

Iredell County – 2023 Reappraisal Uniform Schedule of Values, Standards, and Rules Market Value Schedule

COUNTY SPECIFICATIONS

INTRODUCTION

This chapter contains all of the specific information, which pertains directly to Iredell County. Data contained in this chapter includes:

- Parcel Number Conventions
- Valuation Models
- Improvement Use Codes and Base Rate Schedules
- Improvement Depreciation Schedules
- Area Adjustment Codes
- Land Use Codes
- Land Value Base Rate Ranges
- Other Buildings / Extra Feature Schedules
- Business Personal Property/Real Estate Guidelines

PARCEL NUMBER CONVENTIONS

The following is the format of the County parcel number as required for coding all input data.

This number is edited to help prevent incorrect data from reaching the Master Appraisal File. In addition, proper use of this format on the Tax Roll File will enable the Master Appraisal File and Tax Roll Files to be matched for automated transfer of data between these two computer files.

IREDELL COUNTY PARCEL NUMBER CONVENTIONS

INTERNAL REPRESENTATION

LIMITATIONS

MAP BL PIN CONDO CC LH
XXXX XX XXXX XXX XX XX

| | |
|----------------------|--|
| MAP Numeric | 3774 - 3775, 3781 - 3786, 3791 - 3798, 4614 - 4616, 4619, 4624 - 4629, 4634 - 4639, 4644 - 4649, 4654 - 4659, 4664 - 4669, 4674 - 4679, 4684 - 4687, 4701 - 4709, 4710 - 4719, 4720 - 4729, 4730 - 4739, 4740 - 4749, 4750 - 4759, 4760 - 4769, 4770 - 4779, 4782 - 4789, 4795 - 4799, 4800 - 4804, 4810 - 4814, 4820 - 4824, 4830 - 4834, 4840 - 4844, 4850 - 4854, 4860 - 4864, 4870 - 4874, 4880 - 4884, 4890 - 4894. |
| Block BL Numeric | 00-09,10-19, 20-29, 30-39, 40-49, 50-59, 60-69, 70-79, 80-89, 90-99 |
| Parcel # PIN Numeric | 0000-9999 – Right justify – leading “0” |
| Unit # CONDO Numeric | Right justify – leading “0” (If left blank zero fill when entered) |
| CC Numeric | 01-12, 20-26 or blank (See Chapter 6) |
| Leasehold LH 1 | Alpha A-Z or blank |
| LH 2 Numeric | 1-9 or blank |

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Uniform Schedule of Values, Standards, and Rules

Market Value Schedule

VALUATION MODELS

The following valuation models are the mathematical expressions of value used in determining estimated market value.

The quality factors and formulas for determining the index values of each are shown. All fields shown require an entry even though the entry may be zero or blank.

Buildings or other features that do not conform to the description defined in this chapter will be priced either through the actual cost, less depreciation, found in the area or through the use of Marshall & Swift Residential Cost Handbook or Marshall and Swift Valuation Service.

By reference the Marshall & Swift Residential Cost Handbook and Marshall and Swift Valuation Service are incorporated as part of the 2023 Iredell County Schedules, Standards and Rules.

Sales and cost data, from several sources, were also used to help develop this Schedule and are by reference incorporated as part of the supporting data for this Uniform Schedule of Values, Standards, and Rules. This data, except any confidential income and expense information, is available for review in the office of the county assessor.

Iredell County – 2023 Reappraisal

Uniform Schedule of Values, Standards, and Rules

Market Value Schedule

MODEL 01 - SINGLE FAMILY RESIDENTIAL

USE CODE 01 - SINGLE FAMILY RESIDENTIAL

| <u>BEDROOMS</u> | <u>BATHS</u> | <u>1/2 BATHS</u> | <u>POINTS</u> | <u>BEDROOMS</u> | <u>BATHS</u> | <u>1/2BATHS</u> | <u>POINTS</u> |
|-----------------|--------------|------------------|---------------|-----------------|--------------|-----------------|---------------|
| 1 | 0 | 0 | 0 | 4 | 0 | 0 | 2 |
| 1 | 0 | 1 | 2 | 4 | 0 | 1 | 4 |
| 1 | 1 | 0 | 4 | 4 | 1 | 0 | 8 |
| 1 | 1 | 1 | 6 | 4 | 1 | 1 | 10 |
| 2 | 0 | 0 | 0 | 4 | 2 | 0 | 13 |
| 2 | 0 | 1 | 3 | 4 | 2 | 1 | 15 |
| 2 | 1 | 0 | 7 | 4 | 3 | 0 | 16 |
| 2 | 1 | 1 | 9 | 4 | 3 | 1 | 17 |
| 2 | 2 | 0 | 11 | 5 | 0 | 0 | 2 |
| 2 | 2 | 1 | 12 | 5 | 0 | 1 | 4 |
| 3 | 0 | 0 | 1 | 5 | 1 | 0 | 8 |
| 3 | 0 | 1 | 4 | 5 | 1 | 1 | 10 |
| 3 | 1 | 0 | 8 | 5 | 2 | 0 | 13 |
| 3 | 1 | 1 | 10 | 5 | 2 | 1 | 15 |
| *3 | 2 | 0 | 12 | 5 | 3 | 0 | 17 |
| 3 | 2 | 1 | 13 | 5 | 3 | 1 | 18 |
| 3 | 3 | 0 | 15 | 5 | 3 | 2 | 19 |

If Bedroom/Bath count exceeds charts figures, carry highest point.

SIZE FACTOR

Square footage comes from BAS, FUS, LLF and SFB.

| <u>HEATED SQ. FT</u> | <u>SIZE FACTOR</u> | <u>HEATED SQ. FT</u> | <u>SIZE FACTOR</u> |
|----------------------|--------------------|----------------------|--------------------|
| 0 - 650 | 1.16 | 1701-1800 | 0.97 |
| 651 - 700 | 1.15 | 1801-1900 | 0.96 |
| 701 - 750 | 1.14 | 1901-2000 | 0.95 |
| 751 - 800 | 1.13 | 2001-2100 | 0.94 |
| 801 - 850 | 1.12 | 2101-2200 | 0.93 |
| 851 - 900 | 1.11 | 2201-2300 | 0.92 |
| 901 - 950 | 1.10 | 2301-2400 | 0.91 |
| 951-1000 | 1.09 | 2401-2500 | 0.90 |
| 1001-1050 | 1.08 | 2501-2600 | 0.89 |
| 1051-1100 | 1.07 | 2601-2700 | 0.88 |
| 1101-1150 | 1.06 | 2701-2800 | 0.87 |
| 1151-1200 | 1.05 | 2801-2900 | 0.86 |
| 1201-1250 | 1.04 | 2901-3000 | 0.85 |
| 1251-1300 | 1.03 | 3001 & Up | 0.84 |
| 1301-1350 | 1.02 | | |
| 1351-1400 | 1.01 | | |
| *1401-1500 | 1.00 | | |
| 1501-1600 | 0.99 | | |
| 1601-1700 | 0.98 | | |

***Indicates the standard.**

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Market Value Schedule

MODEL 01 - SINGLE FAMILY RESIDENTIAL

USE CODE 08 - SINGLE FAMILY EXCEPTIONAL

| BATHS | | | | FIREPLACE | | |
|--------------|---------------|-------------|---------------|------------------|---------------------|--------------|
| <u># OF</u> | <u>POINTS</u> | <u># OF</u> | <u>POINTS</u> | <u>CODE</u> | <u>DESCRIPTION</u> | <u>PRICE</u> |
| 2 | 3 | 10 | 16 | 1 | NONE | 0 |
| 3 | 5 | 11 | 18 | 2 | PREFAB | 4050 |
| 4 | 7 | 12 | 19 | 3 | 1 STY SINGLE | 6750 |
| 5 | 9 | 13 | 20 | 4 | 2 STY SNG/1 DBL/2PF | 8400 |
| 6 | 10 | 14 | 22 | 5 | 2 OR MORE | 13500 |
| 7* | 12 | 15 | 23 | 6 | MASSIVE | 12750 |
| 8 | 13 | 16 | 25 | 7 | >2 MASSIVE | 25350 |
| 9 | 15 | 17-UP | 27 | | | |

SIZE FACTOR - USE CODE 08

Square footage comes from BAS, FUS, LLF and SFB.

| <u>HEATED SQ.FT.</u> | <u>SIZE FACTOR</u> | <u>HEATED SQ.FT.</u> | <u>SIZE FACTOR</u> |
|----------------------|--------------------|----------------------|--------------------|
| 0-2000 | 1.08 | 9501-10000 | 0.92 |
| 2001-2500 | 1.07 | 10001-10500 | 0.91 |
| 2501-3000 | 1.06 | 10501-11000 | 0.90 |
| 3001-3500 | 1.05 | 11001-11500 | 0.89 |
| 3501-4000 | 1.04 | 11501-12000 | 0.88 |
| 4001-4500 | 1.03 | 12001-12500 | 0.87 |
| 4501-5000 | 1.02 | 12501-13000 | 0.86 |
| 5001-5500 | 1.01 | 13001-13500 | 0.85 |
| 5501-6000* | 1.00 | 13501-14000 | 0.84 |
| 6001-6500 | 0.99 | 14001 & Up | 0.83 |
| 6501-7000 | 0.98 | | |
| 7001-7500 | 0.97 | | |
| 7501-8000 | 0.96 | | |
| 8001-8500 | 0.95 | | |
| 8501-9000 | 0.94 | | |
| 9001-9500 | 0.93 | | |

* Indicates the standard.

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Market Value Schedule

MODEL 02 MANUFACTURED HOME CONSTRUCTION - STRUCTURAL ELEMENT DATA

| CODE | DESCRIPTION | PTS | CODE | DESCRIPTION | PTS | CODE | DESCRIPTION | PTS |
|-----------------------|-------------------------|-----|-----------------------------|--------------------------|-----|--------------------------------------|---------------------------|------|
| FOUNDATION | | | ROOF STRUCTURE | | | HEATING FUEL | | |
| 01 | EARTH | 0 | 08 | IRREGULAR WOOD TRUSS (C) | 13 | 01 | NONE | 0 |
| 02 | PIERS* | 02 | 09 | BAR JOIST (C) | 11 | 02 | OIL/WOOD/COAL | 0 |
| 03 | CONT FOOTING | 05 | 10 | STEEL FRAME OR TRUSS (C) | 13 | 03 | GAS | 01 |
| 04 | SPREAD FOOTING (C) | 06 | 11 | BOWSTRING TRUSS (C) | 09 | 04 | ELECTRIC* | 01 |
| 05 | SPECIAL FOOTING (C) | 10 | 12 | REINFORCED CONCRETE (C) | 17 | 05 | SOLAR | 01 |
| FLOOR SYSTEM | | | 13 | PRESTRESSED CONCRETE (C) | 19 | HEATING TYPE | | |
| 01 | NONE | 0 | ROOF COVER | | | 01 | NONE | 0 |
| 02 | SLAB ON GRADE | 06 | 01 | CORR/ SHEET METAL | 02 | 02 | BASEBOARD | 03 |
| 03 | SLAB ABV GRADE (C) | 09 | 02 | ROLLED COMPOSITION | 01 | 03 | AIR-NO-DUCT | 02 |
| 04 | PLYWOOD* | 08 | 03 | COMPOSITION SHINGLE* | 03 | 04 | AIR-DUCTED | 04 |
| 05 | WOOD | 09 | 04 | BLT UP TAR & GRAVEL | 04 | 05 | RADIANT SUSPENDED | 02 |
| 06 | PLATFORM HGT (C) | 10 | 05 | RUBBERIZED | 10 | 06 | HOT WATER | 05 |
| 07 | STRUCTURAL SLAB (C) | 11 | 06 | ASBTS-FIBER SHG/CORR | 04 | 07 | STEAM | 05 |
| EXTERIOR WALL | | | 07 | TILE CLAY | 14 | 08 | RADIANT ELECTRIC | 03 |
| 01 | SIDING MINIMUM | 06 | 08 | WOOD SHINGLE/SHAKE | 06 | 09 | RADIANT WATER | 06 |
| 02 | CORR METAL LIGHT | 06 | 09 | COPPER | 20 | 10 | HEAT PUMP/GEOTHERMAL* | 04 |
| 03 | COMP OR WALL BRD | 10 | 10 | COMP. SHINGLE HEAVY | 05 | 11 | HEAT PUMP WALL UNIT | 02 |
| 04 | SIDING NO SHTG | 19 | 11 | SLATE (RESIDENTIAL) | 14 | 12 | HEAT PUMP LOOP SYSTEM | 07 |
| 05 | ASBTS-FIBER SHG/CORR | 27 | 12 | PREFINISHED METAL | 06 | AIR CONDITION TYPE | | |
| 06 | BRD&BAT/PLYWOOD | 21 | 13 | METAL STANDING SEAM | 10 | 01 | NONE | 0 |
| 07 | CEMENT/WOOD FIBER | 32 | 14 | TILE CONC/PLASTIC | 09 | 02 | WALL UNIT | 02 |
| 08 | MASONITE | 29 | 15 | ENAMEL/STAINLESS SHNG | 13 | 03 | CENTRAL* | 04 |
| 09 | WOOD ON SHTG | 30 | 16 | CEMENT FIBER SHINGLE | 08 | 04 | PACKAGE ROOF | 04 |
| 10 | VINYL/ALUM SIDING* | 30 | INTERIOR WALL | | | 05 | CHILLED WATER | 03 |
| 11 | CONCRETE BLOCK | 21 | 01 | MASONRY/MINIMUM | 06 | FIREPLACE (PRICE X QUALITY) | | |
| 12 | STUCCO | 32 | 02 | WALLBRD/WOOD/METAL | 09 | 01 | NONE* | 0 |
| 13 | SYNTHETIC STONE | 33 | 03 | PLASTER | 20 | 02 | PREFAB | 1000 |
| 14 | WOOD SHINGLES | 31 | 04 | PLYWOOD PANEL* | 16 | 03 | 1 STY SINGLE | 1800 |
| 15 | BOARD&BAT 12" | 31 | 05 | DRYWALL/SHEETROCK | 20 | 04 | 2 STY SNGL/1 DBL/2PRE-FAB | 2250 |
| 16 | LOG | 33 | 06 | CUSTOM INTERIOR | 32 | 05 | 2 OR MORE | 3600 |
| 17 | CEDAR, REDWOOD | 32 | INTERIOR FLOOR COVER | | | 06 | MASSIVE | 3900 |
| 18 | SIDING MAXIMUM | 36 | 01 | NONE | 0 | 07 | 2 OR MORE MASSIVE | 5600 |
| 19 | UTILITY BRICK (12") | 32 | 02 | PLYWOOD / LINOLEUM | 02 | MARKET FACTOR | | |
| 20 | FACE BLOCK/COM. BRICK | 33 | 03 | FINISHED CONCRETE | 01 | See Page 11-8 For All Market Factors | | |
| 21 | FACE BRICK | 35 | 04 | COATED CONCRETE | 02 | | | |
| 22 | STONE | 49 | 05 | ASPHALT TILE | 02 | | | |
| 23 | CORR METAL HEAVY | 07 | 06 | RUBBER/CORK | 04 | | | |
| 24 | PREFAB METAL | 15 | 07 | VINYL TILE | 06 | | | |
| 25 | REINFORCED CONCRETE | 40 | 08 | SHEET VINYL/LAMINATE* | 07 | | | |
| 26 | PRECAST PANEL | 36 | 09 | PINE OR SOFTWOOD | 10 | | | |
| 27 | PREFINISHED METAL | 43 | 10 | TERRAZZO | 16 | | | |
| 28 | GLASS/THERMAL | 46 | 11 | CERAMIC TILE | 10 | | | |
| 12 | HDWD/HEART PINE/LAM/LVP | 12 | QUALITY ADJUSTMENT | | | | | |
| ROOF STRUCTURE | | | 13 | PARQUET | 10 | 02 | BELOW AVERAGE | 0.90 |
| 01 | FLAT | 03 | 14 | CARPET* | 06 | 03 | AVERAGE* | 1.00 |
| 02 | SHED | 05 | 15 | HARD TILE | 16 | 04 | ABOVE AVERAGE | 1.10 |
| 03 | GABLE* | 07 | 16 | SEAMLESS COATING | 08 | 05 | CUSTOM | 1.30 |
| 04 | HIP | 09 | 17 | PRECAST CONCRETE | 01 | 06 | EXCELLENT | 1.50 |
| 05 | GAMBREL/MANSARD | 09 | 18 | SLATE | 23 | | | |
| 06 | IRREGULAR | 13 | 19 | MARBLE | 44 | | | |
| 07 | WOOD TRUSS (C) | 07 | | | | | | |

* Indicates the standard.

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Uniform Schedule of Values, Standards, and Rules

Market Value Schedule

MODEL 02 - MANUFACTURED HOME CONSTRUCTION

SIZE FACTOR - USE CODE 02 (MULTI-SECTIONAL)

| <u>HEATED SQ. FT</u> | <u>SIZE FACTOR</u> |
|----------------------|--------------------|
| 0 - 600 | 1.10 |
| 601 - 700 | 1.09 |
| 701 - 800 | 1.08 |
| 801 - 900 | 1.07 |
| 901 - 1000 | 1.06 |
| 1001-1100 | 1.05 |
| 1101-1200 | 1.04 |
| 1201-1300 | 1.03 |
| 1301-1400 | 1.02 |
| 1401-1500 | 1.01 |
| *1501-1600 | 1.00 |
| 1601-1700 | 0.99 |
| 1701-1800 | 0.98 |
| 1801-1900 | 0.97 |
| 1901-2000 | 0.96 |
| 2001-2100 | 0.95 |
| 2101-2200 | 0.94 |
| 2201-2300 | 0.93 |
| 2301-2400 | 0.92 |
| 2401-2500 | 0.91 |
| 2501 & Up | 0.90 |

SIZE FACTOR - USE CODE 03 (SINGLE WIDE)

| <u>HEATED SQ. FT</u> | <u>SIZE FACTOR</u> |
|----------------------|--------------------|
| 0 - 550 | 1.10 |
| 551 - 600 | 1.09 |
| 601 - 650 | 1.08 |
| 651 - 700 | 1.07 |
| 701 - 750 | 1.06 |
| 751 - 800 | 1.05 |
| 801 - 850 | 1.04 |
| 851 - 900 | 1.03 |
| 901 - 950 | 1.02 |
| 951 - 1000 | 1.01 |
| *1001-1050 | 1.00 |
| 1051-1100 | 0.99 |
| 1101-1150 | 0.98 |
| 1151-1200 | 0.97 |
| 1201-1250 | 0.96 |
| 1251-1300 | 0.95 |
| 1301-1350 | 0.94 |
| 1351-1400 | 0.93 |
| 1401-1450 | 0.92 |
| 1451-1500 | 0.91 |
| 1501 & Up | 0.90 |

*** Indicates the standard.**

**Iredell County – 2023 Reappraisal
Uniform Schedule of Values, Standards, and Rules
Market Value Schedule**

| Market Factors | | Pts |
|-----------------------|-----------|------------|
| 01 | Factor 01 | 0.90 |
| 02 | Factor 02 | 1.00 |
| 03 | Factor 03 | 1.05 |
| 04 | Factor 04 | 1.10 |
| 05 | Factor 05 | 1.15 |
| 06 | Factor 06 | 1.20 |
| 07 | Factor 07 | 1.25 |
| 08 | Factor 08 | 1.30 |
| 09 | Factor 09 | 1.35 |
| 10 | Factor 10 | 1.40 |
| 11 | Factor 11 | 1.45 |
| 12 | Factor 12 | 1.50 |
| 13 | Factor 13 | 1.55 |
| 14 | Factor 14 | 1.60 |
| 15 | Factor 15 | 1.65 |
| 16 | Factor 16 | 1.70 |
| 17 | Factor 17 | 1.75 |
| 18 | Factor 18 | 1.80 |
| 19 | Factor 19 | 1.85 |
| 20 | Factor 20 | 1.90 |

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MANUFACTURED HOUSING

N.C.G.S. 105-273(13) 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 disposition of the manufactured home upon termination of the lease.

N.C.G.S. 143-143.9(6) Manufactured home. - A structure, transportable in one or more sections, which, in the traveling mode, is eight feet or more in width or is 40 feet or more in length, or when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein.

