

Summary

This chapter contains procedures for the valuation of residential outbuildings, including garages, sheds, verandahs, solariums, decks, patios, breezeways, lofts, swimming pools and swimming pool enclosures.

The quality of residential outbuildings is determined using the rules outlined in No. 4.3.

SAMA's 2015 Cost Guide provides directions for the valuation of property by the cost approach; it does not have the force of law.

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Occupancy Description

A garage is a building for the storage of cars, trucks, or other light vehicles. There are three types of garages - attached, built-in and detached. Common sizes provide for the storage of one or two vehicles, with one overhead door or the equivalent for each vehicle space, and one or two pedestrian entry doors, of which one may be a direct entry into an adjoining building or structure.

Attached Garage

An attached garage shares a common wall with the main dwelling.

Built-In Garage

A built-in garage has main dwelling living area both adjacent to and above the garage.

Detached Garage

A freestanding building with independent structural systems (i.e. foundation, roof, etc.)

Quality

When there is a main dwelling on a property, then the quality of an attached garage, built-in garage, or detached garage is determined by the quality of the main dwelling. An exception may be made if a detached garage is of significantly better or poorer quality than the main dwelling, using the following tables:

Quality of: Single Family or Multi-Family Dwelling; A-Frame Summer Cottage; Manufactured Home	Quality of: Detached Garage
Very Low	Average; Good; Very Good; Excellent
Low	Average; Good; Very Good; Excellent
Good	Very Low; Low; Fair
Very Good	Very Low; Low; Fair
Excellent	Very Low; Low; Fair

Quality of: Summer Cottage	Quality of: Detached Garage
Low	Average; Good; Very Good; Excellent
Fair	Average; Good; Very Good; Excellent
Good	Very Low; Low; Fair

When there is no main dwelling on a property, then a single overall quality is determined for all residential buildings and structures on a property.

Variations

Basement Garage

Garages that are integrated into the structural components of a basement, with no portion of the garage extending from the basement. Basement garages are valued in accordance with the calculation procedures in No. 5.11.

Residential Outbuildings

Garage

6.2

2-Storey Garage

A detached garage with a second or upper storey with living area above the garage.

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Garage Floor Adjustment

A floor structure adjustment is applied when either the floor structure is missing or the floor material is gravel, dirt or boards over dirt.

Quality	Rate (\$/sq. ft.)
Excellent	
Very Good	
Good	
Average	
Fair	
Low	
Very Low	

Garage Finish Adjustment

The finish rate includes the necessary wall and ceiling finishes (drywall or equivalent materials) for all remaining interior surfaces.

Attached Garage Lining Rate (\$/sq. ft.)

Area (sq. ft.)	Excellent	Very Good	Good	Average	Fair	Low	Very Low
≤ 200							
400							
600							
800							
≥ 1,000							

Built-In Garage Lining Rate (\$/sq. ft.)

Area (sq. ft.)	Excellent	Very Good	Good	Average	Fair	Low	Very Low
≤ 200							
400							
600							
800							
≥ 1,000							

Residential Outbuildings

Garage

6.2

Detached Garage Lining Rate (\$/sq. ft.)

Area (sq. ft.)	Excellent	Very Good	Good	Average	Fair	Low	Very Low
≤ 200							
400							
600							
800							
≥ 1,000							

Wall Height

The standard wall height for attached and detached garages is 8 feet. An adjustments for wall heights greater or less than 8 feet is made by application of the wall height adjustment factor.

The garage wall height adjustment is determined by calculating the height from the top of the floor to the top of the exterior wall in a 1 Storey structure. For unusual or high pitched roofs, the effective wall height may be calculated by dividing the cubic interior area of the building by the floor area.

Garage Wall Height Adjustment

Wall Height (ft.)	Attached & Built-In Garage Factor	Detached Garage Factor
≤ 5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
≥ 20		

Garage Incomplete Construction Adjustment

The garage incomplete construction adjustment of 25% may be applied when three or more of the following building components are missing:

- exterior wall finish
- roof cover
- overhead door
- electrical

Detached Garage Classification Guidelines

Detached garages are generally designed and constructed to conform to the main dwelling although there may be quality variations as outlined in the following classification guidelines.

