> which is generally used to refer to a rather extensive, detailed appraisal of a single property or singularly used properties for a specified purpose.
Member Appraisal Institute	a professional designation (M.A.I.) conferred upon qualifying real estate appraisers by the American Institute of Real Estate Appraisers.

Mineral rights	the right to extract subterranean deposits such as oil, gas, coal, and minerals, as specified in the grant.
Minimum rental	that portion of the rent in a percentage lease which is fixed.
Model method	a method of computing the replacement or the reproduction cost of an improvement by applying the cost of a specified model and adjusting the cost to account for specified variations between the subject improvement and the model.
Modernization	the corrective action taken to update a property so that it may conform with current standards.
Mortgage, Mortgagee Mortgagor	a legal document by which the owner of a property (mortgagor) pledges the property to a creditor (mortgagee) as security for the payment of a debt.
Neighborhood	a geographical area exhibiting a high degree of homogeneity in residential amenities, land use, economic and social trends, and housing characteristics.
Neighborhood trend	three stages in the life cycle of a neighborhood: "the <i>improving stage</i> characterized by development and growth; the <i>static stage</i> characterized by a leveling off of values; and the <i>declining stage</i> characterized by infiltration and decay."
Net income	the income remaining from the effective gross income after deducting all operating expenses related to the cost of ownership.
Net lease	a lease wherein the lessee assumes to pay all applicable operating expenses related to the cost of ownership; also referred to as <i>net net</i> , or <i>net net net lease</i> .
Net sales	gross sales less returns and allowances.
Net sales area	the actual floor area used for merchandising, excluding storage rooms, utility, and equipment rooms, etc.
Non-conforming use	a use which, because of modified or new zoning ordinances, no longer conforms to current use regulations, but which is, nevertheless, upheld to be legal so long as certain conditions are adhered to.
Observed depreciation	that loss in value which is discernable through physical observation by comparing the subject property with a comparable property, either new or capable of rendering maximum utility.
Obsolescence	a diminishing of a property's desirability and usefulness brought about by either functional inadequacies and over-adequacies inherent in the property itself, or

	adverse economic factors external to the property. Refer to <i>functional depreciation and economic depreciation</i> .
Operating expenses	the fixed expenses, operating costs, and reserves for replacements which are required to produce net income before depreciation, and which are to be deducted from effective gross income in order to arrive at net income.
Average income	rental received in addition to the minimum contract rental, based upon a specified percentage of a tenant's business receipts.
Overall rate	a capitalization rate representing the relationship of the net income (before recapture) of a property to its value as a single rate; it necessarily contains, in their proper proportions, the elements of both the land and the building capitalization rates.
Over assessed	a condition wherein a property is assessed proportionately higher than comparable properties.
Parcel	piece of land held in one ownership.
Percentage lease	a type of lease in which the rental is stipulated to be a percentage of the tenant's gross or net sales, whichever specified.
Permanent parcel number	an identification number which is assigned to a parcel of land to uniquely identify that parcel from any other parcel within a given taxing jurisdiction.
Personal property	property which is not permanently affixed to and a part of the real estate as specified by state statutes.
Physical depreciation	<i>see depreciation.</i>
Preferential assessment	an assessing system which provides preferential treatment in the form of reduced rates to a particular class of property; such as a system providing for farm properties to be assessed in accordance to their value in use as opposed to their value in the open market.
Property class	a division of like properties generally defined by statutes and generally based upon their present use. The basis for establishing assessment ratios in a classified property assessment system. See <i>classified property tax</i> .
Property inspection	a physical inspection of a property for the purpose of collecting and/or reviewing property data.
Property record card	a document specially designed to record and process specified property data; may serve as a source document, a processing form, and/or a permanent property record.
Public utility property	properties devoted to the production of commodities or services for public consumption under the control of governmental agencies such as the Public Utility Commission.