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IREDELL COUNTY PROCEDURE

1. All modular homes are to be coded with a Use/Model of 01/01, used for residential purposes, are built to the same standard as site-built homes under the North Carolina State Building Code. Modular homes should be assessed as real property using the same schedule as site built homes. The style code #13-Modular Home will be used to identify this type of construction. Modular homes located on the land of someone other than the owner of the home should be considered real property and listed on a “B” card under the homeowner’s name. The solid waste fee will be listed with the land on the “A” card.
2. All multi-sectional manufactured (02/02) homes that have the tongue, axle, and wheels removed, are set up on a permanent foundation that meets code, are on the owners land, and used for residential purposes are to be listed as real property.
3. All single-sectional manufactured (03/02) homes that have the tongue, axle, and wheels removed, are set up on a foundation that meets code, are on the owners land, and used for residential purposes are to be listed as real property.
4. All single-sectional or multi-sectional manufactured homes that have **not** had the tongue, axle or wheels removed, or are **not** set up on a permanent foundation that meets code, or are **not** on the owner’s land are to be listed as personal property. **Improvements such as porches, decks, storage buildings etc. are to be listed as personal property also** (real property appraisers will provide the description and dimensions to the personal property staff). If the home is listed as personal property, a mobile home site is added to the land as well as other improvements to the land such as paving. **The solid waste fee is to be listed on the land appraisal card.** When the owner of the home is buying the land through a land contract, the land remains in the name of the seller and becomes an “A” card until transfer of ownership is recorded. The home and all improvements are to be listed as real property on a “B” card. The solid waste fee will be listed with the land on the “A” card.

Iredell County – 2023 Reappraisal

Uniform Schedule of Values, Standards, and Rules

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MODEL 03 CONDOMINIUMS/TOWNHOUSES - STRUCTURAL ELEMENT DATA

| CODE | DESCRIPTION | PTS | CODE | DESCRIPTION | PTS | CODE | DESCRIPTION | PTS |
|-----------------------|-----------------------|-----|-----------------------------|--------------------------|-----|---------------------------------|-------------------------|-----|
| FOUNDATION | | | ROOF STRUCTURE | | | HEATING FUEL | | |
| 01 | EARTH | 0 | 08 | IRREGULAR WOOD TRUSS (C) | 13 | 01 | NONE | 0 |
| 02 | PIERS | 02 | 09 | BAR JOIST (C) | 11 | 02 | OIL/WOOD/COAL | 0 |
| 03 | CONT FOOTING* | 05 | 10 | STEEL FRAME OR TRUSS (C) | 13 | 03 | GAS | 01 |
| 04 | SPREAD FOOTING (C) | 06 | 11 | BOWSTRING TRUSS (C) | 09 | 04 | ELECTRIC* | 01 |
| 05 | SPECIAL FOOTING (C) | 10 | 12 | REINFORCED CONCRETE (C) | 17 | 05 | SOLAR | 01 |
| FLOOR SYSTEM | | | 13 | PRESTRESSED CONCRETE (C) | 19 | HEATING TYPE | | |
| 01 | NONE | 0 | ROOFING COVER | | | 01 | NONE | 0 |
| 02 | SLAB ON GRADE* | 06 | 01 | CORR/ SHEET METAL | 02 | 02 | BASEBOARD | 03 |
| 03 | SLAB ABV GRADE (C) | 09 | 02 | ROLLED COMPOSITION | 01 | 03 | AIR-NO-DUCT | 02 |
| 04 | PLYWOOD | 08 | 03 | COMPOSITION SHINGLE* | 03 | 04 | AIR-DUCTED | 04 |
| 05 | WOOD | 09 | 04 | BLT UP TAR & GRAVEL | 04 | 05 | RADIANT SUSPENDE | 02 |
| 06 | PLATFORM HGT (C) | 10 | 05 | RUBBERIZED | 10 | 06 | HOT WATER | 05 |
| 07 | STRUCTURAL SLAB (C) | 11 | 06 | ASBTS-FIBER SHG/CORR | 04 | 07 | STEAM | 05 |
| EXTERIOR WALL | | | 07 | TILE CLAY | 14 | 08 | RADIANT ELECTRIC | 03 |
| 01 | SIDING MINIMUM | 06 | 08 | WOOD SHINGLE/SHAKE | 06 | 09 | RADIANT WATER | 06 |
| 02 | CORR METAL LIGHT | 06 | 09 | COPPER | 20 | 10 | HEAT PUMP/GEOTHERMAL* | 04 |
| 03 | COMP OR WALL BRD | 10 | 10 | COMP. SHINGLE HEAVY | 05 | 11 | HEAT PUMP WALL UNIT | 02 |
| 04 | SIDING NO SHTG | 19 | 11 | SLATE (RESIDENTIAL) | 14 | 12 | HEAT PUMP LOOP SYSTEM | 07 |
| 05 | ASBTS-FIBER SHG/CORR | 27 | 12 | PREFINISHED METAL | 06 | AIR CONDITION TYPE | | |
| 06 | BRD&BAT/PLYWOOD | 21 | 13 | METAL STANDING SEAM | 10 | 01 | NONE | 0 |
| 07 | CEMENT/WOOD FIBER | 32 | 14 | TILE CONC/PLASTIC | 09 | 02 | WALL UNIT | 02 |
| 08 | MASONITE | 29 | 15 | ENAMEL/STAINLESS SHNG | 13 | 03 | CENTRAL* | 04 |
| 09 | WOOD ON SHTG | 30 | 16 | CEMENT FIBER SHINGLE | 08 | 04 | PACKAGE ROOF | 04 |
| 10 | VINYL/ALUM SIDING* | 30 | INTERIOR WALL | | | 05 | CHILLED WATER | 03 |
| 11 | CONCRETE BLOCK | 21 | 01 | MASONRY/MINIMUM | 06 | STRUCTURAL FRAME | | |
| 12 | STUCCO | 32 | 02 | WALLBRD/WOOD/METAL | 09 | 01 | NONE | 0 |
| 13 | SYNTHETIC STONE | 33 | 03 | PLASTER | 20 | 02 | WOOD FRAME* | 03 |
| 14 | WOOD SHINGLES | 31 | 04 | PLYWOOD PANEL | 16 | 03 | PREFABRICATED | 01 |
| 15 | BOARD&BAT 12" | 31 | 05 | DRYWALL/SHEETROCK* | 20 | 04 | MASONRY | 04 |
| 16 | LOG | 33 | 06 | CUSTOM INTERIOR | 32 | 05 | REINFORCED CONCRETE | 08 |
| 17 | CEDAR, REDWOOD | 32 | INTERIOR FLOOR COVER | | | 06 | STEEL | 05 |
| 18 | SIDING MAXIMUM | 36 | 01 | NONE | 0 | 07 | FIREPROOF STEEL | 10 |
| 19 | UTILITY BRICK (12") | 32 | 02 | PLYWOOD / LINOLEUM | 02 | 08 | SPECIAL | 14 |
| 20 | FACE BLOCK/COM. BRICK | 33 | 03 | FINISHED CONCRETE | 01 | CEILING & INSULATION | | |
| 21 | FACE BRICK | 35 | 04 | COATED CONCRETE | 02 | SUSPENDED | | |
| 22 | STONE | 49 | 05 | ASPHALT TILE | 02 | 01 | CEILING INSULATED | 04 |
| 23 | CORR METAL HEAVY | 07 | 06 | RUBBER/CORK | 04 | 02 | WALL INSULATED | 04 |
| 24 | PREFAB METAL | 15 | 07 | VINYL TILE | 06 | 03 | CEILING/WALL INSULATED | 05 |
| 25 | REINFORCED CONCRETE | 40 | 08 | SHEET VINYL/LAMINATE* | 07 | 04 | NO INSULATION | 03 |
| 26 | PRECAST PANEL | 36 | 09 | PINE OR SOFTWOOD | 10 | NOT SUSPENDE | | |
| 27 | PREFINISHED METAL | 43 | 10 | TERRAZZO | 16 | 05 | CEILING INSULATED | 03 |
| 28 | GLASS/THERMAL | 46 | 11 | CERAMIC TILE | 10 | 06 | WALL INSULATED | 03 |
| ROOF STRUCTURE | | | 12 | HDWD/HEART PINE/LAM/LVP | 12 | 07 | CEILING/WALL INSULATED* | 04 |
| 01 | FLAT | 03 | 13 | PARQUET | 10 | 08 | NO INSULATION | 02 |
| 02 | SHED | 05 | 14 | CARPET* | 06 | NO CEILING | | |
| 03 | GABLE* | 07 | 15 | HARD TILE | 16 | 09 | CEILING INSULATED | 01 |
| 04 | HIP | 09 | 16 | SEAMLESS COATING | 08 | 10 | WALL INSULATED | 01 |
| 05 | GAMBREL/MANSARD | 09 | 17 | PRECAST CONCRETE | 01 | 11 | CEILING/WALL INSULATED | 02 |
| 06 | IRREGULAR | 13 | 18 | SLATE | 23 | 12 | NO INSULATION | 0 |
| 07 | WOOD TRUSS (C) | 07 | 19 | MARBLE | 44 | | | |
| | | | | | | * Indicates the standard. | | |

Iredell County – 2023 Reappraisal Uniform Schedule of Values, Standards, and Rules Market Value Schedule

MODEL 03 - CONDOMINIUMS

| <u>BEDROOMS</u> | <u>BATHS</u> | <u>1/2 BATHS</u> | <u>POINTS</u> | <u>BEDROOMS</u> | <u>BATHS</u> | <u>1/2 BATHS</u> | <u>POINTS</u> |
|-----------------|--------------|------------------|---------------|-----------------|--------------|------------------|---------------|
| 1 | 0 | 0 | 0 | 4 | 0 | 0 | 1 |
| 1 | 0 | 1 | 2 | 4 | 0 | 1 | 3 |
| 1 | 1 | 0 | 4 | 4 | 1 | 0 | 5 |
| 1 | 1 | 1 | 6 | 4 | 1 | 1 | 7 |
| 2 | 0 | 0 | 1 | 4 | 2 | 0 | 9 |
| 2 | 0 | 1 | 2 | 4 | 2 | 1 | 11 |
| 2 | 1 | 0 | 4 | 4 | 3 | 0 | 13 |
| 2 | 1 | 1 | 6 | 4 | 3 | 1 | 15 |
| 2 | 2 | 0 | 8 | 5 | 0 | 0 | 1 |
| 2 | 2 | 1 | 10 | 5 | 0 | 1 | 3 |
| 3 | 0 | 0 | 1 | 5 | 1 | 0 | 5 |
| 3 | 0 | 1 | 3 | 5 | 1 | 1 | 7 |
| 3 | 1 | 0 | 5 | 5 | 2 | 0 | 9 |
| *3 | 1 | 1 | 7 | 5 | 2 | 1 | 11 |
| 3 | 2 | 0 | 9 | 5 | 3 | 0 | 13 |
| 3 | 2 | 1 | 11 | 5 | 3 | 1 | 15 |
| 3 | 3 | 0 | 13 | 5 | 3 | 2 | 17 |

If Bedroom/Bath count exceeds chart figures, carry highest points.

SIZE FACTOR

Square footage comes from BAS, FUS, LLF, and SFB.

| <u>HEATED SQ.FT.</u> | <u>SIZE FACTOR</u> | <u>HEATED SQ.FT.</u> | <u>SIZE FACTOR</u> |
|----------------------|--------------------|----------------------|--------------------|
| 0-600 | 1.29 | 981-1000 | 1.09 |
| 601-620 | 1.28 | 1001-1020 | 1.08 |
| 621-640 | 1.27 | 1021-1040 | 1.07 |
| 641-660 | 1.26 | 1041-1060 | 1.06 |
| 661-680 | 1.25 | 1061-1080 | 1.05 |
| 681-700 | 1.24 | 1081-1100 | 1.04 |
| 701-720 | 1.23 | 1101-1200 | 1.03 |
| 721-740 | 1.22 | 1201-1300 | 1.02 |
| 741-760 | 1.21 | 1301-1400 | 1.01 |
| 761-780 | 1.20 | 1401-1500* | 1.00 |
| 781-800 | 1.19 | 1501-1600 | 0.99 |
| 801-820 | 1.18 | 1601-1700 | 0.98 |
| 821-840 | 1.17 | 1701-1800 | 0.97 |
| 841-860 | 1.16 | 1801-1900 | 0.96 |
| 861-880 | 1.15 | 1901-2000 | 0.95 |
| 881-900 | 1.14 | 2001-2100 | 0.94 |
| 901-920 | 1.13 | 2101-2200 | 0.93 |
| 921-940 | 1.12 | 2201-2300 | 0.92 |
| 941-960 | 1.11 | 2301-2400 | 0.91 |
| 961-980 | 1.10 | 2401 & Up | 0.90 |

***Indicates the standard**

**Iredell County – 2023 Reappraisal
Uniform Schedule of Values, Standards, and Rules
Market Value Schedule**

| Market Factors | | Pts |
|-----------------------|-----------|------------|
| 01 | Factor 01 | 0.90 |
| 02 | Factor 02 | 1.00 |
| 03 | Factor 03 | 1.05 |
| 04 | Factor 04 | 1.10 |
| 05 | Factor 05 | 1.15 |
| 06 | Factor 06 | 1.20 |
| 07 | Factor 07 | 1.25 |
| 08 | Factor 08 | 1.30 |
| 09 | Factor 09 | 1.35 |
| 10 | Factor 10 | 1.40 |
| 11 | Factor 11 | 1.45 |
| 12 | Factor 12 | 1.50 |
| 13 | Factor 13 | 1.55 |
| 14 | Factor 14 | 1.60 |
| 15 | Factor 15 | 1.65 |
| 16 | Factor 16 | 1.70 |
| 17 | Factor 17 | 1.75 |
| 18 | Factor 18 | 1.80 |
| 19 | Factor 19 | 1.85 |
| 20 | Factor 20 | 1.90 |

| Fireplace | | |
|------------------|----------------------------|---------|
| 01 | None | \$0 |
| 02 | PreFab | \$1,755 |
| 03 | 1 Story Single | \$2,925 |
| 04 | 2 Stry Sngl/1 Dbl/2 PreFab | \$3,640 |
| 05 | 2 or more | \$5,850 |
| 06 | Massive | \$4,355 |
| 07 | 2 or more massive | \$8,710 |

| Quality Adjustment | | |
|---------------------------|-----------------|----------|
| 01 | Minimum | 0.75 |
| 02 | Below Average | 0.9 |
| 03 | *Average | 1 |
| 04 | Above Average | 1.1 |
| 05 | Custom | 1.3 |
| 06 | Excellent | 1.5 |

*** Indicates the standard**

Iredell County – 2023 Reappraisal

Uniform Schedule of Values, Standards, and Rules

Market Value Schedule

MODEL 04 OFFICE CONSTRUCTION - STRUCTURAL ELEMENT DATA

| CODE | DESCRIPTION | PTS | CODE | DESCRIPTION | PTS | CODE | DESCRIPTION | PTS |
|-----------------------|-----------------------------|-----|-----------------------------|-----------------------------|-----|---------------------------------|--------------------------------|-----|
| FOUNDATION | | | ROOF STRUCTURE | | | HEATING FUEL | | |
| 01 | EARTH | 0 | 08 | IRREGULAR WOOD TRUSS (C) | 10 | 01 | NONE | 0 |
| 02 | PIERS | 02 | 09 | BAR JOIST (C) | 09 | 02 | OIL/WOOD/COAL | 0 |
| 03 | CONT FOOTING | 04 | 10 | STEEL FRAME OR TRUSS (C) | 10 | 03 | GAS | 01 |
| 04 | SPREAD FOOTING (C) * | 06 | 11 | BOWSTRING TRUSS (C) | 08 | 04 | ELECTRIC* | 01 |
| 05 | SPECIAL FOOTING (C) | 12 | 12 | REINFORCED CONCRETE (C) | 10 | 05 | SOLAR | 01 |
| FLOOR SYSTEM | | | 13 | PRESTRESSED CONCRETE (C) | 11 | HEATING TYPE | | |
| 01 | NONE | 0 | ROOFING COVER | | | 01 | NONE | 0 |
| 02 | SLAB ON GRADE* | 05 | 01 | CORR/ SHEET METAL | 01 | 02 | BASEBOARD | 04 |
| 03 | SLAB ABV GRADE (C) | 11 | 02 | ROLLED COMPOSITION | 01 | 03 | AIR-NO-DUCT | 03 |
| 04 | PLYWOOD | 09 | 03 | COMPOSITION SHINGLE* | 02 | 04 | AIR-DUCTED | 05 |
| 05 | WOOD | 11 | 04 | BLT UP TAR & GRAVEL | 03 | 05 | RADIANT SUSPENDED | 03 |
| 06 | PLATFORM HGT (C) | 16 | 05 | RUBBERIZED | 06 | 06 | HOT WATER | 08 |
| 07 | STRUCTURAL SLAB (C) | 16 | 06 | ASBTS-FIBER SHG/CORR | 03 | 07 | STEAM | 06 |
| EXTERIOR WALL | | | 07 | TILE CLAY | 09 | 08 | RADIANT ELECTRIC | 04 |
| 01 | SIDING MINIMUM | 03 | 08 | WOOD SHINGLE/SHAKE | 05 | 09 | RADIANT WATER | 09 |
| 02 | CORR METAL LIGHT | 05 | 09 | COPPER | 14 | 10 | HEAT PUMP/GEOTHERMAL* | 05 |
| 03 | COMP OR WALL BRD | 10 | 10 | COMP. SHINGLE HEAVY | 03 | 11 | HEAT PUMP WALL UNIT | 03 |
| 04 | SIDING NO SHTG | 16 | 11 | SLATE (RESIDENTIAL) | 08 | 12 | HEAT PUMP LOOP SYSTEM | 07 |
| 05 | ASBTS-FIBER SHG/CORR | 16 | 12 | PREFINISHED METAL | 05 | AIR CONDITION TYPE | | |
| 06 | BRD&BAT/PLYWOOD | 17 | 13 | METAL STANDING SEAM | 08 | 01 | NONE | 0 |
| 07 | CEMENT/WOOD FIBER | 19 | 14 | TILE CONC/PLASTIC | 06 | 02 | WALL UNIT | 02 |
| 08 | MASONITE | 18 | 15 | ENAMEL/STAINLESS SHNG | 09 | 03 | CENTRAL* | 06 |
| 09 | WOOD ON SHTG | 19 | 16 | CEMENT FIBER SHINGLE | 05 | 04 | PACKAGE ROOF | 06 |
| 10 | VINYL/ALUM SIDING | 19 | INTERIOR WALL | | | 05 | CHILLED WATER | 06 |
| 11 | CONCRETE BLOCK | 16 | 01 | MASONRY/MINIMUM | 08 | STRUCTURAL FRAME | | |
| 12 | STUCCO | 22 | 02 | WALLBRD/WOOD/METAL | 11 | 01 | NONE | 0 |
| 13 | SYNTHETIC STONE | 23 | 03 | PLASTER | 22 | 02 | WOOD FRAME* | 05 |
| 14 | WOOD SHINGLES | 20 | 04 | PLYWOOD PANEL | 18 | 03 | PREFABRICATED | 04 |
| 15 | BOARD&BAT 12" | 20 | 05 | DRYWALL/SHEETROCK* | 22 | 04 | MASONRY | 16 |
| 16 | LOG | 22 | 06 | CUSTOM INTERIOR | 30 | 05 | REINFORCED CONCRETE | 15 |
| 17 | CEDAR, REDWOOD | 21 | INTERIOR FLOOR COVER | | | 06 | STEEL | 09 |
| 18 | SIDING MAXIMUM | 24 | 01 | NONE | 0 | 07 | FIREPROOF STEEL | 16 |
| 19 | UTILITY BRICK (12") | 20 | 02 | PLYWOOD / LINOLEUM | 02 | 08 | SPECIAL | 23 |
| 20 | FACE BLOCK/COM. BRICK | 22 | 03 | FINISHED CONCRETE | 01 | CEILING & INSULATION | | |
| 21 | FACE BRICK* | 25 | 04 | COATED CONCRETE | 02 | SUSPENDED | | |
| 22 | STONE | 35 | 05 | ASPHALT TILE | 02 | 01 | CEILING INSULATED | 04 |
| 23 | CORR METAL HEAVY | 10 | 06 | RUBBER/CORK | 07 | 02 | WALL INSULATED | 04 |
| 24 | PREFAB METAL | 12 | 07 | VINYL TILE | 05 | 03 | CEILING/WALL INSULATED | 05 |
| 25 | REINFORCED CONCRETE | 27 | 08 | SHEET VINYL/LAMINATE | 05 | 04 | NO INSULATION | 03 |
| 26 | PRECAST PANEL | 22 | 09 | PINE OR SOFTWOOD | 08 | NOT SUSPENDED | | |
| 27 | PREFINISHED METAL | 30 | 10 | TERRAZZO | 15 | 05 | CEILING INSULATED | 03 |
| 28 | GLASS/THERMAL | 35 | 11 | CERAMIC TILE | 15 | 06 | WALL INSULATED | 03 |
| ROOF STRUCTURE | | | 12 | HDWD/HEART PINE/LAM/LVP | 12 | 07 | CEILING/WALL INSULATED* | 04 |
| 01 | FLAT | 05 | 13 | PARQUET | 10 | 08 | NO INSULATION | 02 |
| 02 | SHED | 06 | 14 | CARPET* | 05 | NO CEILING | | |
| 03 | GABLE | 07 | 15 | HARD TILE | 15 | 09 | CEILING INSULATED | 01 |
| 04 | HIP | 08 | 16 | SEAMLESS COATING | 07 | 10 | WALL INSULATED | 01 |
| 05 | GAMBREL/MANSARD | 09 | 17 | PRECAST CONCRETE | 01 | 11 | CEILING/WALL INSULATED | 02 |
| 06 | IRREGULAR | 10 | 18 | SLATE | 20 | 12 | NO INSULATION | 0 |
| 07 | WOOD TRUSS (C) * | 07 | 19 | MARBLE | 38 | | | |

* Indicates the standard.