General

- Average to Excellent garages are generally contractor built while lower quality garages are often owner built.
- Foundation
Average to Excellent garages will have continuous perimeter concrete footings and a 3" - 4" concrete floor. A Fair garage will typically have a floating 3" - 4" concrete slab foundation, while a Low or Very Low garage may have wood sills on dirt, often with no concrete floor.
- Roof
Good to Excellent garages will have plywood or equivalent roof sheathing covered with asphalt shingles or equivalent roof material.

The basic descriptions provided for each quality level are not intended to be detailed specifications for a particular detached garage, but are meant as a general list of the most prominent characteristics of a typical detached garage within a given quality.

The following describes common building components for the basic detached garage cost:

Quality	Description
Excellent	<ul style="list-style-type: none"> ◦ Excellent finishing, boxed eaves, rain gutters and down spouts, etc. ◦ Plywood, O.S.B. or equivalent sheathing covered with excellent cedar siding, stucco or equivalent and may feature brick, stone or similar ornamentation ◦ May feature multi-car spots and garage door configurations, often with wider than typical excellent quality overhead door and pedestrian door and large windows
Very Good	<ul style="list-style-type: none"> ◦ Very good finishing, boxed eaves, rain gutters and down spouts, etc. ◦ Plywood, O.S.B. or equivalent sheathing covered with very good cedar siding, stucco or equivalent and may feature brick, stone or similar ornamentation ◦ May feature multi-car spots and garage door configurations, often with wider than typical very good quality overhead door and pedestrian door and larger windows

Residential Outbuildings

Garage

6.2

Quality	Description
Good	<ul style="list-style-type: none"> ◦ Good finishing, boxed eaves, rain gutters and down spouts, etc. ◦ Plywood, O.S.B. or equivalent sheathing covered with good cedar siding, stucco or equivalent ◦ Good quality overhead door and pedestrian door and adequate windows
Average	<ul style="list-style-type: none"> ◦ Average quality finishing ◦ May or may not have a sheathing of plywood, O.S.B. or equivalent under stucco or equivalent siding material ◦ O.S.B. or equivalent roof sheathing material, asphalt shingles or equivalent roof cover material ◦ Average quality overhead door, pedestrian door and windows ◦ May be owner built
Fair	<ul style="list-style-type: none"> ◦ Fair construction technique and finishing is evident throughout ◦ Covered with single skin plywood or other low cost equivalent exterior ◦ Adequate rafters, plywood or equivalent sheathing covered with minimum quality asphalt shingles or equivalent. Typically unfinished soffit ◦ Hinged door or low cost overhead door, pedestrian door and windows
Low	<ul style="list-style-type: none"> ◦ Poor garage or shed-type building ◦ Covered with single skin plywood or other low cost equivalent exterior ◦ Plywood or equivalent sheathing covered with minimum quality asphalt shingles, may have rolled roofing or wood shingles ◦ Typically narrow hinged door or low cost overhead door and pedestrian door
Very Low	<ul style="list-style-type: none"> ◦ Covered with single skin plywood or other cheap equivalent exterior ◦ Plywood or equivalent sheathing covered with rolled roofing or wood shingles ◦ Typically very narrow hinged door or cheap overhead door and pedestrian door

Attached Garage Structure Rate (\$/sq. ft.)

Area (sq. ft.)	Excellent	Very Good	Good	Average	Fair	Low	Very Low
≤ 200							
400							
600							
800							
≥ 1,000							

Residential Outbuildings

Garage

6.2

Built-In Garage Structure Rate (\$/sq. ft.)

Area (sq. ft.)	Excellent	Very Good	Good	Average	Fair	Low	Very Low
≤ 200							
400							
600							
800							
≥ 1,000							

Detached Garage Structure Rate (\$/sq. ft.)

Area (sq. ft.)	Excellent	Very Good	Good	Average	Fair	Low	Very Low
≤ 200							
400							
600							
800							
≥ 1,000							

2-Storey Detached Garage - Full Exterior Walls Structure Rate (\$/sq. ft.)

Area (sq. ft.)	Excellent	Very Good	Good	Average	Fair	Low	Very Low
≤ 200							
400							
600							
800							
≥ 1,000							

2-Storey Detached Garage - High-Pitched Roof Structure Rate (\$/sq. ft.)