Quantity survey method	a method of computing the replacement or the reproduction cost of an improvement by applying unit costs to the actual or estimated material and labor quantities and adding an allowance for overhead, profit, and all other indirect construction costs.
Real estate	the physical land and appurtenances affixed thereto; often used synonymously with <i>real property</i> .
Real property	all the interests, benefits, and rights enjoyed by the ownership of the real estate.
Reassessment	the revaluation of all properties within a given jurisdiction for the purpose of establishing a new tax base.
Rent	the amount paid for the use of a capital good. See <i>economic rent</i> .
Replacement cost	the current cost of reproducing an improvement of equal utility to the subject property; it may or may not be the cost of reproducing a replica property. Compare with <i>reproduction cost</i> .
Reproduction cost	the current cost of reproducing a replica property. Compare with <i>replacement cost</i> .
Reserve for replacements	a reserve established to cover renewal and replacements of fixed assets.
Residential property	vacant or improved land devoted to or available for use primarily as a place to live.
Revaluation program	see <i>equalization program</i> .
Sales ratio study	a statistical analysis of the distribution of assessment or appraisal-to-sale ratios of a sample of recent sales, made for the purpose of drawing inferences regarding the entire population of parcels from which the sample was abstracted.
Salvage value	the price one would be justified in paying for an item of property to be removed from the premises and used elsewhere.
Site development costs	all costs incurred in the preparation of a site for use.
Soil productivity	the capacity of a soil to produce crops.
Sound value	the depreciated value of an improvement.
Sound value estimate	an estimate of the depreciated value of an improvement made directly by comparing it to improvements of comparable condition, desirability, and usefulness without first estimating its replacement cost new.

Standard depth	that lot depth selected as the norm against which other lots are to be compared; generally the most typical depth.
Sublease	see <i>lease</i> ; the lessee in a prior lease simply becomes a lessor in a sublease.
Tax bill	an itemized statement showing the amount of taxes owed for certain property described therein and traceable to the party(s) legally liable for payment thereof.
Tax book	see <i>assessment roll</i> .
Tax district	a political subdivision over which a governmental unit has authority to levy a tax.
Tax duplicate	see <i>assessment roll</i> .
Tax exemption	either total or partial freedom from tax; total exemption such as that granted to governmental, educational, charitable, religious, and similar nonprofit organizations, and partial exemption such as that granted on homesteads, etc.
Tax levy	in reference to property taxes, the total revenue, which is to be realized, by the tax.
Tax list	see <i>assessment roll</i> .
Tax mapping	the creation of accurate representations of property boundary lines at appropriate scales to provide a graphic inventory of parcels for use in accounting, appraising, and assessing; such maps show dimensions and the relative size and location of each tract with respect to other tracts.
Tax notice	a written notification to a property owner of the assessed value of certain properties described therein; often mandated by law to be given to each property owner following a revaluation.
Tax rate	the rate - generally expressed in dollars per hundred or dollars per thousand (mills) - which is to be applied against the tax base (assessed value) to compute the amount of taxes. The tax rate is derived by dividing the total tax levy, by the total assessed value of the taxing district.
Tax roll	see <i>assessment roll</i> .
Tillable land	land suitable for growing annual crops.
Under assessed	a condition wherein a property is assessed proportionately lower than computable properties.
Uniformity	as applied to assessing, a condition wherein all properties are assessed at the same ratio to market value, or other standard of value depending upon the particular assessing practices followed.

Unimproved land	vacant land; a parcel for which there is no improvement value.
Unit cost or price	the price or cost of one item of a quantity of similar items.
Unit-in-place method	a method of computing the replacement or reproduction cost of an improvement by applying established unit-in-place rates, developed to include the cost of materials, equipment, labor, overhead and profit, to the various construction units.
Use density	the number of buildings in a particular use per unit of area, such as a density of so many apartment units per acre.
Use value	the actual value of a commodity to a specific owner, as opposed to its value in exchange or market value.
Vacancy	an un-rented unit of rental property.
Vacant land	unimproved land; a parcel for which there is no improvement value.
Valuation	<i>see appraisal.</i>
View	the scene as viewed from a property.
Water frontage	land abutting on a body of water.
Woodland	land which is fairly densely covered with trees.
Zoning regulations	governmental restrictions relating to the use of land.