**Iredell County – 2023 Reappraisal
Uniform Schedule of Values, Standards, and Rules
Market Value Schedule**

MODEL 04 - OFFICE CONSTRUCTION

SIZE FACTORS – APPLIED TO TOTAL HEATED AREA

| <u>HEATED SQ. FT</u> | <u>SIZE FACTOR</u> | <u>HEATED SQ. FT</u> | <u>SIZE FACTOR</u> |
|----------------------|--------------------|----------------------|--------------------|
| 1 - 500 | 125% | 3601 - 3900 | 107% |
| 501 - 600 | 124% | 3901 - 4200 | 106% |
| 601 - 700 | 123% | 4201 - 4500 | 105% |
| 701 - 800 | 122% | 4501 - 4800 | 104% |
| 801 - 900 | 121% | 4801 - 5200 | 103% |
| 901 - 1000 | 120% | 5201 - 5600 | 102% |
| 1001 - 1100 | 119% | 5601 - 6000 | 101% |
| 1101 - 1200 | 118% | *6001 - 8000 | 100% |
| 1201 - 1400 | 117% | 8001 - 10000 | 99% |
| 1401 - 1600 | 116% | 10001 - 12000 | 98% |
| 1601 - 1800 | 115% | 12001 - 14000 | 97% |
| 1801 - 2000 | 114% | 14001 - 16000 | 96% |
| 2001 - 2200 | 113% | 16001 - 20000 | 95% |
| 2201 - 2400 | 112% | 20001 - 25000 | 94% |
| 2401 - 2700 | 111% | 25001 - 30000 | 93% |
| 2701 - 3000 | 110% | 30001 - 40000 | 92% |
| 3001 - 3300 | 109% | 40001 - 50000 | 91% |
| 3301 - 3600 | 108% | 50001 - UP | 90% |

Iredell County – 2023 Reappraisal

Uniform Schedule of Values, Standards, and Rules

Market Value Schedule

MODEL 05 APARTMENTS - STRUCTURAL ELEMENT DATA

| CODE | DESCRIPTION | PTS | CODE | DESCRIPTION | PTS | CODE | DESCRIPTION | PTS |
|-----------------------|-----------------------|-----|-----------------------------|--------------------------|-----|---------------------------------|-------------------------|-----|
| FOUNDATION | | | ROOF STRUCTURE | | | HEATING FUEL | | |
| 01 | EARTH | 0 | 08 | IRREGULAR WOOD TRUSS (C) | 14 | 01 | NONE | 0 |
| 02 | PIERS | 02 | 09 | BAR JOIST (C) | 12 | 02 | OIL/WOOD/COAL | 0 |
| 03 | CONT FOOTING | 04 | 10 | STEEL FRAME OR TRUSS (C) | 14 | 03 | GAS | 01 |
| 04 | SPREAD FOOTING (C) * | 05 | 11 | BOWSTRING TRUSS (C) | 10 | 04 | ELECTRIC* | 01 |
| 05 | SPECIAL FOOTING (C) | 10 | 12 | REINFORCED CONCRETE (C) | 18 | 05 | SOLAR | 01 |
| FLOOR SYSTEM | | | 13 | PRESTRESSED CONCRETE (C) | 20 | HEATING TYPE | | |
| 01 | NONE | 0 | ROOFING COVER | | | 01 | NONE | 0 |
| 02 | SLAB ON GRADE* | 05 | 01 | CORR/ SHEET METAL | 01 | 02 | BASEBOARD | 03 |
| 03 | SLAB ABV GRADE (C) | 10 | 02 | ROLLED COMPOSITION | 01 | 03 | AIR-NO-DUCT | 02 |
| 04 | PLYWOOD | 09 | 03 | COMPOSITION SHINGLE* | 02 | 04 | AIR-DUCTED | 04 |
| 05 | WOOD | 10 | 04 | BLT UP TAR & GRAVEL | 02 | 05 | RADIANT SUSPENDED | 02 |
| 06 | PLATFORM HGT (C) | 11 | 05 | RUBBERIZED | 06 | 06 | HOT WATER | 07 |
| 07 | STRUCTURAL SLAB (C) | 15 | 06 | ASBTS-FIBER SHG/CORR | 03 | 07 | STEAM | 05 |
| EXTERIOR WALL | | | 07 | TILE CLAY | 09 | 08 | RADIANT ELECTRIC | 03 |
| 01 | SIDING MINIMUM | 04 | 08 | WOOD SHINGLE/SHAKE | 05 | 09 | RADIANT WATER | 07 |
| 02 | CORR METAL LIGHT | 07 | 09 | COPPER | 13 | 10 | HEAT PUMP/GEOTHERMAL* | 04 |
| 03 | COMP OR WALL BRD | 12 | 10 | COMP. SHINGLE HEAVY | 03 | 11 | HEAT PUMP WALL UNIT | 02 |
| 04 | SIDING NO SHTG | 17 | 11 | SLATE (RESIDENTIAL) | 08 | 12 | HEAT PUMP LOOP SYSTEM | 06 |
| 05 | ASBTS-FIBER SHG/CORR | 23 | 12 | PREFINISHED METAL | 05 | AIR CONDITION TYPE | | |
| 06 | BRD&BAT/PLYWOOD | 19 | 13 | METAL STANDING SEAM | 08 | 01 | NONE | 0 |
| 07 | CEMENT/WOOD FIBER | 26 | 14 | TILE CONC/PLASTIC | 06 | 02 | WALL UNIT | 02 |
| 08 | MASONITE | 25 | 15 | ENAMEL/STAINLESS SHNG | 09 | 03 | CENTRAL* | 05 |
| 09 | WOOD ON SHTG* | 26 | 16 | CEMENT FIBER SHINGLE | 05 | 04 | PACKAGE ROOF | 05 |
| 10 | VINYL/ALUM SIDING | 26 | INTERIOR WALL | | | 05 | CHILLED WATER | 05 |
| 11 | CONCRETE BLOCK | 24 | 01 | MASONRY/MINIMUM | 06 | STRUCTURAL FRAME | | |
| 12 | STUCCO | 28 | 02 | WALLBRD/WOOD/METAL | 09 | 01 | NONE | 0 |
| 13 | SYNTHETIC STONE | 29 | 03 | PLASTER | 22 | 02 | WOOD FRAME* | 03 |
| 14 | WOOD SHINGLES | 27 | 04 | PLYWOOD PANEL | 18 | 03 | PREFABRICATED | 01 |
| 15 | BOARD&BAT 12" | 27 | 05 | DRYWALL/SHEETROCK* | 22 | 04 | MASONRY | 04 |
| 16 | LOG | 29 | 06 | CUSTOM INTERIOR | 30 | 05 | REINFORCED CONCRETE | 08 |
| 17 | CEDAR, REDWOOD | 28 | INTERIOR FLOOR COVER | | | 06 | STEEL | 05 |
| 18 | SIDING MAXIMUM | 33 | 01 | NONE | 0 | 07 | FIREPROOF STEEL | 10 |
| 19 | UTILITY BRICK (12") | 27 | 02 | PLYWOOD / LINOLEUM | 02 | 08 | SPECIAL | 14 |
| 20 | FACE BLOCK/COM. BRICK | 29 | 03 | FINISHED CONCRETE | 01 | CEILING & INSULATION | | |
| 21 | FACE BRICK | 32 | 04 | COATED CONCRETE | 02 | SUSPENDED | | |
| 22 | STONE | 47 | 05 | ASPHALT TILE | 02 | 01 | CEILING INSULATED | 04 |
| 23 | CORR METAL HEAVY | 14 | 06 | RUBBER/CORK | 07 | 02 | WALL INSULATED | 04 |
| 24 | PREFAB METAL | 18 | 07 | VINYL TILE | 05 | 03 | CEILING/WALL INSULATED | 05 |
| 25 | REINFORCED CONCRETE | 39 | 08 | SHEET VINYL/LAMINATE | 05 | 04 | NO INSULATION | 03 |
| 26 | PRECAST PANEL | 32 | 09 | PINE OR SOFTWOOD | 08 | NOT SUSPENDED | | |
| 27 | PREFINISHED METAL | 50 | 10 | TERRAZZO | 15 | 05 | CEILING INSULATED | 03 |
| 28 | GLASS/THERMAL | 60 | 11 | CERAMIC TILE | 15 | 06 | WALL INSULATED | 03 |
| ROOF STRUCTURE | | | 12 | HDWD/HEART PINE/LAM/LVP | 12 | 07 | CEILING/WALL INSULATED* | 04 |
| 01 | FLAT | 04 | 13 | PARQUET | 10 | 08 | NO INSULATION | 02 |
| 02 | SHED | 06 | 14 | CARPET* | 05 | NO CEILING | | |
| 03 | GABLE | 08 | 15 | HARD TILE | 15 | 09 | CEILING INSULATED | 01 |
| 04 | HIP | 10 | 16 | SEAMLESS COATING | 07 | 10 | WALL INSULATED | 01 |
| 05 | GAMBREL/MANSARD | 12 | 17 | PRECAST CONCRETE | 01 | 11 | CEILING/WALL INSULATED | 02 |
| 06 | IRREGULAR | 14 | 18 | SLATE | 20 | 12 | NO INSULATION | 0 |
| 07 | WOOD TRUSS (C) * | 08 | 19 | MARBLE | 38 | | | |

* Indicates the standard.

Iredell County – 2023 Reappraisal

Uniform Schedule of Values, Standards, and Rules

Market Value Schedule

MODEL 05 - MULTI FAMILY

USE CODES 60, 60A, 61, 62, 63 & 64 APARTMENTS

BATHROOM - POINTS SCHEDULE

| <u>Area per Fixture</u> | <u>Points</u> | |
|-------------------------|---------------|---|
| 0 – 99 | 14 | Enter total fixtures for entire building Area per fixture = Total Heated Area Divided by Total Number of Fixtures |
| 100 – 149 | 12 | |
| *150 – 189 | 10 | |
| 190 – 229 | 8 | |
| 230 – 269 | 7 | |
| 270 – 309 | 6 | |
| 310 – 349 | 5 | |
| 350 – 449 | 4 | |
| 450 – UP | 3 | |

SIZE FACTOR

The average unit size = $\frac{\text{HEATED AREA}}{\text{NUMBER OF UNITS}}$ = SIZE FACTOR

AVERAGE SIZE UNIT (SQ. FT.)

| <u>No. of Units Per Card</u> | 0 to <u>599</u> | 600 to <u>799</u> | 800 to <u>999</u> | 1000 to <u>1199</u> | 1200 to <u>MAX</u> |
|----------------------------------|--------------------------------|----------------------------------|----------------------------------|------------------------------------|-----------------------------------|
| 2 | 1.20 | 1.15 | 1.10 | 1.08 | 1.06 |
| 3 | 1.18 | 1.13 | 1.08 | 1.06 | 1.05 |
| 4 | 1.16 | 1.11 | 1.06 | 1.04 | 1.03 |
| 5 | 1.14 | 1.09 | 1.04 | 1.02 | 1.01 |
| 6 | 1.11 | 1.07 | 1.02 | 1.00 | .99 |
| 7 | 1.08 | 1.05 | 1.00* | .98 | .97 |
| 8 | 1.05 | 1.03 | .98 | .96 | .95 |
| 9 | 1.02 | 1.00 | .96 | .94 | .93 |
| 10 & UP | .99 | .97 | .94 | .92 | .91 |

* Indicates the standard.

**Iredell County – 2023 Reappraisal
Uniform Schedule of Values, Standards, and Rules
Market Value Schedule**

| Market Factors | | Pts | | Quality Adjustment | | |
|----------------|-----------|------|--|---------------------------------|-----------------|----------|
| 01 | Factor 01 | 0.90 | | 01 | Minimum | 0.75 |
| 02 | Factor 02 | 1.00 | | 02 | Below Average | 0.9 |
| 03 | Factor 03 | 1.05 | | 03 | *Average | 1 |
| 04 | Factor 04 | 1.10 | | 04 | Above Average | 1.1 |
| 05 | Factor 05 | 1.15 | | 05 | Custom | 1.3 |
| 06 | Factor 06 | 1.20 | | 06 | Excellent | 1.5 |
| 07 | Factor 07 | 1.25 | | | | |
| 08 | Factor 08 | 1.30 | | * Indicates the standard | | |
| 09 | Factor 09 | 1.35 | | | | |
| 10 | Factor 10 | 1.40 | | | | |
| 11 | Factor 11 | 1.45 | | | | |
| 12 | Factor 12 | 1.50 | | | | |
| 13 | Factor 13 | 1.55 | | | | |
| 14 | Factor 14 | 1.60 | | | | |
| 15 | Factor 15 | 1.65 | | | | |
| 16 | Factor 16 | 1.70 | | | | |
| 17 | Factor 17 | 1.75 | | | | |
| 18 | Factor 18 | 1.80 | | | | |
| 19 | Factor 19 | 1.85 | | | | |
| 20 | Factor 20 | 1.90 | | | | |

Iredell County – 2023 Reappraisal

Uniform Schedule of Values, Standards, and Rules

Market Value Schedule

MODEL 05 MOTEL/HOTEL - STRUCTURAL ELEMENT DATA

| CODE | DESCRIPTION | PTS | CODE | DESCRIPTION | PTS | CODE | DESCRIPTION | PTS |
|-----------------------|-----------------------------|-----------|-----------------------------|-----------------------------|-----------|---------------------------------|--------------------------------|-----------|
| FOUNDATION | | | ROOF STRUCTURE | | | HEATING FUEL | | |
| 01 | EARTH | 0 | 08 | IRREGULAR WOOD TRUSS (C) | 14 | 01 | NONE | 0 |
| 02 | PIERS | 02 | 09 | BAR JOIST (C) | 12 | 02 | OIL/WOOD/COAL | 0 |
| 03 | CONT FOOTING | 04 | 10 | STEEL FRAME OR TRUSS (C) | 14 | 03 | GAS | 01 |
| 04 | SPREAD FOOTING (C) * | 05 | 11 | BOWSTRING TRUSS (C) | 10 | 04 | ELECTRIC* | 01 |
| 05 | SPECIAL FOOTING (C) | 10 | 12 | REINFORCED CONCRETE (C) | 18 | 05 | SOLAR | 01 |
| FLOOR SYSTEM | | | 13 | PRESTRESSED CONCRETE (C) | 20 | HEATING TYPE | | |
| 01 | NONE | 0 | ROOFING COVER | | | 01 | NONE | 0 |
| 02 | SLAB ON GRADE* | 05 | 01 | CORR/ SHEET METAL | 01 | 02 | BASEBOARD | 03 |
| 03 | SLAB ABV GRADE (C) | 10 | 02 | ROLLED COMPOSITION | 01 | 03 | AIR-NO-DUCT | 02 |
| 04 | PLYWOOD | 09 | 03 | COMPOSITION SHINGLE* | 02 | 04 | AIR-DUCTED | 04 |
| 05 | WOOD | 10 | 04 | BLT UP TAR & GRAVEL | 02 | 05 | RADIANT SUSPENDED | 02 |
| 06 | PLATFORM HGT (C) | 11 | 05 | RUBBERIZED | 06 | 06 | HOT WATER | 07 |
| 07 | STRUCTURAL SLAB (C) | 15 | 06 | ASBTS-FIBER SHG/CORR | 03 | 07 | STEAM | 05 |
| EXTERIOR WALL | | | 07 | TILE CLAY | 09 | 08 | RADIANT ELECTRIC | 03 |
| 01 | SIDING MINIMUM | 04 | 08 | WOOD SHINGLE/SHAKE | 05 | 09 | RADIANT WATER | 07 |
| 02 | CORR METAL LIGHT | 07 | 09 | COPPER | 13 | 10 | HEAT PUMP/GEOTHERMAL* | 04 |
| 03 | COMP OR WALL BRD | 12 | 10 | COMP. SHINGLE HEAVY | 03 | 11 | HEAT PUMP WALL UNIT | 02 |
| 04 | SIDING NO SHTG | 17 | 11 | SLATE (RESIDENTIAL) | 08 | 12 | HEAT PUMP LOOP SYSTEM | 06 |
| 05 | ASBTS-FIBER SHG/CORR | 23 | 12 | PREFINISHED METAL | 05 | AIR CONDITION TYPE | | |
| 06 | BRD&BAT/PLYWOOD | 19 | 13 | METAL STANDING SEAM | 08 | 01 | NONE | 0 |
| 07 | CEMENT/WOOD FIBER | 26 | 14 | TILE CONC/PLASTIC | 06 | 02 | WALL UNIT | 02 |
| 08 | MASONITE | 25 | 15 | ENAMEL/STAINLESS SHNG | 09 | 03 | CENTRAL* | 05 |
| 09 | WOOD ON SHIG* | 26 | 16 | CEMENT FIBER SHINGLE | 05 | 04 | PACKAGE ROOF | 05 |
| 10 | VINYL/ALUM SIDING | 26 | INTERIOR WALL | | | 05 | CHILLED WATER | 05 |
| 11 | CONCRETE BLOCK | 24 | 01 | MASONRY/MINIMUM | 06 | STRUCTURAL FRAME | | |
| 12 | STUCCO | 28 | 02 | WALLBRD/WOOD/METAL | 09 | 01 | NONE | 0 |
| 13 | SYNTHETIC STONE | 29 | 03 | PLASTER | 22 | 02 | WOOD FRAME* | 03 |
| 14 | WOOD SHINGLES | 27 | 04 | PLYWOOD PANEL | 18 | 03 | PREFABRICATED | 01 |
| 15 | BOARD&BAT 12" | 27 | 05 | DRYWALL/SHEETROCK* | 22 | 04 | MASONRY | 04 |
| 16 | LOG | 29 | 06 | CUSTOM INTERIOR | 30 | 05 | REINFORCED CONCRETE | 08 |
| 17 | CEDAR, REDWOOD | 28 | INTERIOR FLOOR COVER | | | 06 | STEEL | 05 |
| 18 | SIDING MAXIMUM | 33 | 01 | NONE | 0 | 07 | FIREPROOF STEEL | 10 |
| 19 | UTILITY BRICK (12") | 27 | 02 | PLYWOOD / LINOLEUM | 02 | 08 | SPECIAL | 14 |
| 20 | FACE BLOCK/COM. BRICK | 29 | 03 | FINISHED CONCRETE | 01 | CEILING & INSULATION | | |
| 21 | FACE BRICK | 32 | 04 | COATED CONCRETE | 02 | SUSPENDED | | |
| 22 | STONE | 47 | 05 | ASPHALT TILE | 02 | 01 | CEILING INSULATED | 04 |
| 23 | CORR METAL HEAVY | 14 | 06 | RUBBER/CORK | 07 | 02 | WALL INSULATED | 04 |
| 24 | PREFAB METAL | 18 | 07 | VINYL TILE | 05 | 03 | CEILING/WALL INSULATED | 05 |
| 25 | REINFORCED CONCRETE | 39 | 08 | SHEET VINYL/LAMINATE | 05 | 04 | NO INSULATION | 03 |
| 26 | PRECAST PANEL | 32 | 09 | PINE OR SOFTWOOD | 08 | NOT SUSPENDED | | |
| 27 | PREFINISHED METAL | 50 | 10 | TERRAZZO | 15 | 05 | CEILING INSULATED | 03 |
| 28 | GLASS/THERMAL | 60 | 11 | CERAMIC TILE | 15 | 06 | WALL INSULATED | 03 |
| ROOF STRUCTURE | | | 12 | HDWD/HEART PINE/LAM/LVP | 12 | 07 | CEILING/WALL INSULATED* | 04 |
| 01 | FLAT | 04 | 13 | PARQUET | 10 | 08 | NO INSULATION | 02 |
| 02 | SHED | 06 | 14 | CARPET* | 05 | NO CEILING | | |
| 03 | GABLE | 08 | 15 | HARD TILE | 15 | 09 | CEILING INSULATED | 01 |
| 04 | HIP | 10 | 16 | SEAMLESS COATING | 07 | 10 | WALL INSULATED | 01 |
| 05 | GAMBREL/MANSARD | 12 | 17 | PRECAST CONCRETE | 01 | 11 | CEILING/WALL INSULATED | 02 |
| 06 | IRREGULAR | 14 | 18 | SLATE | 20 | 12 | NO INSULATION | 0 |
| 07 | WOOD TRUSS (C) * | 08 | 19 | MARBLE | 38 | | | |

* Indicates the standard.