Area (sq. ft.)	Excellent	Very Good	Good	Average	Fair	Low	Very Low
≤ 200							
400							
600							
800							
≥ 1,000							

Residential Outbuildings

Garage

6.2

Garage Calculation Procedure

Description	No.	Page No.
a) Structure Rate = $(a_1 + a_2) \times a_3$		
a ₁ . Square Foot Rate	6.2	5-6
a ₂ . Garage Finish Adjustment	6.2	2-3
a ₃ . Wall Height Adjustment	6.2	3
b) Structure Rate Adjustments = + b ₁		
b ₁ . Garage Floor Adjustment	6.2	2
c) Value Subtotal = (a + b)		
d) Garage Incomplete Construction Adjustment	6.2	4
e) Adjusted Structure Rate = c - (c x d)		
f) Area	3.3	1
g) Replacement Cost New = (e x f)		

After the replacement cost new (RCN) has been calculated, the assessed value for residential buildings and structures is determined using the calculation procedures in No. 3.2.

Garage Rooms

Garage rooms in an attached, built-in or detached garage, or above a detached garage, with interior finish that is similar to residential dwelling standards.

The floor area of a finished room in a garage is measured to the inside finished surface of the exterior walls.

Quality

There are no construction qualities for garage rooms.

Garage Room Rate

Area (sq. ft.)	Rate (\$/sq. ft.)
≤ 100	
200	
300	
400	
500	
≥ 600	

Garage Room Calculation Procedure

Description	No.	Page No.
a) Structure Rate = a_1		
a_1 . Garage Room Square Foot Rate	6.2	8
b) Area	3.3	1
c) Replacement Cost New = (a x b)		

After the replacement cost new (RCN) has been calculated, the assessed value for residential buildings and structures is determined using the calculation procedures in No. 3.2.

Detached Garage - Excellent Quality



2-Storey Detached Garage (High-Pitched Roof Type Variation) - Very Good Quality



Detached Garage - Good Quality



Detached Garage - Average Quality #1



Detached Garage - Average Quality #2



Detached Garage - Fair Quality



Detached Garage - Low Quality



Occupancy Description

A shelter or storage building, greater than 100 square feet in size. Generally there are one or more pedestrian entry doors, but no door for vehicles to enter.

Quality

When there is a main dwelling on a property, then the quality of a shed is determined by the quality of the main dwelling.

When there is no main dwelling on a property, then a single overall quality is determined for all residential buildings and structures on a property.

Sheds are generally designed and constructed to conform to the main dwelling although there may be quality variations as outlined in the classification guidelines.

The basic descriptions provided for each quality level are not intended to be detailed specifications for a particular shed, but are meant as a general list of the most prominent characteristics of a typical shed within a given quality.

The following describes common building components for the basic detached shed cost:

Shed Classification Guidelines

Quality	Description
Good; Very Good; Excellent	Good siding, paint and trim, large or double doors, window, plywood or equivalent roof sheathing covered with asphalt shingles or equivalent roof material, good board flooring, some shelving
Average	Board siding, large door, plywood or equivalent roof sheathing covered with asphalt shingles or equivalent roof material, unfinished interior, board flooring
Fair	Single skin plywood or other low cost equivalent exterior, minimum quality asphalt shingles or equivalent, unfinished interior, board flooring
Low	Single skin plywood or other low cost equivalent exterior, light shingle of metal roof, unfinished interior, light board flooring
Very Low	Single skin plywood or other low cost equivalent exterior, light shingle of metal roof, unfinished interior, light board flooring or no flooring

Shed Structure Rate

Quality	Rate (\$/sq. ft.)
Good; Very Good; Excellent	
Average	
Fair	
Low	
Very Low	

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Residential Outbuildings

Shed

6.3

Shed Calculation Procedure

Description	No.	Page No.
a) Structure Rate = a_1		
a_1 . Shed Square Foot Rate	6.3	1
b) Area	3.3	1
c) Replacement Cost New = (a x b)		

After the replacement cost new (RCN) has been calculated, the assessed value for residential buildings and structures is determined using the calculation procedures in No. 3.2.