STATISTICAL TERMS

Aggregate ratio	as applied to real estate, the ratio of the total assessed value to the total selling price.
Average deviation	in a distribution of values, the average amount of deviation of all the values from the mean value equal to the total amount of deviation from the mean divided by the number of deviations.
Cells	the basic units making up a stratified sample; each sale representing a distinct group within the total universe.
Coefficient	a value prefixed as a multiplier to a variable or an unknown quantity.
Coefficient of dispersion	as applied to an assessment-to-sale ratio distribution, a measure of dispersion in a given distribution equal to the average deviation of the ratios from the mean ratio divided by the mean ratio.

Frequency distribution	a display of the frequency with which each value in a given distribution occurs or, in a <i>grouped frequency distribution</i> , a display of the frequency with which the values within various intervals, or value groupings, occur.
Mean	a measure of central tendency equal to the sum of the values divided by the number. Also referred to as <i>arithmetic average</i> or <i>arithmetic mean</i> .
Median	a measure of central tendency equal to that point in a distribution above which 50% of the values fall and below which 50% of the values fall. The 50th percentile. The 2nd quartile.
Mode	a measure of central tendency equal to that value occurring most frequently in a given distribution. In a grouped frequency distribution, the mode is equal to the mid point of the interval with the greatest frequency.
Normal distribution	a distribution in which all the values are distributed symmetrically about the mean value, with 68.26% of the values falling between +/- 1 standard deviation, 95.44% between +/- 2 standard deviations, and 99.74% between +/- 3 standard deviations.
Percentile rank	the relative position of a value in a distribution of values expressed in percentage terms; for instance, as applied to an assessment-to-sale ratio distribution, a ratio with a percentile rank of 83 would indicate that 83% of the ratios were lower and 17% of the ratios were higher than that particular ratio.
Precision	as applied to real estate, it refers to the closeness of estimated value to actual selling price on an aggregate basis.
Price related differential	as applied to real estate, an analytical measure of the vertical uniformity of values in a given distribution, calculated by dividing the mean ratio by the aggregate ratio; a ratio of more than 1 being generally indicative of the relative undervaluation of high priced properties as compared to the less valuable properties, whereas a ratio of less than 1 would indicate the converse relationship.
Quartile	positions in a distribution at 25 percentile intervals; the <i>first quartile</i> being equal to the 25th percentile, the <i>second quartile</i> being equal to the 50th percentile or the median, and the <i>third quartile</i> being equal to the 75th percentile.
Regression analysis	a statistical technique for making statements as to the degree of linear association between a criterion (dependent) variable and one or more predictor (independent) variables; a simple linear regression having one independent variable, and multiple linear regression having more than one independent variable.
Range	the difference between the highest and the lowest value in a distribution.
Ratio	a fixed relationship between two similar things expressed in terms of the number of times the first contains the second; the quotient of one quantity divided by another quantity of the same type, generally expressed as a fraction.

Sample	<p>as applied to real estate, a set of parcels taken from a given universe which is used to make inferences about values for the universe.</p> <p><i>A probability sample</i> is a sample in which each parcel in the universe is given equal chance of being included. Also referred to as random <i>sample</i>.</p> <p><i>A non-probability sample</i> is a sample in which each parcel in the universe being chosen by other criteria is not given an equal chance of being included. Essentially all assessment-to-sale ratio studies are non-probability samples.</p>
Sample size	<p>as applied to real estate, the number of parcels needed from a universe to achieve a desired level of precision, given the total number of parcels in the universe and the standard deviation thereof.</p>
Standard deviation	<p>a measure of dispersion, variability, or scatter of values in a given distribution equal to the square root of the arithmetic mean of the squares of the deviations from the mean.</p>
Standard error of the mean	<p>a measure of the statistical variability of the mean equal to the standard deviation of the distribution divided by the square root of the sample size.</p>
Stratified sampling	<p>the selection of sample parcels from distinct groups within the total universe based upon the known sizes and characteristics of these distinct groups.</p>
Universe	<p>as applied to real estate, all the parcels of a given type in the group under study, i.e., all the parcels of a given neighborhood, district, etc. Also referred to as <i>population</i>.</p>