Iredell County – 2023 Reappraisal Uniform Schedule of Values, Standards, and Rules Market Value Schedule

MODEL 05 - HOTEL/MOTEL

PLUMBING - REST ROOM - POINTS SCHEDULE

| <u>Area per Fixture</u> | <u>Points</u> |
|-------------------------|---------------|
| 0 - 50 | 16 |
| 51 - 60 | 15 |
| 61 - 70 | 14 |
| 71 - 80 | 13 |
| 81 - 100 | 12 |
| 101 - 120 | 11 |
| 121 - 130 | 10 |
| *131 - 150 | 9 |
| 151 - UP | 8 |

Area per fixture = Total Heated Area divided by Total Number of Fixtures

| <u>Market Factors</u> | | <u>Pts</u> | <u>Quality Adjustment</u> | | |
|-----------------------|-----------|------------|---------------------------------|-----------------|----------|
| 01 | Factor 01 | 0.90 | 01 | Minimum | 0.75 |
| 02 | Factor 02 | 1.00 | 02 | Below Average | 0.9 |
| 03 | Factor 03 | 1.05 | 03 | *Average | 1 |
| 04 | Factor 04 | 1.10 | 04 | Above Average | 1.1 |
| 05 | Factor 05 | 1.15 | 05 | Custom | 1.3 |
| 06 | Factor 06 | 1.20 | 06 | Excellent | 1.5 |
| 07 | Factor 07 | 1.25 | | | |
| 08 | Factor 08 | 1.30 | * Indicates the standard | | |
| 09 | Factor 09 | 1.35 | | | |
| 10 | Factor 10 | 1.40 | | | |
| 11 | Factor 11 | 1.45 | | | |
| 12 | Factor 12 | 1.50 | | | |
| 13 | Factor 13 | 1.55 | | | |
| 14 | Factor 14 | 1.60 | | | |
| 15 | Factor 15 | 1.65 | | | |
| 16 | Factor 16 | 1.70 | | | |
| 17 | Factor 17 | 1.75 | | | |
| 18 | Factor 18 | 1.80 | | | |
| 19 | Factor 19 | 1.85 | | | |
| 20 | Factor 20 | 1.90 | | | |

| <u>AVERAGE SIZE UNIT</u> | <u>SIZE FACTOR</u> |
|--------------------------|--------------------|
| 0 - 200 SF | 108% |
| 201 - 300 SF | 104% |
| *301 - 500 SF | 100% |
| 501 - 800 SF | 97% |
| 801 - UP SF | 95% |

*** Indicates the standard.**

Iredell County – 2023 Reappraisal

Uniform Schedule of Values, Standards, and Rules

Market Value Schedule

MODEL 06 WAREHOUSE/INDUSTRIAL CONSTRUCTION - STRUCTURAL ELEMENT DATA

| CODE | DESCRIPTION | PTS | CODE | DESCRIPTION | PTS | CODE | DESCRIPTION | PTS |
|-----------------------|-----------------------------|-----------|-----------------------------|-----------------------------------|-----------|---------------------------------|--------------------------------|-----------|
| FOUNDATION | | | ROOF STRUCTURE | | | HEATING FUEL | | |
| 01 | EARTH | 01 | 08 | IRREGULAR WOOD TRUSS (C) | 16 | 01 | NONE | 0 |
| 02 | PIERS | 03 | 09 | BAR JOIST (C) | 16 | 02 | OIL/WOOD/COAL | 0 |
| 03 | CONT FOOTING | 06 | 10 | STEEL FRAME OR TRUSS (C) * | 18 | 03 | GAS | 01 |
| 04 | SPREAD FOOTING (C) * | 08 | 11 | BOWSTRING TRUSS (C) | 15 | 04 | ELECTRIC* | 01 |
| 05 | SPECIAL FOOTING (C) | 13 | 12 | REINFORCED CONCRETE (C) | 18 | 05 | SOLAR | 01 |
| FLOOR SYSTEM | | | 13 | PRESTRESSED CONCRETE (C) | 20 | HEATING TYPE | | |
| 01 | NONE | 0 | ROOFING COVER | | | 01 | NONE | 0 |
| 02 | SLAB ON GRADE* | 08 | 01 | CORR/ SHEET METAL | 03 | 02 | BASEBOARD | 05 |
| 03 | SLAB ABV GRADE (C) | 15 | 02 | ROLLED COMPOSITION | 03 | 03 | AIR-NO-DUCT* | 03 |
| 04 | PLYWOOD | 14 | 03 | COMPOSITION SHINGLE | 04 | 04 | AIR-DUCTED | 07 |
| 05 | WOOD | 17 | 04 | BLT UP TAR & GRAVEL* | 05 | 05 | RADIANT SUSPENDED | 03 |
| 06 | PLATFORM HGT (C) | 22 | 05 | RUBBERIZED | 11 | 06 | HOT WATER | 09 |
| 07 | STRUCTURAL SLAB (C) | 22 | 06 | ASBTS-FIBER SHG/CORR | 05 | 07 | STEAM | 08 |
| EXTERIOR WALL | | | 07 | TILE CLAY | 15 | 08 | RADIANT ELECTRIC | 05 |
| 01 | SIDING MINIMUM | 05 | 08 | WOOD SHINGLE/SHAKE | 08 | 09 | RADIANT WATER | 11 |
| 02 | CORR METAL LIGHT | 07 | 09 | COPPER | 24 | 10 | HEAT PUMP/GEOTHERMAL | 06 |
| 03 | COMP OR WALL BRD | 14 | 10 | COMP. SHINGLE HEAVY | 06 | 11 | HEAT PUMP WALL UNIT | 03 |
| 04 | SIDING NO SHTG | 20 | 11 | SLATE (RESIDENTIAL) | 14 | 12 | HEAT PUMP LOOP SYSTEM | 08 |
| 05 | ASBTS-FIBER SHG/CORR | 27 | 12 | PREFINISHED METAL | 08 | AIR CONDITION TYPE | | |
| 06 | BRD&BAT/PLYWOOD | 18 | 13 | METAL STANDING SEAM | 14 | 01 | NONE* | 0 |
| 07 | CEMENT/WOOD FIBER | 30 | 14 | TILE CONC/PLASTIC | 11 | 02 | WALL UNIT | 03 |
| 08 | MASONITE | 29 | 15 | ENAMEL/STAINLESS SHNG | 16 | 03 | CENTRAL | 08 |
| 09 | WOOD ON SHTG | 30 | 16 | CEMENT FIBER SHINGLE | 09 | 04 | PACKAGE ROOF | 08 |
| 10 | VINYL/ALUM SIDING | 30 | INTERIOR WALL | | | 05 | CHILLED WATER | 07 |
| 11 | CONCRETE BLOCK | 29 | 01 | MASONRY/MINIMUM* | 05 | STRUCTURAL FRAME | | |
| 12 | STUCCO | 34 | 02 | WALLBRD/WOOD/METAL | 08 | 01 | NONE | 0 |
| 13 | SYNTHETIC STONE | 35 | 03 | PLASTER | 17 | 02 | WOOD FRAME | 11 |
| 14 | WOOD SHINGLES | 31 | 04 | PLYWOOD PANEL | 13 | 03 | PREFABRICATED | 08 |
| 15 | BOARD&BAT 12" | 31 | 05 | DRYWALL/SHEETROCK | 17 | 04 | MASONRY* | 13 |
| 16 | LOG | 33 | 06 | CUSTOM INTERIOR | 27 | 05 | REINFORCED CONCRETE | 33 |
| 17 | CEDAR, REDWOOD | 33 | INTERIOR FLOOR COVER | | | 06 | STEEL | 15 |
| 18 | SIDING MAXIMUM | 40 | 01 | NONE | 0 | 07 | FIREPROOF STEEL | 36 |
| 19 | UTILITY BRICK (12")* | 31 | 02 | PLYWOOD / LINOLEUM | 03 | 08 | SPECIAL | 45 |
| 20 | FACE BLOCK/COM. BRICK | 36 | 03 | FINISHED CONCRETE* | 02 | CEILING & INSULATION | | |
| 21 | FACE BRICK | 38 | 04 | COATED CONCRETE | 04 | SUSPENDED | | |
| 22 | STONE | 49 | 05 | ASPHALT TILE | 04 | 01 | CEILING INSULATED | 06 |
| 23 | CORR METAL HEAVY | 16 | 06 | RUBBER/CORK | 05 | 02 | WALL INSULATED | 07 |
| 24 | PREFAB METAL | 20 | 07 | VINYL TILE | 08 | 03 | CEILING/WALL INSULATED | 08 |
| 25 | REINFORCED CONCRETE | 38 | 08 | SHEET VINYL/LAMINATE | 08 | 04 | NO INSULATION | 05 |
| 26 | PRECAST PANEL | 30 | 09 | PINE OR SOFTWOOD | 13 | NOT SUSPENDED | | |
| 27 | PREFINISHED METAL | 50 | 10 | TERRAZZO | 24 | 05 | CEILING INSULATED | 05 |
| 28 | GLASS/THERMAL | 60 | 11 | CERAMIC TILE | 24 | 06 | WALL INSULATED | 06 |
| ROOF STRUCTURE | | | 12 | HDWD/HEART PINE/LAM/LVP | 19 | 07 | CEILING/WALL INSULATED* | 07 |
| 01 | FLAT | 05 | 13 | PARQUET | 19 | 08 | NO INSULATION | 04 |
| 02 | SHED | 06 | 14 | CARPET | 08 | NO CEILING | | |
| 03 | GABLE | 11 | 15 | HARD TILE | 24 | 09 | CEILING INSULATED | 01 |
| 04 | HIP | 12 | 16 | SEAMLESS COATING | 11 | 10 | WALL INSULATED | 02 |
| 05 | GAMBREL/MANSARD | 14 | 17 | PRECAST CONCRETE | 02 | 11 | CEILING/WALL INSULATED | 03 |
| 06 | IRREGULAR | 16 | 18 | SLATE | 31 | 12 | NO INSULATION | 0 |
| 07 | WOOD TRUSS (C) | 14 | 19 | MARBLE | 59 | | | |

* Indicates the standard.

Iredell County – 2023 Reappraisal

Uniform Schedule of Values, Standards, and Rules

Market Value Schedule

MODEL 06 - WAREHOUSE/INDUSTRIAL CONSTRUCTION

SIZE FACTORS

| <u>AREA</u> | <u>FACTOR</u> | <u>AREA</u> | <u>FACTOR</u> |
|-----------------|---------------|-------------------------|---------------|
| 1 - 1,000 | 130% | 20,001 - 25,000 | 102% |
| 1,001 - 1,500 | 128% | 25,001 - 30,000 | 101% |
| 1,501 - 2,000 | 125% | *30,001 - 35,000 | 100% |
| 2,001 - 3,000 | 121% | 35,001 - 40,000 | 99% |
| 3,001 - 4,000 | 119% | 40,001 - 50,000 | 98% |
| 4,001 - 5,000 | 116% | 50,001 - 60,000 | 97% |
| 5,001 - 6,000 | 115% | 60,001 - 70,000 | 96% |
| 6,001 - 7,000 | 114% | 70,001 - 80,000 | 94% |
| 7,001 - 8,000 | 112% | 80,001 - 100,000 | 92% |
| 8,001 - 10,000 | 110% | 100,001 - 120,000 | 90% |
| 10,001 - 12,000 | 109% | 120,001 - 140,000 | 88% |
| 12,001 - 14,000 | 107% | 140,001 - 180,000 | 86% |
| 14,001 - 16,000 | 105% | 180,001 - 225,000 | 84% |
| 16,001 - 18,000 | 104% | 225,001 - 400,000 | 82% |
| 18,001 - 20,000 | 103% | 400,001 - UP | 80% |

REST ROOM - PLUMBING POINT SCHEDULE

HEIGHT FACTOR

| <u>Area Per Fixture</u> | <u>Points</u> | <u>HEIGHT</u> | <u>FACTOR</u> |
|-------------------------|---------------|-------------------|---------------|
| 0 - 1159 | 5 | 8 - 9.9 | .89 |
| 1160 - 2249 | 4 | 10 - 11.9 | .92 |
| *2250 - 3249 | 3 | 12 - 13.9 | .96 |
| 3250 - 4999 | 2 | *14 - 15.9 | 1.00 |
| 5000 - UP | 1 | 16 - 17.9 | 1.04 |
| | | 18 - 19.9 | 1.08 |
| | | 20 - 21.9 | 1.13 |
| | | 22 - 22.9 | 1.18 |
| | | 23 - 25.9 | 1.23 |
| | | 26 - 27.9 | 1.28 |
| | | 28 - 29.9 | 1.33 |
| | | 30 - 34.9 | 1.38 |
| | | 35 - 39.9 | 1.51 |
| | | 40 - 44.9 | 1.64 |
| | | 45 - 49.9 | 1.77 |
| | | 50 - 54.9 | 1.90 |
| | | 55 - 59.9 | 2.03 |
| | | 60 - 69.9 | 2.16 |
| | | 70 - 79.9 | 2.42 |
| | | 80 - 89.9 | 2.68 |
| | | 90 - 98.9 | 2.84 |
| | | 99 - UP | 2.84 |

QUALITY ADJUSTMENT

| | |
|--------------------|-------------|
| 01 MINIMUM | .75 |
| 02 BELOW AVERAGE | .90 |
| 03 AVERAGE* | 1.00 |
| 04 ABOVE AVERAGE | 1.10 |
| 05 CUSTOM | 1.30 |
| 06 EXCELLENT | 1.50 |

HEIGHT FACTOR X QUALITY FACTOR X SIZE FACTOR X MARKET FACTOR

* Indicates the standard.

**Iredell County – 2023 Reappraisal
Uniform Schedule of Values, Standards, and Rules
Market Value Schedule**

| Market Factors | | Pts |
|-----------------------|-----------|------------|
| 01 | Factor 01 | 0.90 |
| 02 | Factor 02 | 1.00 |
| 03 | Factor 03 | 1.05 |
| 04 | Factor 04 | 1.10 |
| 05 | Factor 05 | 1.15 |
| 06 | Factor 06 | 1.20 |
| 07 | Factor 07 | 1.25 |
| 08 | Factor 08 | 1.30 |
| 09 | Factor 09 | 1.35 |
| 10 | Factor 10 | 1.40 |
| 11 | Factor 11 | 1.45 |
| 12 | Factor 12 | 1.50 |
| 13 | Factor 13 | 1.55 |
| 14 | Factor 14 | 1.60 |
| 15 | Factor 15 | 1.65 |
| 16 | Factor 16 | 1.70 |
| 17 | Factor 17 | 1.75 |
| 18 | Factor 18 | 1.80 |
| 19 | Factor 19 | 1.85 |
| 20 | Factor 20 | 1.90 |

Iredell County – 2023 Reappraisal

Uniform Schedule of Values, Standards, and Rules

Market Value Schedule

MODEL 07 COMMERCIAL – STRUCTURAL ELEMENT DATA

| CODE | DESCRIPTION | PTS | CODE | DESCRIPTION | PTS | CODE | DESCRIPTION | PTS |
|-----------------------|-----------------------------|-----------|-----------------------------|-----------------------------------|-----------|----------------------------------|--------------------------------|-----------|
| FOUNDATION | | | ROOF STRUCTURE | | | HEATING FUEL | | |
| 01 | EARTH | 0 | 08 | IRREGULAR WOOD TRUSS (C) | 12 | 01 | NONE | 0 |
| 02 | PIERS | 02 | 09 | BAR JOIST (C) | 10 | 02 | OIL/WOOD/COAL | 0 |
| 03 | CONT FOOTING | 04 | 10 | STEEL FRAME OR TRUSS (C) * | 11 | 03 | GAS | 01 |
| 04 | SPREAD FOOTING (C) * | 06 | 11 | BOWSTRING TRUSS (C) | 09 | 04 | ELECTRIC* | 01 |
| 05 | SPECIAL FOOTING (C) | 10 | 12 | REINFORCED CONCRETE (C) | 11 | 05 | SOLAR | 01 |
| FLOOR SYSTEM | | | 13 | PRESTRESSED CONCRETE (C) | 12 | HEATING TYPE | | |
| 01 | NONE | 0 | ROOFING COVER | | | 01 | NONE | 0 |
| 02 | SLAB ON GRADE* | 06 | 01 | CORR/ SHEET METAL | 02 | 02 | BASEBOARD | 05 |
| 03 | SLAB ABV GRADE (C) | 12 | 02 | ROLLED COMPOSITION | 02 | 03 | AIR-NO-DUCT | 03 |
| 04 | PLYWOOD | 10 | 03 | COMPOSITION SHINGLE | 03 | 04 | AIR-DUCTED | 06 |
| 05 | WOOD | 12 | 04 | BLT UP TAR & GRAVEL* | 04 | 05 | RADIANT SUSPENDED | 03 |
| 06 | PLATFORM HGT (C) | 17 | 05 | RUBBERIZED | 09 | 06 | HOT WATER | 10 |
| 07 | STRUCTURAL SLAB (C) | 17 | 06 | ASBTS-FIBER SHG/CORR | 04 | 07 | STEAM | 07 |
| EXTERIOR WALL | | | 07 | TILE CLAY | 13 | 08 | RADIANT ELECTRIC | 05 |
| 01 | SIDING MINIMUM | 03 | 08 | WOOD SHINGLE/SHAKE | 07 | 09 | RADIANT WATER | 11 |
| 02 | CORR METAL LIGHT | 05 | 09 | COPPER | 20 | 10 | HEAT PUMP/GEOTHERMAL* | 06 |
| 03 | COMP OR WALL BRD | 10 | 10 | COMP. SHINGLE HEAVY | 05 | 11 | HEAT PUMP WALL UNIT | 03 |
| 04 | SIDING NO SHTG | 14 | 11 | SLATE (RESIDENTIAL) | 12 | 12 | HEAT PUMP LOOP SYSTEM | 08 |
| 05 | ASBTS-FIBER SHG/CORR | 17 | 12 | PREFINISHED METAL | 07 | AIR CONDITION TYPE | | |
| 06 | BRD&BAT/PLYWOOD | 16 | 13 | METAL STANDING SEAM | 12 | 01 | NONE | 0 |
| 07 | CEMENT/WOOD FIBER | 19 | 14 | TILE CONC/PLASTIC | 09 | 02 | WALL UNIT | 03 |
| 08 | MASONITE | 18 | 15 | ENAMEL/STAINLESS SHNG | 14 | 03 | CENTRAL* | 06 |
| 09 | WOOD ON SHTG | 19 | 16 | CEMENT FIBER SHINGLE | 08 | 04 | PACKAGE ROOF | 06 |
| 10 | VINYL/ALUM SIDING | 19 | INTERIOR WALL | | | 05 | CHILLED WATER | 06 |
| 11 | CONCRETE BLOCK | 20 | 01 | MASONRY/MINIMUM | 02 | STRUCTURAL FRAME | | |
| 12 | STUCCO | 23 | 02 | WALLBRD/WOOD/METAL | 04 | 01 | NONE | 0 |
| 13 | SYNTHETIC STONE | 24 | 03 | PLASTER | 08 | 02 | WOOD FRAME | 10 |
| 14 | WOOD SHINGLES | 20 | 04 | PLYWOOD PANEL | 06 | 03 | PREFABRICATED | 07 |
| 15 | BOARD&BAT 12" | 20 | 05 | DRYWALL/SHEETROCK* | 08 | 04 | MASONRY* | 12 |
| 16 | LOG | 23 | 06 | CUSTOM INTERIOR | 16 | 05 | REINFORCED CONCRETE | 29 |
| 17 | CEDAR, REDWOOD | 22 | INTERIOR FLOOR COVER | | | 06 | STEEL | 14 |
| 18 | SIDING MAXIMUM | 28 | 01 | NONE | 0 | 07 | FIREPROOF STEEL | 31 |
| 19 | UTILITY BRICK (12") | 21 | 02 | PLYWOOD / LINOLEUM | 03 | 08 | SPECIAL | 35 |
| 20 | FACE BLOCK/COM. BRICK | 23 | 03 | FINISHED CONCRETE | 01 | CEILING & INSULATION | | |
| 21 | FACE BRICK* | 25 | 04 | COATED CONCRETE | 03 | SUSPENDED | | |
| 22 | STONE | 35 | 05 | ASPHALT TILE | 03 | 01 | CEILING INSULATED | 05 |
| 23 | CORR METAL HEAVY | 10 | 06 | RUBBER/CORK | 08 | 02 | WALL INSULATED | 06 |
| 24 | PREFAB METAL | 12 | 07 | VINYL TILE | 07 | 03 | CEILING/WALL INSULATED | 07 |
| 25 | REINFORCED CONCRETE | 27 | 08 | SHEET VINYL/LAMINATE | 06 | 04 | NO INSULATION | 04 |
| 26 | PRECAST PANEL | 22 | 09 | PINE OR SOFTWOOD | 10 | NOT SUSPENDED | | |
| 27 | PREFINISHED METAL | 30 | 10 | TERRAZZO | 18 | 05 | CEILING INSULATED | 04 |
| 28 | GLASS/THERMAL | 35 | 11 | CERAMIC TILE | 18 | 06 | WALL INSULATED | 05 |
| ROOF STRUCTURE | | | 12 | HDWD/HEART PINE/LAM/LVP | 14 | 07 | CEILING/WALL INSULATED* | 06 |
| 01 | FLAT | 06 | 13 | PARQUET | 14 | 08 | NO INSULATION | 03 |
| 02 | SHED | 07 | 14 | CARPET* | 07 | NO CEILING | | |
| 03 | GABLE | 08 | 15 | HARD TILE | 18 | 09 | CEILING INSULATED | 01 |
| 04 | HIP | 09 | 16 | SEAMLESS COATING | 08 | 10 | WALL INSULATED | 02 |
| 05 | GAMBREL/MANSARD | 11 | 17 | PRECAST CONCRETE | 01 | 11 | CEILING/WALL INSULATED | 03 |
| 06 | IRREGULAR | 12 | 18 | SLATE | 24 | 12 | NO INSULATION | 0 |
| 07 | WOOD TRUSS (C) | 08 | 19 | MARBLE | 45 | | | |
| | | | | | | * Indicates the standard. | | |

Iredell County – 2023 Reappraisal

Uniform Schedule of Values, Standards, and Rules

Market Value Schedule

UPFIT FACTOR

The base appraised value of a subject is typically aligned with the “average” cost for its particular property type shown by Marshall Valuation Service, adjusted with current cost (as of the reappraisal date) and local cost multipliers. A quality of construction factor of up to 1.50 may be applied to adjust this base cost to estimate more closely the market value of a subject property. In addition, the up fit factor is a tool that can be utilized to estimate the market value of a commercial property that has interior and/or exterior improvements that cannot be adequately or accurately captured by adjusting the quality of construction factor. This factor can be added for models 04, 06, and 07. The upfit factor is located in the Building Tab, under Commercial Items in the BITEK CAMA system and displayed as the last line of the Construction Detail on the property record card.