Occupancy Description

A roofed shelter for cars, trucks, or other light vehicles that is constructed to a similar construction standard as residential buildings and structures. Carport rates include floor and roof structure costs. The structural support for a carport roof is provided by posts, or the roof may be connected to and partially supported by an adjoining building or structure along one or two sides. Generally the walls of a carport are not enclosed. Walls may be partially enclosed with light panels to protect the interior from the weather. Walls that enclose or partially enclose a carport do not provide structural support for the roof.

Quality

When there is a main dwelling on a property, then the quality of a carport is determined by the quality of the main dwelling.

When there is no main dwelling on a property, then a single overall quality is determined for all residential buildings and structures on a property.

Carports are generally designed and constructed to conform to the main dwelling although there may be quality variations.

Carport Structure Rate

Quality	Rate (\$/sq. ft.)
Excellent	
Very Good	
Good	
Average	
Fair	
Low	
Very Low	

Carport Calculation Procedure

Description	No.	Page No.
a) Structure Rate = a_1		
a_1 . Carport Square Foot Rate	6.4	1
b) Area	3.3	1
c) Replacement Cost New = (a x b)		

After the replacement cost new (RCN) has been calculated, the assessed value for residential buildings and structures is determined using the calculation procedures in No. 3.2.

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Occupancy Description

Porch

A roofed structure attached to the exterior of a building or structure that shelters an entry into the building or structure. Generally porches are not heated and contain a doorway to the outside and a doorway into the building or structure.

Closed Verandah

An extension attached along the exterior of a building or structure of sufficient size to provide both a sheltered entry to the building or structure, and to accommodate some leisure activities.

The structural components of a closed verandah include a roof, foundation, floors, and walls. The lower half of the walls are typically wood frame or masonry construction, and the upper portion is framed windows or screens. Generally closed verandahs are not heated.

Quality

When there is a main dwelling on a property, then the quality of a porch or closed verandah is determined by the quality of the main dwelling.

When there is no main dwelling on a property, then a single overall quality is determined for all residential buildings and structures on a property.

Porches or closed verandahs are generally designed and constructed to conform to the main dwelling although there may be quality variations.

Variations

Heated Entry or Addition

A heated entry or addition constructed to a comparable standard and integrated into a building or structure, should be included as part of the building or structure and should not be classified as a porch or closed verandah.

Porch or Closed Verandah Structure Rate (\$/sq. ft.)

Area (sq. ft.)	Excellent	Very Good	Good	Average	Fair	Low	Very Low
≤ 25							
50							
75							
100							
150							
200							
≥ 300							

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Residential Outbuildings

Porch or Closed Verandah

6.5

Porch or Closed Verandah Calculation Procedure

Description	No.	Page No.
a) Structure Rate = a_1		
a_1 . Porch or Closed Verandah Square Foot Rate	6.5	1
b) Area	3.3	1
c) Replacement Cost New = (a x b)		

After the replacement cost new (RCN) has been calculated, the assessed value for residential buildings and structures is determined using the calculation procedures in No. 3.2.

Occupancy Description

An open verandah is an extension attached along the exterior of a building or structure of sufficient size to provide both a sheltered entry to the building or structure, and to accommodate some leisure activities.

The structural components of an open verandah include a roof, foundation, floors, and railings. Typically there are wood railings instead of wood framed walls.

Quality

When there is a main dwelling on a property, then the quality of an open verandah is determined by the quality of the main dwelling.

When there is no main dwelling on a property, then a single overall quality is determined for all residential buildings and structures on a property.

Open verandahs are generally designed and constructed to conform to the main dwelling although there may be quality variations.

Open Verandah Structure Rate (\$/sq. ft.)

Area (sq. ft.)	Excellent	Very Good	Good	Average	Fair	Low	Very Low
≤ 25							
50							
75							
100							
150							
200							
≥ 300							

Open Verandah Calculation Procedure

Description	No.	Page No.
a) Structure Rate = a_1		
a_1 . Open Verandah Square Foot Rate	6.6	1
b) Area	3.3	1
c) Replacement Cost New = $(a \times b)$		

After the replacement cost new (RCN) has been calculated, the assessed value for residential buildings and structures is determined using the calculation procedures in No. 3.2.