Building Information

Building Name: Date Reviewed: 2/24/2016
 Building Key: Reviewed By:
 Appraisal Date: 2/24/2016 Card Notes: BELKS'91 ANNEXED'91 FR
 Appraiser: 41 - ANDY 2Q
 Information Source: B-15 SD.039AC 2QB44
 Date Visited: 2/17/2016 PER N
 Visited By: 41 - ANDY Historic:
 TR1 Category: Commercial Prior Value:
 Prior Value OBXF:
 Override Value:
 Upfit Factor:

Property Address

| PROPERTY ADDRESS | | PRIMARY | DELETE |
|---|----------------------------------|--------------------------|--------|
| <input type="text" value="350 W PLAZA DR"/> | <input checked="" type="radio"/> | <input type="checkbox"/> | |

Types: OBXF items for selected Building.

| | CODE | DESC | COUNT | LENGTH | WIDTH | UNITS | UNIT PRICE | CO/FA | AYW | EYB | %DEP OVR | SCH | % NET GOOD | APPR VALUE | OVER VALUE | NOTES | DEL |
|---|------|-----------|-------|--------|-------|----------|------------|-------|------|------|----------|-----|------------|------------|------------|-------|-----|
| 1 | 42 | SPRINKLER | | 0 | 0 | 44400.00 | 1.50 | 0.950 | 1990 | 1992 | | S2 | 46 | 29100 | 0 | NOTES | |
| 2 | 42 | SPRINKLER | | 0 | 0 | 11285.00 | 1.50 | 0.950 | 1990 | 1992 | | S2 | 46 | 7400 | 0 | NOTES | |

Building Items

| | | |
|-------------------|---------------------------------|-------------------------|
| Use | <input type="text" value="13"/> | DEPARTMENT STORE |
| Model | <input type="text" value="07"/> | COMMERCIAL |
| Foundation | <input type="text" value="4"/> | Spread Footing |
| Sub Floor | <input type="text" value="2"/> | Slab on Grade |
| Ext Wall1 | <input type="text" value="21"/> | Face Brick |
| Ext Wall2 | <input type="text" value="11"/> | Concrete Block |
| Roofing Structure | <input type="text" value="10"/> | Steel Frame or Truss |
| Roofing Cover | <input type="text" value="04"/> | Built Up Tar and Gravel |
| Int Wall1 | <input type="text" value="5"/> | Drywall/Sheetrock |
| Int Wall2 | <input type="text"/> | |
| Interior Floor1 | <input type="text" value="14"/> | Carpet |
| Interior Floor2 | <input type="text" value="12"/> | Hardwood/Heart Pine |

Iredell County – 2023 Reappraisal

Uniform Schedule of Values, Standards, and Rules

Market Value Schedule

INCOME VALUATION MODEL APPROACH

Income Valuation Models are developed for each property group to cover the range of properties located within Iredell County and 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.

Apartments

Apartments, Section 42 (LIHTC)

Convenience Stores

General Office/Medical Office

General Retail/Shopping Center

Hotels/Motels

Industrial/Warehouse

Flex Industrial

Restaurant/Franchise Restaurant

Self -Storage

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 replacements, and other operating expenses are specified as a percentage of Effective Gross Income. Expenses are deducted from Effective Gross Income to generate a Net Income, which is then capitalized using a band of investment techniques. (For property tax assessment, property taxes are not typically included in expenses but are added to the cap rate.)

Income Valuation 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. Capitalization Rates are applied to the Net Income to generate an indicated value.

**Iredell County – 2023 Reappraisal
Uniform Schedule of Values, Standards, and Rules
Market Value Schedule**

| PROPERTY TYPE | TYPICAL MARKET RENTS | VACANCY RATE | MGMT EXPENSE | OVERALL EXPENSES | OVERALL CAP RATE |
|------------------------------|-----------------------------------|---------------------|---------------------|-------------------------|-------------------------|
| Apartments* | (1BR) \$700 - \$1600/Mth | 5% - 10% | 5% - 10% | 25% - 35% | 4.5% - 10% |
| | (2BR) \$900 - \$1700/Mth | | | | |
| | (3BR+) \$1200 - \$2400/Mth | | | | |
| Convenience Stores | \$10 - \$30/SF | 0 - 10% | 5% - 10% | 0% - 40% | 6% - 10% |
| Gen/Med Office | \$5 - \$35/SF | 5% - 25% | 5% - 10% | 0% - 40% | 6% - 10% |
| General Retail | \$5 - \$25/SF | 5% - 20% | 5% - 10% | 0% - 50% | 6% - 10% |
| Hotels/Motels | Varies Widely | 25% - 50% | 5% - 10% | 25% - 60% | 8% - 12% |
| Industrial/Warehouse | \$1 - \$12/SF | 10% - 30% | 5% - 10% | 0% - 40% | 7% - 12% |
| Flex Industrial | \$5 - \$20/SF | 5% - 15% | 5% - 10% | 0% - 40% | 7% - 12% |
| Restaurants/Fast Food | \$10 - \$40/SF | 0% - 15% | 5% - 10% | 0% - 40% | 5% - 10% |
| Self Storage | Varies Widely | 0% - 25% | 5% - 10% | 15% - 30% | 5% - 10% |

*Information regarding the appraisal of Section 42 apartments is on the following page.

Iredell County – 2023 Reappraisal
Uniform Schedule of Values, Standards, and Rules
Market Value Schedule

§ 105-277.16. Taxation of low-income housing property.

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.)

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IREDELL COUNTY IMPROVEMENT USE CODES AND BASE RATES

DEPRECIATION / EXPECTED LIFE BY QUALITY

| QUALITY | | | | | | USE | MODEL | BASE | DESCRIPTION |
|---------|----|----|----|----|----|------|--------|----------|-------------------------------------|
| 1 | 2 | 3 | 4 | 5 | 6 | CODE | NUMBER | RATE | |
| 45 | A | A | A | A | 70 | 01 | 01 | \$110.00 | Single Family Residential/Modular |
| 25 | 30 | 35 | 40 | 45 | 50 | 02 | 02 | \$93.00 | Manufactured Home (Multi-Sectional) |
| 20 | 25 | 30 | 35 | 40 | 45 | 03 | 02 | \$68.00 | Manufactured Home (Single Wide) |
| 45 | A | A | A | A | 70 | 04 | 03 | \$110.00 | Condominium |
| 45 | A | A | A | A | 70 | 05 | 01 | \$110.00 | Patio Homes |
| 45 | A | A | A | A | 70 | 06 | 03 | \$81.00 | Condominium High Rise |
| 45 | A | A | A | A | 70 | 07 | 01 | \$110.00 | Single Family Resort |
| 45 | A | A | A | A | 70 | 08 | 01 | \$220.00 | Single Family Exceptional |
| 45 | A | A | A | A | 70 | 09 | 03 | \$110.00 | Townhouse Single Family |
| 40 | 40 | 40 | 45 | 50 | 55 | 10 | 07 | \$110.00 | Commercial |
| 30 | 35 | 40 | 40 | 45 | 45 | 11 | 07 | \$160.00 | Convenience Store |
| 30 | 35 | 40 | 40 | 45 | 45 | 11B | 07 | \$245.00 | Small Service Booth |
| 40 | 40 | 40 | 45 | 50 | 55 | 12 | 07 | \$125.00 | Pharmacy |
| 35 | 40 | 45 | 45 | 50 | 55 | 13 | 07 | \$125.00 | Department Store |
| 30 | 35 | 40 | 40 | 40 | 45 | 14 | 07 | \$115.00 | Super Market |
| 40 | 45 | 50 | 50 | 55 | 55 | 15 | 07 | \$150.00 | Shopping Center-Mall |
| 40 | 40 | 45 | 45 | 50 | 50 | 16 | 07 | \$110.00 | Shopping Center-Strip |
| 40 | 40 | 45 | 45 | 50 | 50 | 17 | 04 | \$120.00 | Office |
| 50 | 50 | 55 | 55 | 60 | 60 | 18 | 04 | \$175.00 | Office High Rise >4 |
| 35 | 35 | 40 | 40 | 45 | 45 | 19 | 04 | \$150.00 | Medical Building |
| 35 | 35 | 40 | 40 | 45 | 45 | 20 | 04 | \$130.00 | Medical Condo |
| 30 | 30 | 35 | 35 | 40 | 45 | 21 | 07 | \$140.00 | Restaurants |
| 30 | 30 | 35 | 35 | 40 | 40 | 22 | 07 | \$170.00 | Fast Foods |
| 40 | 45 | 50 | 50 | 55 | 60 | 23 | 04 | \$165.00 | Banks |
| 40 | 40 | 45 | 45 | 50 | 50 | 24 | 04 | \$105.00 | Office Condo |
| 40 | 40 | 45 | 45 | 50 | 55 | 25 | 07 | \$110.00 | Commercial/Service |
| 30 | 30 | 35 | 35 | 40 | 40 | 26 | 07 | \$140.00 | Service Station |
| 30 | 35 | 40 | 40 | 50 | 50 | 27 | 06 | \$85.00 | Auto Sales and Service |
| 30 | 35 | 40 | 40 | 45 | 45 | 28 | 06 | \$60.00 | Parking Garage |
| 30 | 35 | 40 | 40 | 45 | 45 | 29 | 06 | \$45.00 | Mini-Warehouses |
| 40 | 40 | 45 | 50 | 55 | 60 | 30 | 06 | \$90.00 | Laboratories/Research |
| 35 | 40 | 40 | 40 | 45 | 45 | 31 | 04 | \$140.00 | Day Care Center |
| 30 | 35 | 40 | 40 | 45 | 50 | 32 | 07 | \$130.00 | Theaters |
| 35 | 35 | 40 | 40 | 45 | 45 | 33 | 07 | \$145.00 | Lounge/Night Club |
| 30 | 35 | 35 | 35 | 40 | 40 | 34 | 07 | \$115.00 | Bowl Alley/Arena |
| 40 | 40 | 40 | 45 | 50 | 55 | 35 | 07 | \$105.00 | Commercial Condominium |
| 35 | 35 | 40 | 40 | 45 | 45 | 36 | 06 | \$42.00 | Business Park - Flex Space |
| 40 | 40 | 45 | 50 | 55 | 60 | 37 | 05 | \$110.00 | Hotel/Motel High Rise >3 |
| 30 | 35 | 40 | 40 | 40 | 45 | 38 | 07 | \$65.00 | Furniture Show Room |
| 30 | 35 | 40 | 40 | 45 | 45 | 39 | 05 | \$100.00 | Hotel/Motel 3 Floors or Less |
| 40 | 45 | 45 | 45 | 50 | 55 | 40 | 06 | \$50.00 | Industrial |
| 35 | 40 | 40 | 40 | 45 | 50 | 41 | 06 | \$50.00 | Light Manufacturing |
| 45 | 50 | 50 | 50 | 55 | 60 | 42 | 06 | \$85.00 | Heavy Manufacturing |
| 30 | 35 | 35 | 35 | 40 | 45 | 43 | 06 | \$25.00 | Lumber Yard |

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IREDELL COUNTY IMPROVEMENT USE CODES AND BASE RATES

DEPRECIATION / EXPECTED LIFE BY QUALITY

| QUALITY | | | | | | USE | MODEL | BASE | DESCRIPTION |
|---------|----|----|----|----|----|------|--------|----------|-----------------------------|
| 1 | 2 | 3 | 4 | 5 | 6 | CODE | NUMBER | RATE | |
| 40 | 40 | 45 | 45 | 50 | 50 | 47 | 06 | \$38.00 | Warehouse Condo |
| 35 | 40 | 45 | 45 | 50 | 50 | 48 | 06 | \$45.00 | Warehouse |
| 20 | 20 | 25 | 30 | 35 | 35 | 49 | 06 | \$45.00 | Prefab Warehouse |
| 35 | 40 | 45 | 45 | 50 | 50 | 51 | 06 | \$57.00 | Cold Storage/Freezer |
| 35 | 40 | 45 | 45 | 50 | 50 | 52 | 06 | \$60.00 | Truck Terminal |
| 30 | 30 | 35 | 35 | 40 | 40 | 53 | 06 | \$55.00 | Service Garage |
| 30 | 30 | 35 | 35 | 40 | 40 | 53B | 06 | \$84.00 | Mini Lube Garage |
| 30 | 30 | 35 | 35 | 40 | 40 | 54 | 06 | \$44.00 | Office/Warehouse |
| 30 | 35 | 40 | 40 | 45 | 45 | 56 | 06 | \$34.00 | Stable |
| 40 | 40 | 45 | 45 | 50 | 50 | 57 | 06 | \$44.00 | Motor Sports Garage |
| 30 | 35 | 40 | 40 | 45 | 50 | 58 | 07 | \$75.00 | Retail Warehouse |
| 40 | 40 | 45 | 45 | 50 | 55 | 59 | 06 | \$96.00 | Fire Department |
| 40 | 45 | 50 | 50 | 55 | 60 | 60 | 05 | \$90.00 | Garden Apartment |
| 40 | 45 | 50 | 50 | 55 | 60 | 60A | 05 | \$90.00 | Low Income Housing |
| 40 | 45 | 50 | 50 | 55 | 60 | 61 | 05 | \$90.00 | Townhouse Apartment |
| 35 | 40 | 45 | 45 | 50 | 55 | 62 | 05 | \$110.00 | Duplex/Triplex |
| 40 | 45 | 50 | 50 | 55 | 60 | 63 | 05 | \$110.00 | High Rise Apartment |
| 40 | 45 | 50 | 50 | 55 | 60 | 64 | 01 | \$110.00 | Multi-Family Conversion |
| 20 | 20 | 25 | 25 | 30 | 30 | 65A | 06 | \$100.00 | Car Wash - Automatic |
| 20 | 20 | 25 | 25 | 30 | 30 | 65B | 06 | \$82.00 | Car Wash - Drive Through |
| 20 | 20 | 25 | 25 | 30 | 30 | 65C | 06 | \$77.00 | Car Wash - Self Service |
| 20 | 20 | 25 | 25 | 30 | 30 | 65D | 06 | \$80.00 | Car Wash - Combination |
| 40 | 45 | 50 | 50 | 55 | 60 | 66 | 05 | \$190.00 | Nursing Home |
| 40 | 40 | 45 | 45 | 50 | 50 | 68 | 04 | \$250.00 | Outpatient Center |
| 40 | 40 | 45 | 45 | 50 | 50 | 69 | 04 | \$178.00 | Institutional |
| 45 | A | A | A | A | 70 | 70 | 01 | \$110.00 | Church Parsonage - Dwelling |
| 45 | A | A | A | A | 70 | 71 | 04 | \$150.00 | Church |
| 40 | 40 | 45 | 45 | 50 | 50 | 72 | 04 | \$170.00 | School, Colleges-Private |
| 40 | 40 | 45 | 45 | 50 | 50 | 73 | 04 | \$275.00 | Hospital - Private |
| 45 | 45 | 50 | 50 | 55 | 60 | 74 | 05 | \$120.00 | Assisted Living |
| 40 | 45 | 50 | 50 | 55 | 60 | 75 | 05 | \$117.00 | Group Care Homes |
| 40 | 40 | 45 | 45 | 50 | 50 | 76 | 04 | \$135.00 | Mortuaries, Funeral Home |
| 30 | 35 | 40 | 40 | 45 | 50 | 77 | 04 | \$115.00 | Clubs, Lodges |
| 40 | 40 | 45 | 45 | 50 | 50 | 78 | 04 | \$150.00 | Country Clubs |
| 30 | 35 | 35 | 35 | 40 | 45 | 79 | 04 | \$125.00 | Airport-Private |
| 35 | 40 | 45 | 45 | 50 | 50 | 80 | 06 | \$30.00 | Boat Storage Facility |
| 30 | 30 | 35 | 35 | 40 | 40 | 81 | 06 | \$49.00 | Aircraft Hangar |

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IREDELL COUNTY IMPROVEMENT USE CODES AND BASE RATES CONT.

DEPRECIATION / EXPECTED LIFE BY QUALITY

| QUALITY | | | | | | USE | MODEL | BASE | DESCRIPTION |
|---------|----|----|----|----|----|------|--------|----------|------------------------|
| 1 | 2 | 3 | 4 | 5 | 6 | CODE | NUMBER | RATE | |
| 40 | 40 | 45 | 45 | 50 | 50 | 83 | 04 | \$170.00 | Public Schools |
| 40 | 45 | 50 | 50 | 55 | 60 | 84 | 04 | \$185.00 | Public Colleges |
| 40 | 40 | 45 | 45 | 50 | 50 | 85 | 04 | \$280.00 | Public Hospitals |
| 40 | 45 | 50 | 50 | 55 | 60 | 86 | 04 | \$178.00 | County Office |
| 40 | 45 | 50 | 50 | 55 | 60 | 87 | 04 | \$178.00 | State Office |
| 40 | 45 | 50 | 50 | 55 | 60 | 88 | 04 | \$178.00 | Federal Office |
| 40 | 45 | 50 | 50 | 55 | 60 | 89 | 04 | \$178.00 | Municipal Office |
| 40 | 45 | 50 | 50 | 55 | 60 | 90 | 04 | \$280.00 | Correctional Facility |
| 40 | 40 | 45 | 45 | 50 | 50 | 91 | 04 | \$185.00 | Utility Office |
| | | | | | | 94 | | N/A | Boat Slips NBH |
| | | | | | | 95 | | N/A | Submerged Land |
| | | | | | | 96 | | N/A | Blank |
| | | | | | | 97 | | N/A | Blank |
| | | | | | | 98 | | \$0.00 | Value less Improvement |
| | | | | | | 99 | | N/A | New Parcel |

In the table below, numbers 1-6 indicate the Quality used in assessing (valuing) the structure. A description of each Quality is listed in Chapter 12.

- 1 - Minimum Quality
- 2 - Below Average Quality
- 3 - Average Quality
- 4 - Above Average Quality
- 5 - Custom Quality
- 6 - Excellent Quality

The Expected Life for each Use Code is shown under the Quality; Use the Depreciation Schedule with the corresponding Life Expectancy.

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For example, Improvement Use Code 21 has a life expectancy of 35 years for an average (3) building, use Depreciation Schedule #7. When the building is 35 years old, it has been depreciated down to the lowest point of 30% condition (good) or 70% depreciated.

DEPRECIATION SCHEDULE #7

35 YEAR LIFE EXPECTANCY - DEPRECIATION SCHEDULE #7

| <u>EFFECTIVE</u> <u>AGE</u> | <u>AMOUNT</u> <u>OF DEPR.</u> | <u>PERCENT</u> <u>GOOD</u> | <u>EFFECTIVE</u> <u>AGE</u> | <u>AMOUNT</u> <u>OF DEPR.</u> | <u>PERCENT</u> <u>GOOD</u> |
|--------------------------------|----------------------------------|-------------------------------|--------------------------------|----------------------------------|-------------------------------|
| 1 | 1 | 99 | 21 | 42 | 58 |
| 2 | 2 | 98 | 22 | 45 | 55 |
| 3 | 4 | 96 | 23 | 48 | 52 |
| 4 | 5 | 95 | 24 | 52 | 48 |
| 5 | 6 | 94 | 25 | 55 | 45 |
| 6 | 8 | 92 | 26 | 58 | 42 |
| 7 | 10 | 90 | 27 | 61 | 39 |
| 8 | 11 | 89 | 28 | 64 | 36 |
| 9 | 13 | 87 | 29 | 68 | 32 |
| 10 | 15 | 85 | 30 | 70 | 30 |
| 11 | 17 | 83 | 31 | 70 | 30 |
| 12 | 19 | 81 | 32 | 70 | 30 |
| 13 | 22 | 78 | 33 | 70 | 30 |
| 14 | 24 | 76 | 34 | 70 | 30 |
| 15 | 26 | 74 | 35 | 70 | 30 |
| 16 | 28 | 72 | | | |
| 17 | 31 | 69 | | | |
| 18 | 34 | 66 | | | |
| 19 | 36 | 64 | | | |
| 20 | 39 | 61 | | | |

DEPRECIATION SCHEDULES

Depreciation is calculated from the Effective Year Built for all improvements. For improvement types (Use Codes) 01, 04, 05, 06, 07, 08, 09 and 71 with dwellings which are Below Average, Average and Above Average/Custom quality construction, the “A” listed in the Depreciation / Expected Life by Quality Table represents a 1% depreciation per year.

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70 YEAR LIFE EXPECTANCY - DEPRECIATION SCHEDULE #1

| <u>EFFECTIVE AGE</u> | <u>AMOUNT OF DEPR.</u> | <u>PERCENT GOOD</u> | <u>EFFECTIVE AGE</u> | <u>AMOUNT OF DEPR.</u> | <u>PERCENT GOOD</u> |
|--------------------------|----------------------------|-------------------------|--------------------------|----------------------------|-------------------------|
| 1 | 0 | 100 | 36 | 25 | 75 |
| 2 | 0 | 100 | 37 | 26 | 74 |
| 3 | 1 | 99 | 38 | 27 | 73 |
| 4 | 1 | 99 | 39 | 28 | 72 |
| 5 | 2 | 98 | 40 | 29 | 71 |
| 6 | 2 | 98 | 41 | 30 | 70 |
| 7 | 3 | 97 | 42 | 31 | 69 |
| 8 | 3 | 97 | 43 | 32 | 68 |
| 9 | 4 | 96 | 44 | 33 | 67 |
| 10 | 4 | 96 | 45 | 34 | 66 |
| 11 | 5 | 95 | 46 | 35 | 65 |
| 12 | 5 | 95 | 47 | 36 | 64 |
| 13 | 6 | 94 | 48 | 37 | 63 |
| 14 | 6 | 94 | 49 | 38 | 62 |
| 15 | 7 | 93 | 50 | 39 | 61 |
| 16 | 7 | 93 | 51 | 40 | 60 |
| 17 | 8 | 92 | 52 | 41 | 59 |
| 18 | 8 | 92 | 53 | 42 | 58 |
| 19 | 9 | 91 | 54 | 43 | 57 |
| 20 | 9 | 91 | 55 | 44 | 56 |
| 21 | 10 | 90 | 56 | 45 | 55 |
| 22 | 11 | 89 | 57 | 46 | 54 |
| 23 | 12 | 88 | 58 | 47 | 53 |
| 24 | 13 | 87 | 59 | 48 | 52 |
| 25 | 14 | 86 | 60 | 50 | 50 |
| 26 | 15 | 85 | 61 | 52 | 48 |
| 27 | 16 | 84 | 62 | 54 | 46 |
| 28 | 17 | 83 | 63 | 56 | 44 |
| 29 | 18 | 82 | 64 | 58 | 42 |
| 30 | 19 | 81 | 65 | 60 | 40 |
| 31 | 20 | 80 | 66 | 62 | 38 |
| 32 | 21 | 79 | 67 | 64 | 36 |
| 33 | 22 | 78 | 68 | 66 | 34 |
| 34 | 23 | 77 | 69 | 68 | 32 |
| 35 | 24 | 76 | 70 | 70 | 30 |

**Iredell County – 2023 Reappraisal
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60 YEAR LIFE EXPECTANCY - DEPRECIATION SCHEDULE #2

| <u>EFFECTIVE AGE</u> | <u>AMOUNT OF DEPR.</u> | <u>PERCENT GOOD</u> | <u>EFFECTIVE AGE</u> | <u>AMOUNT OF DEPR.</u> | <u>PERCENT GOOD</u> |
|--------------------------|----------------------------|-------------------------|--------------------------|----------------------------|-------------------------|
| 1 | 0 | 100 | 31 | 21 | 79 |
| 2 | 1 | 99 | 32 | 22 | 78 |
| 3 | 1 | 99 | 33 | 23 | 77 |
| 4 | 2 | 98 | 34 | 24 | 76 |
| 5 | 2 | 98 | 35 | 25 | 75 |
| 6 | 3 | 97 | 36 | 26 | 74 |
| 7 | 3 | 97 | 37 | 27 | 73 |
| 8 | 4 | 96 | 38 | 28 | 72 |
| 9 | 4 | 96 | 39 | 29 | 71 |
| 10 | 5 | 95 | 40 | 30 | 70 |
| 11 | 5 | 95 | 41 | 31 | 69 |
| 12 | 6 | 94 | 42 | 32 | 68 |
| 13 | 6 | 94 | 43 | 33 | 67 |
| 14 | 7 | 93 | 44 | 34 | 66 |
| 15 | 7 | 93 | 45 | 35 | 65 |
| 16 | 8 | 92 | 46 | 36 | 64 |
| 17 | 8 | 92 | 47 | 37 | 63 |
| 18 | 9 | 91 | 48 | 38 | 62 |
| 19 | 9 | 91 | 49 | 39 | 61 |
| 20 | 10 | 90 | 50 | 40 | 60 |
| 21 | 11 | 89 | 51 | 41 | 59 |
| 22 | 12 | 88 | 52 | 42 | 58 |
| 23 | 13 | 87 | 53 | 43 | 57 |
| 24 | 14 | 86 | 54 | 44 | 56 |
| 25 | 15 | 85 | 55 | 45 | 55 |
| 26 | 16 | 84 | 56 | 46 | 54 |
| 27 | 17 | 83 | 57 | 47 | 53 |
| 28 | 18 | 82 | 58 | 48 | 52 |
| 29 | 19 | 81 | 59 | 49 | 51 |
| 30 | 20 | 80 | 60 | 50 | 50 |

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55 YEAR LIFE EXPECTANCY - DEPRECIATION SCHEDULE #3

| <u>EFFECTIVE AGE</u> | <u>AMOUNT OF DEPR.</u> | <u>PERCENT GOOD</u> | <u>EFFECTIVE AGE</u> | <u>AMOUNT OF DEPR.</u> | <u>PERCENT GOOD</u> |
|--------------------------|----------------------------|-------------------------|--------------------------|----------------------------|-------------------------|
| 1 | 1 | 99 | 31 | 31 | 69 |
| 2 | 2 | 98 | 32 | 32 | 68 |
| 3 | 3 | 97 | 33 | 33 | 67 |
| 4 | 4 | 96 | 34 | 34 | 66 |
| 5 | 5 | 95 | 35 | 36 | 64 |
| 6 | 6 | 94 | 36 | 38 | 62 |
| 7 | 7 | 93 | 37 | 40 | 60 |
| 8 | 8 | 92 | 38 | 42 | 58 |
| 9 | 9 | 91 | 39 | 44 | 56 |
| 10 | 10 | 90 | 40 | 46 | 54 |
| 11 | 11 | 89 | 41 | 48 | 52 |
| 12 | 12 | 88 | 42 | 51 | 49 |
| 13 | 13 | 87 | 43 | 53 | 47 |
| 14 | 14 | 86 | 44 | 56 | 44 |
| 15 | 15 | 85 | 45 | 58 | 42 |
| 16 | 16 | 84 | 46 | 60 | 40 |
| 17 | 17 | 83 | 47 | 62 | 38 |
| 18 | 18 | 82 | 48 | 64 | 36 |
| 19 | 19 | 81 | 49 | 66 | 34 |
| 20 | 20 | 80 | 50 | 68 | 32 |
| 21 | 21 | 79 | 51 | 70 | 30 |
| 22 | 22 | 78 | 52 | 70 | 30 |
| 23 | 23 | 77 | 53 | 70 | 30 |
| 24 | 24 | 76 | 54 | 70 | 30 |
| 25 | 25 | 75 | 55 | 70 | 30 |
| 26 | 26 | 74 | | | |
| 27 | 27 | 73 | | | |
| 28 | 28 | 72 | | | |
| 29 | 29 | 71 | | | |
| 30 | 30 | 70 | | | |

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50 YEAR LIFE EXPECTANCY - DEPRECIATION SCHEDULE #4

| <u>EFFECTIVE AGE</u> | <u>AMOUNT OF DEPR.</u> | <u>PERCENT GOOD</u> | <u>EFFECTIVE AGE</u> | <u>AMOUNT OF DEP</u> | <u>PERCENT GOOD</u> |
|--------------------------|----------------------------|-------------------------|--------------------------|--------------------------|-------------------------|
| 1 | 1 | 99 | 26 | 28 | 72 |
| 2 | 2 | 98 | 27 | 30 | 70 |
| 3 | 3 | 97 | 28 | 32 | 68 |
| 4 | 4 | 96 | 29 | 34 | 66 |
| 5 | 5 | 95 | 30 | 36 | 64 |
| 6 | 6 | 94 | 31 | 38 | 62 |
| 7 | 7 | 93 | 32 | 40 | 60 |
| 8 | 8 | 92 | 33 | 42 | 58 |
| 9 | 9 | 91 | 34 | 44 | 56 |
| 10 | 10 | 90 | 35 | 46 | 54 |
| 11 | 11 | 89 | 36 | 48 | 52 |
| 12 | 12 | 88 | 37 | 50 | 50 |
| 13 | 13 | 87 | 38 | 53 | 47 |
| 14 | 14 | 86 | 39 | 56 | 44 |
| 15 | 15 | 85 | 40 | 59 | 41 |
| 16 | 16 | 84 | 41 | 62 | 38 |
| 17 | 17 | 83 | 42 | 65 | 35 |
| 18 | 18 | 82 | 43 | 68 | 32 |
| 19 | 19 | 81 | 44 | 70 | 30 |
| 20 | 20 | 80 | 45 | 70 | 30 |
| 21 | 21 | 79 | 46 | 70 | 30 |
| 22 | 22 | 78 | 47 | 70 | 30 |
| 23 | 23 | 77 | 48 | 70 | 30 |
| 24 | 24 | 76 | 49 | 70 | 30 |
| 25 | 26 | 74 | 50 | 70 | 30 |

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45 YEAR LIFE EXPECTANCY - DEPRECIATION SCHEDULE #5

| <u>EFFECTIVE AGE</u> | <u>AMOUNT OF DEPR.</u> | <u>PERCENT GOOD</u> | <u>EFFECTIVE AGE</u> | <u>AMOUNT OF DEPR.</u> | <u>PERCENT GOOD</u> |
|--------------------------|----------------------------|-------------------------|--------------------------|----------------------------|-------------------------|
| 1 | 1 | 99 | 26 | 38 | 62 |
| 2 | 2 | 98 | 27 | 40 | 60 |
| 3 | 3 | 97 | 28 | 42 | 58 |
| 4 | 4 | 96 | 29 | 44 | 56 |
| 5 | 5 | 95 | 30 | 46 | 54 |
| 6 | 6 | 94 | 31 | 48 | 52 |
| 7 | 7 | 93 | 32 | 50 | 50 |
| 8 | 8 | 92 | 33 | 53 | 47 |
| 9 | 9 | 91 | 34 | 56 | 44 |
| 10 | 10 | 90 | 35 | 59 | 41 |
| 11 | 11 | 89 | 36 | 62 | 38 |
| 12 | 12 | 88 | 37 | 65 | 35 |
| 13 | 13 | 87 | 38 | 68 | 33 |
| 14 | 14 | 86 | 39 | 70 | 30 |
| 15 | 16 | 84 | 40 | 70 | 30 |
| 16 | 18 | 82 | 41 | 70 | 30 |
| 17 | 20 | 80 | 42 | 70 | 30 |
| 18 | 22 | 78 | 43 | 70 | 30 |
| 19 | 24 | 76 | 44 | 70 | 30 |
| 20 | 26 | 74 | 45 | 70 | 30 |
| 21 | 28 | 72 | | | |
| 22 | 30 | 70 | | | |
| 23 | 32 | 68 | | | |
| 24 | 34 | 66 | | | |
| 25 | 36 | 64 | | | |

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40 YEAR LIFE EXPECTANCY - DEPRECIATION SCHEDULE #6

| <u>EFFECTIVE AGE</u> | <u>AMOUNT OF DEPR.</u> | <u>PERCENT GOOD</u> | <u>EFFECTIVE AGE</u> | <u>AMOUNT OF DEPR.</u> | <u>PERCENT GOOD</u> |
|--------------------------|----------------------------|-------------------------|--------------------------|----------------------------|-------------------------|
| 1 | 1 | 99 | 21 | 37 | 63 |
| 2 | 2 | 98 | 22 | 39 | 61 |
| 3 | 3 | 97 | 23 | 41 | 59 |
| 4 | 4 | 96 | 24 | 43 | 57 |
| 5 | 5 | 95 | 25 | 45 | 55 |
| 6 | 7 | 93 | 26 | 47 | 53 |
| 7 | 9 | 91 | 27 | 49 | 51 |
| 8 | 11 | 89 | 28 | 51 | 49 |
| 9 | 13 | 87 | 29 | 54 | 46 |
| 10 | 15 | 85 | 30 | 57 | 43 |
| 11 | 17 | 83 | 31 | 60 | 40 |
| 12 | 19 | 81 | 32 | 63 | 37 |
| 13 | 21 | 79 | 33 | 66 | 34 |
| 14 | 23 | 77 | 34 | 68 | 32 |
| 15 | 25 | 75 | 35 | 70 | 30 |
| 16 | 27 | 73 | 36 | 70 | 30 |
| 17 | 29 | 71 | 37 | 70 | 30 |
| 18 | 31 | 69 | 38 | 70 | 30 |
| 19 | 33 | 67 | 39 | 70 | 30 |
| 20 | 35 | 65 | 40 | 70 | 30 |

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35 YEAR LIFE EXPECTANCY - DEPRECIATION SCHEDULE #7

| <u>EFFECTIVE AGE</u> | <u>AMOUNT OF DEPR.</u> | <u>PERCENT GOOD</u> | <u>EFFECTIVE AGE</u> | <u>AMOUNT OF DEPR.</u> | <u>PERCENT GOOD</u> |
|----------------------|------------------------|---------------------|----------------------|------------------------|---------------------|
| 1 | 1 | 99 | 21 | 42 | 58 |
| 2 | 2 | 98 | 22 | 45 | 55 |
| 3 | 4 | 96 | 23 | 48 | 52 |
| 4 | 5 | 95 | 24 | 52 | 48 |
| 5 | 6 | 94 | 25 | 55 | 45 |
| 6 | 8 | 92 | 26 | 58 | 42 |
| 7 | 10 | 90 | 27 | 61 | 39 |
| 8 | 11 | 89 | 28 | 64 | 36 |
| 9 | 13 | 87 | 29 | 68 | 32 |
| 10 | 15 | 85 | 30 | 70 | 30 |
| 11 | 17 | 83 | 31 | 70 | 30 |
| 12 | 19 | 81 | 32 | 70 | 30 |
| 13 | 22 | 78 | 33 | 70 | 30 |
| 14 | 24 | 76 | 34 | 70 | 30 |
| 15 | 26 | 74 | 35 | 70 | 30 |
| 16 | 28 | 72 | | | |
| 17 | 31 | 69 | | | |
| 18 | 34 | 66 | | | |
| 19 | 36 | 64 | | | |
| 20 | 39 | 61 | | | |

30 YEAR LIFE EXPECTANCY - DEPRECIATION SCHEDULE #8

| <u>EFFECTIVE AGE</u> | <u>AMOUNT OF DEPR.</u> | <u>PERCENT GOOD</u> | <u>EFFECTIVE AGE</u> | <u>AMOUNT OF DEPR.</u> | <u>PERCENT GOOD</u> |
|----------------------|------------------------|---------------------|----------------------|------------------------|---------------------|
| 1 | 2 | 98 | 16 | 39 | 61 |
| 2 | 3 | 97 | 17 | 42 | 58 |
| 3 | 4 | 96 | 18 | 46 | 54 |
| 4 | 7 | 93 | 19 | 49 | 51 |
| 5 | 9 | 91 | 20 | 53 | 47 |
| 6 | 11 | 89 | 21 | 57 | 43 |
| 7 | 14 | 86 | 22 | 60 | 40 |
| 8 | 16 | 84 | 23 | 63 | 37 |
| 9 | 18 | 82 | 24 | 66 | 34 |
| 10 | 21 | 79 | 25 | 69 | 31 |
| 11 | 24 | 76 | 26 | 70 | 30 |
| 12 | 26 | 74 | 27 | 70 | 30 |
| 13 | 29 | 71 | 28 | 70 | 30 |
| 14 | 32 | 68 | 29 | 70 | 30 |
| 15 | 35 | 65 | 30 | 70 | 30 |

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25 YEAR LIFE EXPECTANCY - DEPRECIATION SCHEDULE #9

| <u>EFFECTIVE AGE</u> | <u>AMOUNT OF DEPR.</u> | <u>PERCENT GOOD</u> |
|--------------------------|----------------------------|-------------------------|
| 1 | 2 | 98 |
| 2 | 5 | 95 |
| 3 | 7 | 93 |
| 4 | 10 | 90 |
| 5 | 13 | 87 |
| 6 | 16 | 84 |
| 7 | 19 | 81 |
| 8 | 22 | 78 |
| 9 | 25 | 75 |
| 10 | 29 | 71 |
| 11 | 32 | 68 |
| 12 | 36 | 64 |
| 13 | 40 | 60 |
| 14 | 44 | 56 |
| 15 | 48 | 52 |
| 16 | 52 | 48 |
| 17 | 56 | 44 |
| 18 | 60 | 40 |
| 19 | 64 | 36 |
| 20 | 68 | 32 |
| 21 | 70 | 30 |
| 22 | 70 | 30 |
| 23 | 70 | 30 |
| 24 | 70 | 30 |
| 25 | 70 | 30 |

20 YEAR LIFE EXPECTANCY - DEPRECIATION SCHEDULE #10

| <u>EFFECTIVE AGE</u> | <u>AMOUNT OF DEPR.</u> | <u>PERCENT GOOD</u> |
|--------------------------|----------------------------|-------------------------|
| 1 | 3 | 97 |
| 2 | 7 | 93 |
| 3 | 10 | 90 |
| 4 | 14 | 86 |
| 5 | 18 | 82 |
| 6 | 22 | 78 |
| 7 | 26 | 74 |
| 8 | 30 | 70 |
| 9 | 35 | 65 |
| 10 | 40 | 60 |
| 11 | 45 | 55 |
| 12 | 50 | 50 |
| 13 | 55 | 45 |
| 14 | 60 | 40 |
| 15 | 65 | 35 |
| 16 | 69 | 31 |
| 17 | 70 | 30 |
| 18 | 70 | 30 |
| 19 | 70 | 30 |
| 20 | 70 | 30 |

Iredell County – 2023 Reappraisal
Uniform Schedule of Values, Standards, and Rules
Market Value Schedule