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Occupancy Description

An extension attached along the exterior of a main dwelling or structure, with the exterior cover predominantly of glass or acrylic, of sufficient size to accommodate some leisure activities. Solariums are generally designed for exposure to the sun and may enclose whirlpools or hot tubs. Generally solariums are not heated or cooled.

Quality

When there is a main dwelling on a property, then the quality of a solarium is determined by the quality of the main dwelling.

When there is no main dwelling on a property, then a single overall quality is determined for all residential buildings and structures on a property.

Solariums are generally designed and constructed to conform to the main dwelling although there may be quality variations.

Variations

A heated solarium constructed to a comparable standard and integrated into a main dwelling or structure should be included as part of the main dwelling or structure and should not be classified as a solarium.

Solarium Structure Rate (\$/sq. ft.)

Area (sq. ft.)	Excellent	Very Good	Good	Average	Fair	Low	Very Low
≤ 25							
50							
75							
100							
150							
200							
≥ 300							

Solarium Calculation Procedure

Description	No.	Page No.
a) Structure Rate = a ₁		
a ₁ . Solarium Square Foot Rate	6.7	1
b) Area	3.3	1
c) Replacement Cost New = (a x b)		

After the replacement cost new (RCN) has been calculated, the assessed value for residential buildings and structures is determined using the calculation procedures in No. 3.2.

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Occupancy Description

Deck

An outdoor wood floor structure, greater than 100 square feet in size, that is typically supported by posts or columns; and may have wood railings and benches.

Deck with Roof

An outdoor wood floor structure with a covering roof structure, greater than 100 square feet in size, that is typically supported by posts or columns; and may have wood railings and benches.

Patio with Roof

An outdoor concrete pad, greater than 100 square feet in size, with a covering roof structure.

Quality

When there is a main dwelling on a property, then the quality of a deck, deck with roof, or patio with roof is determined by the quality of the main dwelling.

When there is no main dwelling on a property, then a single overall quality is determined for all residential buildings and structures on a property.

A deck, deck with roof, or patio with roof are generally designed and constructed to conform to the main dwelling although there may be quality variations.

Deck Structure Rate (\$/sq. ft.)

Area (sq. ft.)	Excellent	Very Good	Good	Average	Fair	Low	Very Low
> 100							
150							
200							
≥ 300							

Deck with Roof Structure Rate (\$/sq. ft.)

Area (sq. ft.)	Excellent	Very Good	Good	Average	Fair	Low	Very Low
> 100							
150							
200							
≥ 300							

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Residential Outbuildings

Deck or Patio

6.8

Patio with Roof Structure Rate (\$/sq. ft.)

Area (sq. ft.)	Excellent	Very Good	Good	Average	Fair	Low	Very Low
> 100							
150							
200							
≥ 300							

Deck Calculation Procedure

Description	No.	Page No.
a) Structure Rate = a_1 a_1 . Deck Square Foot Rate	6.8	1
b) Area	3.3	1
c) Replacement Cost New = (a x b)		

After the replacement cost new (RCN) has been calculated, the assessed value for residential buildings and structures is determined using the calculation procedures in No. 3.2.

Deck with Roof Calculation Procedure

Description	No.	Page No.
a) Structure Rate = a_1 a_1 . Deck with Roof Square Foot Rate	6.8	1
b) Area	3.3	1
c) Replacement Cost New = (a x b)		

After the replacement cost new (RCN) has been calculated, the assessed value for residential buildings and structures is determined using the calculation procedures in No. 3.2.

Patio with Roof Calculation Procedure

Description	No.	Page No.
a) Patio with Roof Structure Rate = a_1 a_1 . Patio with Roof Square Foot Rate	6.8	2
b) Area	3.3	1
c) Replacement Cost New = (a x b)		

After the replacement cost new (RCN) has been calculated, the assessed value for residential buildings and structures is determined using the calculation procedures in No. 3.2.

Occupancy Description

A roof covered passage-way, greater than 100 square feet in size, connecting two separate buildings or structures, such as a main dwelling and a detached garage. A breezeway is generally attached to and supported by the two buildings it is connecting, and it may be either open at both ends or partially enclosed with walls or light panels.