IMPROVEMENT AREA DESCRIPTIONS

| <u>DESCRIPTION</u> | <u>CODE</u> | <u>MODEL</u> | | | | | | |
|------------------------------|-------------|--------------|-------------|--------------|---------------|-------------|-------------|-------------|
| | | <u>SFR</u> | <u>MH</u> | <u>CONDO</u> | <u>OFFICE</u> | <u>MF</u> | <u>WHSE</u> | <u>COMM</u> |
| | | <u>01</u> | <u>02</u> | <u>03</u> | <u>04</u> | <u>05</u> | <u>06</u> | <u>07</u> |
| Apartment | APT* | 100 | N/A | 100 | 080@ | 100@ | 200@ | 120@ |
| Attic, Unfin. | UAT | 010 | N/A | 010 | 010 | 010 | 010 | 010 |
| Attic, Finished | FAT* | 050 | 050 | 050 | N/A | N/A | N/A | N/A |
| Base (Main Level) | BAS* | 100@ | 100@ | 100@ | 100@ | 100@ | 100@ | 100@ |
| Base, Semi-Fin. | SFB* | 080@ | 080@ | 080@ | 080@ | 080@ | 085@ | 085@ |
| Basement, Fin. | FBM* | 040 | 040 | 040 | 060@ | 070 | 070@ | 060@ |
| Basement, Open-End (Fin.) | OEB* | 050 | 050 | 050 | 070@ | 080 | 080@ | 070@ |
| Basement, Semi-Fin. | SBM | 030 | 030 | 030 | 040 | 050 | 060 | 040 |
| Basement, Unfin. | UBM | 020 | 020 | 020 | 025 | 025 | 050 | 030 |
| Bonus Area | BON | 020 | 020 | 020 | 020 | 020 | 020 | 020 |
| Canopy | CAN | 010 | 010 | 010 | 030 | 030 | 030 | 030 |
| Canopy, Detached | CDN | 015 | 015 | 015 | 035 | 035 | 035 | 035 |
| Carport, Fin. | FCP | 025 | 030 | 025 | 030 | 030 | 040 | 030 |
| Carport, Fin., Det. | FDC | 030 | 035 | 030 | 035 | 035 | 045 | 035 |
| Carport, Unfin. | UCP | 015 | 020 | 015 | 020 | 020 | 030 | 020 |
| Carport, Unfin. Det. | UDC | 020 | 025 | 020 | 025 | 025 | 035 | 025 |
| Garage, Fin. | FGR | 040 | 045 | 040 | 050 | 060 | 070 | 060 |
| Garage, Fin. with Door | FGD | 045 | 050 | 045 | 055 | 065 | 075 | 065 |
| Garage, Fin. Det. | FDG | 045 | 050 | 045 | 055 | 065 | 075 | 065 |
| Garage, Unfin. | UGR | 030 | 035 | 030 | 040 | 050 | 060 | 050 |
| Garage, Unfin. with Door | UGD | 035 | 040 | 035 | 045 | 055 | 065 | 055 |
| Garage, Unfin. Basement | UGB | 025 | 030 | 025 | 035 | 040 | 050 | 040 |
| Garage, Fin. Basement | FGB | 035 | 040 | 035 | 045 | 050 | 060 | 050 |
| Garage, Unfin. Det. | UDG | 035 | 040 | 035 | 045 | 055 | 065 | 055 |
| Laboratory | LAB* | N/A | N/A | N/A | 150@ | N/A | 300@ | 175@ |
| Loading Platform, Cover. | CLP | N/A | N/A | N/A | 030 | 040 | 070 | 040 |
| Loading Platform with CAN | ALP | N/A | N/A | N/A | 020 | 025 | 050 | 025 |
| Loading Platform, Uncov. | ULP | N/A | N/A | N/A | 010 | 015 | 030 | 015 |
| Loft | LFT* | 070 | N/A | 070 | 030 | N/A | N/A | N/A |
| Lower Level, Unfin. | LLU | 025 | 025 | 025 | 030 | 030 | N/A | 030 |
| Lower Level, Semi-Fin. | LLS* | 045 | 045 | 045 | 050@ | 070 | N/A | 070@ |
| Lower Level, Fin. | LLF* | 080@ | 080@ | 080@ | 090@ | 090@ | N/A | 090@ |
| Manufacturing-Min. | MFM* | N/A | N/A | N/A | N/A@ | N/A | 130@ | N/A@ |
| Manufacturing-Fair | MFF* | N/A | N/A | N/A | N/A@ | N/A | 160@ | N/A@ |
| Manufacturing-Avg. | MFA* | N/A | N/A | N/A | N/A@ | N/A | 200@ | N/A@ |
| Manufacturing-Good | MFG* | N/A | N/A | N/A | N/A@ | N/A | 250@ | N/A@ |
| Mezzanine | MEZ* | N/A | N/A | N/A | 090@ | 050 | 050@ | 060@ |
| Office, Fair | FOF* | 100 | N/A | 100 | 110@ | 110 | 150@ | 115@ |
| Office, Average | AOF* | 110 | N/A | 110 | 120@ | 120 | 200@ | 130@ |
| Office, Good | GOF* | 120 | N/A | 120 | 130@ | 130 | 250@ | 140@ |
| Pointer | PTR | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Patio | PTO | 005 | 005 | 005 | 005 | 005 | 010 | 005 |
| Porch, Enclosed, Fin., Heat | FEP* | 070 | 070 | 070 | 080 | 080 | 080 | 080 |
| Porch, Enc., Unfin., No Heat | UEP | 050 | 050 | 050 | 060 | 060 | 060 | 060 |
| Porch, Open, Fin. | FOP | 035 | 040 | 035 | 030 | 040 | 050 | 040 |
| Porch, Open, Unfin. | UOP | 025 | 030 | 025 | 020 | 030 | 040 | 030 |
| Porch, Screen, Fin. | FSP | 040 | 045 | 040 | 050 | 050 | 060 | 050 |
| Porch, Screen, Unfin. | USP | 030 | 030 | 030 | 040 | 040 | 050 | 040 |
| Porch, Screen, Fin., Det. | FDS | 040 | 045 | 040 | 050 | 050 | 060 | 050 |

**Iredell County – 2023 Reappraisal
Uniform Schedule of Values, Standards, and Rules
Market Value Schedule**

IMPROVEMENT AREA DESCRIPTIONS CONT

| <u>DESCRIPTION</u> | <u>CODE</u> | <u>MODEL</u> | | | | | | |
|-----------------------------|-------------|--------------|-----------|--------------|---------------|-----------|-------------|-------------|
| | | <u>SFR</u> | <u>MH</u> | <u>CONDO</u> | <u>OFFICE</u> | <u>MF</u> | <u>WHSE</u> | <u>COMM</u> |
| | | <u>01</u> | <u>02</u> | <u>03</u> | <u>04</u> | <u>05</u> | <u>06</u> | <u>07</u> |
| Porch, Screen, Unfin., Det. | UDS | 030 | 030 | 030 | 040 | 040 | 050 | 040 |
| Service Production Area | SPA* | N/A | N/A | N/A | 075@ | 075 | 100@ | 065@ |
| Storage, Fin. | FST | 020 | 020 | 020 | 050 | 050 | 070 | 060 |
| Storage, Unfin. | UST | 010 | 010 | 010 | 040 | 040 | 060 | 050 |
| Store Display Area | SDA* | N/A | N/A | N/A | 100@ | 100 | 160@ | 100@ |
| Sun Room Heated | SRH* | 090 | 090 | 090 | 090 | 090 | 090 | 090 |
| Sun Room Unheated | SRU | 080 | 080 | 080 | 080 | 080 | 080 | 080 |
| Terrace | TER | 030 | 030 | 030 | 015 | 015 | 040 | 015 |
| Upper Story, Fin. | FUS* | 080@ | 080@ | 080@ | 090@ | 090@ | 090@ | 090@ |
| Upper Story, Unfin. | UUS | 050 | 060 | 050 | 050 | 050 | 050 | 050 |
| Utility, Fin. | FUT | 055 | 060 | 055 | 050 | 050 | 070 | 060 |
| Utility, Fin., Det. | FDU | 060 | 065 | 060 | 055 | 055 | 075 | 065 |
| Utility, Unfin. | UUT | 045 | 050 | 045 | 045 | 045 | 065 | 055 |
| Utility, Unfin., Det. | UDU | 050 | 055 | 050 | 050 | 050 | 070 | 060 |
| Wood Deck | WDD | 020 | 025 | 020 | 015 | 020 | 050 | 020 |

* HEATED AREA or BLDG AREA

@ SIZE FACTOR

Iredell County – 2023 Reappraisal

Uniform Schedule of Values, Standards, and Rules

Market Value Schedule

OBXF PRICING INDEX

The following unit price schedule is meant to be a guide. The total value of each extra feature/other building will be adjusted as appropriate by the appraiser for normal depreciation and the current condition of the actual feature or building. Items not included in this section will be priced either through the actual cost found in the area or through the use of Marshall and Swift pricing service.

OBXF INDEX: ALPHABETICAL ORDER

| CODE | DESCRIPTION | DEP. | PAGE |
|-------------|------------------------------------|-------------|-------------|
| 62 | Air Conditioning | 5% | 47 |
| 09 | Asphalt Paving: Residential | 5% | 47 |
| P1 | Asphalt Paving: Commercial | 5% | 47 |
| A1 | Back Stop/Fencing | 5% | 47 |
| H2 | Ball Field | 2% | 47 |
| C9 | Barbeque | 5% | 48 |
| 25 | Barn/Pole Barn | 3% | 48 |
| 68 | Boat Dock - Floating | 3% | 48 |
| 77 | Boat House | 5% | 48 |
| 67 | Boat Pier | 3% | 48 |
| 96 | Boat Pier Covered | 3% | 48 |
| 81 | Boat Ramp-See Paving Residential | 3% | 48 |
| F2 | Boat Shelter | 3% | 48 |
| 94 | Boat Slip | 3% | 49 |
| 95 | Boat Slip Covered | 3% | 49 |
| C2 | Boat Walkway | 3% | 49 |
| 79 | Boiler Room | 3% | 49 |
| A4 | Booth | 3% | 49 |
| H1 | Cabin | 5% | 49 |
| 86 | Campsite | 0% | 49 |
| 39 | Canopy | 5% | 50 |
| 03 | Carport - Detached | 3% | 50 |
| 59 | Cemetery | 0% | 50 |
| 51 | Club/Recreation Building | 3% | 50 |
| 71 | Columbarium/Mausoleum-See Cemetery | 0% | 50 |
| 31 | Common Area | 0% | 50 |
| 10 | Concrete Paving: Residential | 5% | 51 |
| P2 | Concrete Paving: Commercial | 5% | 51 |
| 73 | Cooler | 5% | 51 |
| 64 | Crypt Lawn or Chapel-See Cemetery | 0% | 51 |
| 88 | Deck | 5% | 51 |
| A8 | Dugout | 5% | 51 |
| D9 | Egg Room-See Poultry Houses | 3% | 51 |
| 45 | Elevator - Freight | 2% | 52 |
| 46 | Elevator - Passenger | 2% | 52 |
| 53 | Escalator | 2% | 52 |
| EC | Event Center | 3% | 52 |
| 06 | Fence – Chain Link/Commercial | 5% | 52 |
| E5 | Fence – Metal/Commercial | 5% | 53 |
| 14 | Fireplace - Outdoor | 2% | 53 |
| 74 | Freezer | 5% | 53 |
| E1 | Game/Ball Court | 5% | 53 |
| 02 | Garage - Detached | 3% | 53 |
| 55 | Gazebo | 3% | 54 |
| 85 | Golf Course - Miniature | 3% | 54 |

Iredell County – 2023 Reappraisal

Uniform Schedule of Values, Standards, and Rules

Market Value Schedule

OBXF INDEX: ALPHABETICAL ORDER CONT.

| CODE | DESCRIPTION | DEP. | PAGE |
|------|---|------|---------|
| 32 | Golf Greens | 0% | 55 & 56 |
| 21 | Grain Bin - Farm | 5% | 56 |
| 13 | Greenhouse – Commercial/Res | 5% | 56 |
| 65 | Guard House | 3% | 56 |
| 84 | Hangar | 3% | 57 |
| 27 | Hog Parlor | 5% | 57 |
| B1 | Kennel | 5% | 57 |
| 80 | Kiln / Steamer | 5% | 57 |
| 40 | Loading Dock | 3% | 57 |
| E2 | Lounge Barn | 3% | 57 |
| 82 | Milk Barn | 3% | 58 |
| 15 | Mobile Home Park | 0% | 58 |
| D8 | Mobile Home Site | 0% | 59 |
| D10 | Mobile Home Vacant | 0% | 59 |
| G9 | Outdoor Living Area | 3% | 59 |
| 52 | Parking Deck | 2% | 59 |
| 04 | Patio | 5% | 59 |
| 91 | Patio - Covered | 5% | 59 |
| E8 | Paving - Brick | 5% | 60 |
| E6 | Paving - Stone | 5% | 60 |
| E7 | Paving - Tile | 5% | 60 |
| 18 | Penthouse | 3% | 60 |
| 59 | Plots – See Cemetery | 0% | 60 |
| G7 | Pool - Commercial | 3% | 60 |
| G8 | Pool - Enclosure | 3% | 60 |
| 60 | Pool/Guest House | 5% | 61 |
| 07 | Pool – Residential Concrete/Gunite | 3% | 61 |
| 08 | Pool - Vinyl/Fiberglass | 3% | 61 |
| 11 | Porch | 5% | 61 |
| 29 | Poultry House - Commercial | 5% | 61 |
| D9 | Poultry House – Egg Room | 3% | 61 |
| 47 | Pre-Fab Metal Farm Bldg - Quonset | 3% | 62 |
| 69 | Pre-Fab Metal Farm Bldg –Leaning or Vertical Wall | 3% | 62 |
| 90 | Pump House | 3% | 62 |
| 43 | Rail Siding | 2% | 62 |
| G5 | Rail Switch | 2% | 62 |
| B4 | Rest Room / Concession Building | 3% | 63 |
| B5 | Runway-See Asphalt Paving-Heavy | 2% | 63 |
| 24 | Shed | 5% | 63 |
| 17 | Shed/Office | 3% | 63 |
| 97 | Shelter | 5% | 63 |
| B6 | Shop Building | 3% | 63 |
| 28 | Silo | 5% | 64 |
| 42 | Sprinklers | 2% | 64 |
| 99 | Stable | 3% | 64 |
| 01 | Storage-Detached- Residential or Farm | 3% | 64 |
| B9 | Storage Bin-See Grain Bin - Farm | 5% | 64 |
| 56 | Tanks – (Bulk) | 3% | 64 |
| G4 | Tanks – (Dike) | 5% | 64 |
| 37 | Tanks – (Elevated) | 3% | 64 |
| 36 | Tanks – (Fuel) | 3% | 64 |
| 35 | Tanks – (Water) | 3% | 64 |
| 12 | Tennis Court | 5% | 64 & 65 |

Iredell County – 2023 Reappraisal Uniform Schedule of Values, Standards, and Rules Market Value Schedule

| OBXF | INDEX: ALPHABETICAL ORDER | CONT. | |
|------|---------------------------|-------|------|
| CODE | DESCRIPTION | DEP. | PAGE |
| 87 | Terrace | 5% | 65 |
| 78 | Train/Truck Well | 5% | 65 |
| H3 | Tram | 2% | 65 |
| 30 | Tunnel | 2% | 65 |
| 33 | Vault – Money | 2% | 65 |
| 34 | Vault – Record | 2% | 65 |
| C4 | Waste Treatment | 3% | 65 |
| F8 | Well – Commercial | 0% | 66 |
| 44 | Yard Lights | 3% | 66 |
| Y1 | Yurts | 5% | 66 |

62 AIR CONDITIONING (5% Depreciation) (Price Range per/Sq. Ft.)

| | |
|---------------|------------------|
| Below Average | \$4.00 to \$5.00 |
| Average | \$6.50 to \$7.50 |
| Above Average | \$8.00 to \$9.00 |

09 ASPHALT PAVING: Residential (5% Depreciation) Section 66 Page 1

Driveways - Residential \$4.00 / sq. ft.

P1 ASPHALT PAVING: Commercial

| | |
|-------------------------------|--------|
| <u>Typical</u> | |
| Under 10,000 Square Feet | \$4.00 |
| 10,000 to 100,000 Square Feet | \$3.60 |
| Over 100,000 Square Feet | \$3.20 |

A1 BACK STOP/FENCING (5% Depreciation) Section 66 Page 9

\$7,000 - \$25,000

H2 BALL FIELD (2% Depreciation)

| | | |
|---------------|-----------------------|-----------------------|
| <u>Size</u> | <u>200 – 275 Feet</u> | <u>300 – 320 Feet</u> |
| Irrigated | \$60,000 - \$80,000 | \$75,000 - \$90,000 |
| Non Irrigated | \$50,000 - \$67,000 | \$65,000 - \$75,000 |

**Iredell County – 2023 Reappraisal
Uniform Schedule of Values, Standards, and Rules
Market Value Schedule**

C9 BARBEQUE (5% Depreciation)

| | | |
|--------------------|-------------------|------------------------------|
| <u>Good</u> | <u>Average</u> | <u>Fair</u> |
| \$5,000 - \$10,000 | \$2,500 - \$4,500 | \$1,000 - \$2,200 |
| Good Grill | Simple Grill | Minimum Stainless Steel Work |

25 BARN/POLE BARN (3% Depreciation)

| | | |
|-------------------|---------------------|-------------------|
| <u>Good</u> | <u>Abv. Average</u> | <u>Average</u> |
| \$45.00 - \$80.00 | \$30.00 - \$45.00 | \$15.00 - \$30.00 |

Loft - add 25% to the cost per square foot

BOAT AMMENITIES

68 BOAT DOCK - FLOATING (3% Depreciation)

| | |
|---------------------|-------------------|
| <u>Abv. Average</u> | <u>Average</u> |
| \$24.00 - \$30.00 | \$18.00 - \$23.00 |

77 BOAT HOUSE (5% Depreciation)

| | | |
|-------------------|---------------------|-------------------|
| <u>Good</u> | <u>Abv. Average</u> | <u>Average</u> |
| \$33.00 - \$45.00 | \$27.00 - \$32.00 | \$21.00 - \$26.00 |

67 BOAT PIER (3% Depreciation)

| | | |
|-------------------|---------------------|-------------------|
| <u>Good</u> | <u>Abv. Average</u> | <u>Average</u> |
| \$50.00 - \$60.00 | \$40.00 - \$49.00 | \$30.00 - \$39.00 |

96 BOAT PIER COVERED (3% Depreciation)

| | | |
|-------------------|---------------------|-------------------|
| <u>Good</u> | <u>Abv. Average</u> | <u>Average</u> |
| \$65.00 - \$80.00 | \$50.00 - \$65.00 | \$35.00 - \$50.00 |

81 BOAT RAMP (3% Depreciation) See Concrete – Residential for pricing

F2 BOAT SHELTER (3% Depreciation)

| | | |
|-------------------|---------------------|-------------------|
| <u>Good</u> | <u>Abv. Average</u> | <u>Average</u> |
| \$45.00 - \$65.00 | \$30.00 - \$45.00 | \$18.00 - \$30.00 |

**Iredell County – 2023 Reappraisal
Uniform Schedule of Values, Standards, and Rules
Market Value Schedule**

94 BOAT SLIP (3% Depreciation) (Good value includes uncovered fixed slips)

| | | |
|-------------------|---------------------|-------------------|
| <u>Good</u> | <u>Abv. Average</u> | <u>Average</u> |
| \$50.00 - \$65.00 | \$35.00 - \$50.00 | \$20.00 - \$35.00 |

95 BOAT SLIP - COVERED (3% Depreciation) (Good value includes covered fixed slips and sun decks over slips)

| | | |
|-------------------|---------------------|-------------------|
| <u>Good</u> | <u>Abv. Average</u> | <u>Average</u> |
| \$60.00 - \$75.00 | \$45.00 - \$60.00 | \$30.00 - \$45.00 |

C2 BOAT WALKWAY (3% Depreciation)

| | |
|----------------------|-------------------|
| <u>Above Average</u> | <u>Average</u> |
| \$35.00 - \$50.00 | \$20.00 - \$35.00 |

79 BOILER ROOM (3% Depreciation) Section 14 Page 26

| | | | |
|------------------|-------------|----------------|-----------------|
| <u>Excellent</u> | <u>Good</u> | <u>Average</u> | <u>Low Cost</u> |
| \$110 - \$120 | \$70 - \$80 | \$50 - \$55 | \$35 - \$40 |

A4 BOOTH (such as Gas or other) (3% Depreciation) (Per Square Foot)
If not listed as Personal Property.

\$160.00 - \$285.00

H1 CABIN (5% Depreciation)

| | | | |
|-------------------|----------------------|-------------------|------------------|
| <u>Good</u> | <u>Above Average</u> | <u>Average</u> | <u>Fair</u> |
| \$35.00 - \$75.00 | \$25.00 - \$35.00 | \$15.00 - \$25.00 | \$5.00 - \$15.00 |

86 CAMPSITES (0% Depreciation)

| | | | | |
|----------------|---------------------|-----------------------|----------------------|-------------------|
| <u>Quality</u> | <u>Full Service</u> | <u>Water/Electric</u> | <u>Electric Only</u> | <u>No Service</u> |
| High | \$3,000 | \$2,300 | \$1,600 | \$ 1,000 |
| Low | \$1,800 | \$1,400 | \$800 | \$350 |

Iredell County – 2023 Reappraisal Uniform Schedule of Values, Standards, and Rules Market Value Schedule

39 CANOPY (5% Depreciation) (Per Square Foot) Section 64 Page 2

| <u>Quality</u> | <u>Excellent</u> | <u>Good</u> | <u>Average</u> | <u>Low Quality</u> |
|----------------|------------------|-------------|----------------|--------------------|
| High | \$53.00 | \$45.00 | \$38.00 | \$33.00 |
| Low | \$48.00 | \$38.00 | \$31.00 | \$24.00 |

Add 10% for Gable or Gambrel Roofs. Subtract 50% for Wood Canopies. Add 25% for round.