Quality

When there is a main dwelling on a property, then the quality of a breezeway is determined by the quality of the main dwelling.

When there is no main dwelling on a property, then a single overall quality is determined for all residential buildings and structures on a property.

Breezeways are generally designed and constructed to conform to the main dwelling although there may be quality variations.

Breezeway Structure Rate (\$/sq. ft.)

Area (sq. ft.)	Excellent	Very Good	Good	Average	Fair	Low	Very Low
> 100							
150							
200							
≥ 300							

Breezeway Calculation Procedure

Description	No.	Page No.
a) Structure Rate = a_1		
a_1 . Breezeway Square Foot Rate	6.9	1
b) Area	3.3	1
c) Replacement Cost New = (a x b)		

After the replacement cost new (RCN) has been calculated, the assessed value for residential buildings and structures is determined using the calculation procedures in No. 3.2.

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Occupancy Description

Permanent in-ground swimming pools constructed primarily for low-intensity private use. Typically constructed of gunite or vinyl-lined and include light duty chlorinators, heaters, ladders and other accessories.

Quality

There are no construction qualities for swimming pools.

Swimming Pool Structure Rate

The swimming pool structure rate is based on the construction material. There are rates for gunite pools and vinyl-lined pools, based on typical area ranges.

Swimming Pool Structure Rate (\$/sq. ft.)

Range (sq. ft.)	Gunite Rate (\$/sq. ft.)	Vinyl-Lined Rate (\$/sq. ft.)
≤ 300		
301 to 450		
451 to 525		
526 to 650		
651 to 800		
> 800		

Swimming Pool Calculation Procedure

Description	No.	Page No.
a) Structure Rate = a_1		
a_1 . Swimming Pool Square Foot Rate	6.10	1
b) Area	3.3	1
c) Replacement Cost New = (a x b)		

After the replacement cost new (RCN) has been calculated, the assessed value for residential buildings and structures is determined using the calculation procedures in No. 3.2.

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Occupancy Description

A building or structure constructed to provide shelter for a residential swimming pool.

This does not include swimming pool enclosures that are integrated into a main dwelling and are constructed to the same quality as the main dwelling.

Quality

When there is a main dwelling on a property, then the quality of a swimming pool enclosure is determined by the quality of the main dwelling.

When there is no main dwelling on a property, then a single quality is determined for all residential buildings and structures on a property.

Swimming pool enclosures are generally designed and constructed to conform to the main dwelling although there may be quality variations.

Swimming Pool Enclosure Structure Rate

Quality	Rate (\$/sq. ft.)
Excellent	
Very Good	
Good	
Average	
Fair	
Low	
Very Low	

An adjustment made be made when the swimming pool enclosure has heating or heating and ventilation .

Swimming Pool Enclosure Heating Adjustment Rate (\$/sq. ft.)

Quality	Heating Rate	Heating & Ventilation Rate
Excellent		
Very Good		
Good		
Average		
Fair		
Low		
Very Low		

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Residential Outbuildings

Swimming Pool Enclosure

6.11

Swimming Pool Enclosure Calculation Procedure

Description	No.	Page No.
a) Structure Rate = a_1 a_1 . Swimming Pool Enclosure Square Foot Rate	6.11	1
b) Structure Rate Adjustments = + b_1 b_1 . Pool Enclosure Heating Adjustment	6.11	1
c) Value Subtotal = (a + b)		
d) Area	3.3	1
e) Replacement Cost New = (c x d)		

After the replacement cost new (RCN) has been calculated, the assessed value for residential buildings and structures is determined using the calculation procedures in No. 3.2.

Occupancy Description

An open elevated unpartitioned floor area under a roof within a residential building.

Application

The floor area of the loft is measured to the inside finished surface of the exterior walls.

Quality

There are no construction qualities for lofts.

Loft Structure Rate (\$/sq. ft.):

Loft Calculation Procedure

Description	No.	Page No.
a) Structure Rate = a_1		
a_1 . Loft Square Foot Rate	6.12	1
b) Area	3.3	1
c) Replacement Cost New = $(a \times b)$		

After the replacement cost new (RCN) has been calculated, the assessed value for residential buildings and structures is determined using the calculation procedures in No. 3.2.

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