03 CARPORT - DETACHED (3% Depreciation)

| <u>Excellent</u> | <u>Very Good</u> | <u>Abv. Average</u> | <u>Average</u> | <u>Fair</u> |
|------------------|------------------|---------------------|----------------|-------------|
| \$30.00 | \$20.00 | \$15.00 | \$10.00 | \$3.00 |

59 CEMETERY (0% Depreciation) Section 11 Page 32

| | <u>Low</u> | <u>High</u> |
|---------------------------------|------------|-------------|
| 59 Plots | \$50.00 | \$100.00 |
| 64 Crypt Lawn | \$50.00 | \$100.00 |
| 64 Crypt Chapel | \$1,400.00 | \$4,500.00 |
| 71 Columbarium/Mausoleum | \$130.00 | \$240.00 |

51 CLUB/REC BUILDING (3% Depreciation)

For higher valued structure consider Use 77 Model 07 and sketch accordingly.

| <u>Above Average</u> | <u>Average</u> | <u>Fair</u> |
|----------------------|-------------------|-------------------|
| \$31.00 - \$55.00 | \$21.00 - \$30.00 | \$15.00 - \$20.00 |

71 COLUMBARIUM/MAUSOLEUM – See CEMETERY

31 COMMON AREA (0% Depreciation) Commercial Uses Only

USE/MODEL Base Rate x 10%

Iredell County – 2023 Reappraisal Uniform Schedule of Values, Standards, and Rules Market Value Schedule

10 CONCRETE PAVING: Residential (5% Depreciation) Section 66 Page 1

Driveways - Residential \$6.00 / sq. ft.

P2 CONCRETE PAVING: Commercial

| | <u>4"</u> | <u>4" Reinforced</u> |
|------------------------------------|-----------|-------------------------------|
| Under 5,000 Square Feet | \$7.00 | \$8.00 |
| 5,000 to 10,000 Square Feet | \$6.00 | \$7.00 |
| Over 10,000 Square Feet | \$5.50 | \$6.50 |
| Add \$.20 Per Square for Curbing. | | |
| Add for Stamped Surface | \$6.00 | Epoxy w/stone or shell \$5.00 |

73 COOLER (5% Depreciation) Section 58 Page 1

Movable coolers are to be listed as personal property. If coolers are constructed in a building type that does not normally have them, add them from this schedule. Built-in coolers located in buildings that normally have them such as; restaurants, convenience stores, and fast food restaurants, are priced in the base price of the building and are not to be listed separately.

| <u><50sf</u> | <u>50 – 125sf</u> | <u>126 – 250sf</u> | <u>251 – 350sf</u> | <u>>350sf</u> |
|-----------------|-------------------|--------------------|--------------------|------------------|
| \$350.00 | \$220.00 | \$150.00 | \$130.00 | \$110.00 |

64 CRYPT - See Cemetery

88 DECK (5% Depreciation)

| <u>Good</u> | <u>Abv. Average</u> | <u>Average</u> | <u>Fair</u> |
|-------------------|---------------------|-----------------|-------------------|
| \$25.00 - \$30.00 | \$19.00 - \$24.00 | \$15.00 - 18.00 | \$12.00 - \$14.00 |

A8 DUGOUT (5% Depreciation)

\$3,000 to \$6,000 Each

D9 EGG ROOM – See Poultry Houses

Iredell County – 2023 Reappraisal

Uniform Schedule of Values, Standards, and Rules

Market Value Schedule

45 ELEVATOR - FREIGHT (2% Depreciation)

| | |
|----------------|---------------|
| 2 to 3 Stops | \$31,000/Stop |
| 4 Stops and Up | \$26,000/Stop |

46 ELEVATOR - PASSENGER (2% Depreciation) Hydraulic (Per Floor) Section 11 Page 35

These prices are for small office type elevators typically found in Iredell County, for larger residential elevators refer to the Marshall & Swift pricing manual.

| | |
|----------------|---------------|
| 2 to 3 Stops | \$30,000/Stop |
| 4 to 6 Stops | \$25,000/Stop |
| 7 Stops and Up | \$22,000/Stop |

Residential - \$11,000 plus \$1,700 per stop. Each floor is considered one stop.

53 ESCALATOR (2% Depreciation)

| | |
|-------------------------|------------------------|
| 10 ft. rise - \$190,000 | 25 ft rise - \$260,000 |
|-------------------------|------------------------|

EC EVENT CENTER (3% Depreciation)

| | | | | |
|------------------|---------------|--------------|--------------------|----------------|
| <u>Excellent</u> | <u>Custom</u> | <u>Good</u> | <u>Abv Average</u> | <u>Average</u> |
| \$125 - \$150 | \$100 - \$125 | \$75 - \$100 | \$50 - \$75 | \$20 - \$50 |

06 FENCE - CHAIN LINK (5% Depreciation) (Per Linear Foot) **Commercial Uses Only**

| | |
|-------------|-------------------------|
| Six Feet | \$20.00 Per Linear Foot |
| Eight Feet | \$28.00 Per Linear Foot |
| Ten Feet | \$35.00 Per Linear Foot |
| Twelve Feet | \$40.00 Per Linear Foot |

Add for Barbed Wire \$3.00 Per Linear Foot.
Add for Barbed Coils \$14.00 Per Linear Foot.

Iredell County – 2023 Reappraisal Uniform Schedule of Values, Standards, and Rules Market Value Schedule

E5 FENCE – METAL (5% Depreciation) (Linear Foot) **Commercial Uses Only**

Hand Forged, wrought iron, modular, steel or aluminum \$9.00 - \$40.00

14 FIREPLACE- OUTDOOR (2% Depreciation)

| <u>Quality</u> | <u>Good</u> | <u>Average</u> | <u>Fair</u> |
|----------------|-------------|----------------|-------------|
| Average | \$8,600 | \$6,200 | \$3,800 |
| Custom | \$20,000 | \$15,000 | \$9,500 |

74 FREEZER (5% Depreciation) ROOM TYPE

Movable freezers are to be listed as personal property. If freezers are constructed in a building type that does not normally have them, add them from this schedule. Built-in freezers located in buildings that normally have them such as; restaurants, convenience stores, and fast food restaurants, are priced in the base price of the building and are not to be listed separately.

| | | | | |
|-----------------|-------------------|--------------------|--------------------|------------------|
| <u><50sf</u> | <u>50 – 125sf</u> | <u>126 – 250sf</u> | <u>251 – 350sf</u> | <u>>350sf</u> |
| \$400.00 | \$250.00 | \$200.00 | \$160.00 | \$140.00 |

E1 GAME/BALL COURT (5% Depreciation)

Concrete - \$28.00 to \$38.00 per square foot
Asphalt - \$14.00 to \$19.00 per square foot

02 GARAGE, Detached, 1 Story * (3% Depreciation)

| <u>Quality</u> | | |
|----------------|--------------------|-----------------------------------|
| Fair | \$ 7.00 to \$17.00 | No interior finish |
| Average | \$17.00 to \$20.00 | Add \$4.35 per sq. ft. for finish |
| Above Average | \$20.00 to \$30.00 | Add \$5.80 per sq. ft. for finish |
| Good | \$30.00 to \$50.00 | Finish included in base |
| Custom | \$50.00 to \$90.00 | Finish included in base |

*Add 50% for Upper Floor Finished living area. For living area over detached garage, use 165% of the detached garage price for rooms with full exterior walls and 135% of detached garage price for area with high pitched roof.

**Iredell County – 2023 Reappraisal
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55 GAZEBO (3% Depreciation)

| | | | | |
|------------------|-------------|---------------------|----------------|-------------|
| <u>Very Good</u> | <u>Good</u> | <u>Abv. Average</u> | <u>Average</u> | <u>Fair</u> |
| \$75.00 | \$45.00 | \$30.00 | \$14.00 | \$8.00 |

85 GOLF COURSE- MINIATURE (3% Depreciation) Section 67 Page 2

Minimum Quality \$2,200 - \$6,900 Per hole
 Typical Features: .25 acres
 Simple course, prepackaged, flat terrain, including lighting

Average Quality \$8,800 - \$27,000 Per hole
 Typical Features: .25 to .5 acres
 Professionally designed and installed, includes plumbing
 and lighting

Good Quality \$28,000 - \$66,000 Per hole
 Typical Features: .25 acres
 Custom course, extensive themes with major elevation,
 rock and waterscape layout

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32 GOLF GREENS (0% Depreciation) Section 67 Page 1-2

Price includes normal grading, sprinkler systems, service roads and cart paths and architect fees. Schedule per R S & M and M & S

GENERAL DESCRIPTION

Class IV - Championship: \$300,000 - \$800,000 per hole

Typical Features: 160 to 200 acres
6,700 to 7,000 yards long
fairways bunkered and contoured
good undulating terrain
large trees, greens, tees and fairways
driving range
name architect
automatic sprinklers for greens and fairways
paved cart paths

Class III - Private Club: \$190,000 - \$290,000 per hole

Typical Features: 120 to 160 acres
6,400 yards to 6,700 yards
bunkered at most greens
some large trees
undulating terrain
average elevated tees and greens
driving range
sprinklers manual or automatic
paved cart paths

Class I-II - Semi-Private and Municipal Clubs: \$90,000 - \$200,000 per hole

Typical Features: 100 to 120 acres
6,000 yards to 6,400 yards
few bunkers
small trees
relatively flat terrain
natural rough
greens sprinkled
small built up tees and greens
paved cart paths

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Par 3 Course: \$65,000 - \$90,000 per hole
 Typical Features: 80 to 100 acres
 5,600 yards to 6,000 yards
 open natural or flat terrain
 few bunkers
 small tees and greens
 gravel cart paths

Pitch and Putt and Par 3: \$50,000 – 70,000
 Typical features: 9 holes
 10 to 20 acres
 1,000 to 1,400 yards long
 no lights, no buildings

This schedule represents replacement cost. Depreciation may be used to consider economic factors.

21 GRAIN BIN- FARMS (5% Depreciation)
 or **B9 STORAGE BINS** (5% Depreciation)
 Metal On Slab/Ventilated Floor

| <u>Bushels</u> | <u>Price</u> |
|-----------------|--------------|
| 0-3,000 | 4.15 |
| 3,001-4,500 | 3.72 |
| 4,501-6,000 | 3.53 |
| 6,001-7,500 | 3.12 |
| 7,501-9,000 | 2.79 |
| 9,001-12,000 | 2.48 |
| 12,001-15,000 | 1.91 |
| 15,001-20,000 | 1.55 |
| 20,001-30,000 | 1.42 |
| 30,001 - And Up | 1.29 |

Formula for calculating bushels from dimensions:
 $[(\text{Radius squared} \times 3.14) \times \text{Height}] = \text{Cubic Feet}$
 $\text{Cubic Feet} \times .80 = \text{Total Bushels}$

Example:
 $[(8^2 \times 3.14) \times 12] = 2412 \text{ Cubic Feet}$
 $2412 \times .80 = 1929 \text{ Bushels}$

13 GREENHOUSE – COMMERCIAL or RESIDENTIAL (5% Depreciation) Section 17 Page 22

| <u>Very Good</u> | <u>Good</u> | <u>Average</u> | <u>Low Cost</u> |
|------------------|-------------|----------------|-----------------|
| \$21 | \$17 | \$8 | \$4 |

65 GUARD HOUSE (3% Depreciation) (Per Square Ft)

| <u>Excellent</u> | <u>Good</u> | <u>Average</u> | <u>Fair</u> |
|------------------|---------------|----------------|--------------|
| \$200 - \$350 | \$160 - \$200 | \$120 - \$160 | \$85 - \$120 |

**Iredell County – 2023 Reappraisal
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84 HANGER (3% Depreciation) Section 14 Page 29

| | |
|-------------------------------|---------------------------------|
| <u>Good</u> | <u>Average</u> |
| \$55.00 - \$110.00 per sq ft. | \$23.00 to \$ 55.00 per sq. ft. |

27 HOG PARLOR (5% Depreciation)

| <u>Quality</u> | <u>Average</u> | <u>Fair</u> |
|----------------------|----------------|-------------|
| Breeding / Gestation | \$8.65 | \$6.65 |
| Farrowing | \$10.25 | \$8.25 |
| Finishing | \$10.25 | \$8.25 |
| Nursery | \$22.85 | \$20.85 |

B1 KENNEL (5% Depreciation)

| | | | |
|--------------------|----------------------|-------------------|-------------------|
| <u>Excellent</u> | <u>Above Average</u> | <u>Average</u> | <u>Fair</u> |
| \$100.00-0\$165.00 | \$70.00 - \$100.00 | \$30.00 - \$70.00 | \$20.00 - \$30.00 |

80 KILN/STMR (5% Depreciation) Section 17 Page 17

| |
|-------------------------------|
| <u>Average</u> |
| \$25.00 - \$40.00 per sq. ft. |

40 LOADING DOCK (3% Depreciation) Steel or Concrete; Section 14 Page 27

| |
|-------------------------------|
| <u>Average</u> |
| \$20.00 - \$30.00 per sq. ft. |

E2 LOUNGE BARN (3% Depreciation)

| <u>Quality</u> | <u>Good</u> | <u>Average</u> | <u>Fair</u> |
|----------------|-------------|----------------|-------------|
| Below Average | \$ 5.50 | \$ 4.75 | \$ 3.90 |
| Average | \$10.40 | \$ 8.60 | \$ 6.60 |
| Above Average | \$20.50 | \$16.00 | \$13.20 |

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82 MILK BARN (3% Depreciation)

| <u>Good</u> | <u>Abv. Average</u> | <u>Average</u> | <u>Fair</u> |
|-------------------|---------------------|-------------------|-------------------|
| \$40.00 - \$50.00 | \$30.00 - \$40.00 | \$20.00 - \$30.00 | \$17.00 - \$20.00 |

15 MOBILE HOME PARK (0% Depreciation) Four (4) or more mobile home sites are considered to be a mobile home park. Mobile home parks generally lend themselves well to classification by considering the inside access roads, density, facilities and general appearance as follows:

- Class 1 - \$17,000 per space
- Class 2 - \$12,000 per space
- Class 3 - \$ 8,000 per space
- Class 4 - \$ 5,000 per space

- CLASS 1 Excellent location and design
 Attractive entrance
 Wide paved streets and possible sidewalks
 Street lights
 Recreation hall facilities or recreation area
 Homes are underpinned
 Well maintained lawns and trees
 Maximum density of up to 8 sites per acre

- CLASS 2 Streets paved and well maintained
 Possible sidewalks and lighting
 Attractive entrance and good general appearance of homes and park
 May have amenities in common areas
 Homes are underpinned
 Density around 8-10 sites per acre

- CLASS 3 Streets paved and in average condition
 Average location and design
 Medium density (10-15 sites per acre)
 Lawns trimmed, good general appearance of both homes and park
 Homes are underpinned

- CLASS 4 Unpaved roads in poor condition or broken pavement
 Older parks frequently with high density
 Generally unattractive appearance of both the homes and park
 Many homes are not underpinned

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D8 MOBILE HOME SITE (0% Depreciation) Sales and Cost from Market. Three (3) or fewer sites.

Receives a Solid Waste Fee

\$5,200 site with water and septic/sewer

\$3,120 site without water (Shared)

D10 MOBILE HOME SITE VACANT (0% Depreciation) Sales and Cost from Market. Three (3) or fewer sites. Vacant site without dwelling.

Does NOT receive a Solid Waste Fee

\$5,200 site with water and septic/sewer

\$3,120 site without water (Shared)

G9 OUTDOOR LIVING AREA (3% Depreciation)

| <u>Custom</u> | <u>Good</u> | <u>Abv. Average</u> | <u>Average</u> |
|---------------------|---------------------|---------------------|--------------------|
| \$45,000 - \$70,000 | \$25,000 - \$45,000 | \$15,000 - \$25,000 | \$5,000 - \$15,000 |

04 PATIO (5% Depreciation)

Base - \$4.50

Add for stamped or colored surface \$6.00

Epoxy w/stone or shell \$5.00

91 PATIO - COVERED (5% Depreciation) Add per sq. ft. of covered area, including supports:

| | | |
|--|------------|----------|
| Aluminum or steel, backed enamel | \$ 5.75 to | \$ 10.60 |
| Fiberglass or screen only | \$ 4.00 to | \$ 7.50 |
| Open lattice, metal, vinyl or wood | \$ 4.60 to | \$ 14.00 |
| Architectural columns, open lattice or trellis | \$18.90 to | \$ 64.00 |
| Add for insulated metal panels | \$ 2.70 to | \$ 3.70 |
| Lighting fixtures, add for each fixture | \$62.00 to | \$170.00 |

**Iredell County – 2023 Reappraisal
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E8 PAVING – BRICK (5% Depreciation) Section 66 Page 1

| | <u>Concrete Base</u> | <u>Sand Base</u> |
|---------|----------------------|------------------|
| Flat | \$20.00 | \$16.00 |
| On Edge | \$26.00 | \$22.00 |

E6 PAVING - STONE (5% Depreciation) Concrete Base Sand Base
\$ 10.00 \$ 7.75

E7 PAVING – TILE (5% Depreciation) \$ 8.00 \$ 5.75

18 PENTHOUSES (3% Depreciation)

\$40.00 - \$55.00

59 PLOTS – See Cemetery

G7 POOL - COMMERCIAL (3% Depreciation) Section 66 Page 7

1,000 - 2,000 Sq. Ft. \$95.00
 2,000 - 4,000 Sq. Ft. \$90.00
 4,000 - 6,000 Sq. Ft. \$87.00
 6,000 - 8,000 Sq. Ft. \$85.00
 Add for tiled surfaces - \$12.00 - \$42.00
 Deduct 20% for gunite

G8 POOL ENCLOSURE (3% Depreciation)

| <u>Good</u> | <u>Abv. Average</u> | <u>Average</u> |
|-------------------|---------------------|-------------------|
| \$61.00 - \$82.00 | \$36.00 - \$60.00 | \$20.00 - \$35.00 |

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60 POOL/GUEST HOUSE (5 % Depreciation)

| <u>Good</u> | <u>Abv Average</u> | <u>Average</u> | <u>Fair</u> |
|-------------------|---------------------|--------------------|-------------------|
| \$210.00 – 300.00 | \$110.00 - \$200.00 | \$65.00 - \$100.00 | \$30.00 - \$60.00 |

07 POOL, RESIDENTIAL CONCRETE/GUNITE - (3% Depreciation) Oval or Irregular
Price includes Apron, Diving Board, Ladder, Filter and Max Depth 6 - 9 Ft

| <u>Good</u> | <u>Abv. Average</u> | <u>Average</u> | <u>Fair</u> |
|---------------------|---------------------|-------------------|-------------------|
| \$120.00 – \$180.00 | \$80.00 – \$120.00 | \$50.00 - \$80.00 | \$35.00 - \$50.00 |

08 POOL, RESIDENTIAL VINYL OR FIBERGLASS – (3% Depreciation) Oval or Irregular
Price includes Apron, Diving Board, Ladder, Filter and Max Depth 6 - 9 Ft

| <u>Abv. Average</u> | <u>Average</u> |
|---------------------|-------------------|
| \$40.00 - \$70.00 | \$25.00 - \$40.00 |

11 PORCH – (5% Depreciation)

| <u>Good</u> | <u>Abv. Average</u> | <u>Average</u> | <u>Fair</u> |
|-------------------|---------------------|------------------|-----------------|
| \$26.00 – \$40.00 | \$16.00 – \$25.00 | \$9.00 - \$15.00 | \$3.50 - \$8.00 |

29 POULTRY HOUSE - COMMERCIAL (5% Depreciation)

| | <u>Good</u> | <u>Average</u> | <u>Fair</u> |
|----------------------|-------------|----------------|-------------|
| Breeder Hens/Layer | \$7.50 | \$6.50 | \$6.15 |
| Broiler House \$5.40 | \$5.10 | \$4.80 | |
| Pullet House \$7.50 | \$6.50 | \$6.15 | |

D9 POULTRY HOUSE - EGG ROOM (3% Depreciation)

| | <u>Good</u> | <u>Average</u> | <u>Fair</u> |
|------------------------------|-------------|----------------|-------------|
| | \$25.00 | \$20.00 | \$10.50 |
| Add for floor: Concrete | | | \$ 3.50 |
| Asphalt | | | \$ 3.00 |
| Slats and Curtains included. | | | |

**Iredell County – 2023 Reappraisal
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PRE-FAB METAL FARM BUILDINGS (3% Depreciation)

Metal Farm Buildings

| | <u>Square Foot</u> | <u>Custom</u> | <u>Average</u> | <u>Fair</u> |
|--|--------------------|---------------|----------------|-------------|
| <u>69 LEANING WALL</u> | | | | |
| | < 5,000 | \$17.50 | \$13.75 | \$11.25 |
| | 5,000 – 15,000 | \$16.00 | \$12.50 | \$10.25 |
| | >15,000 | \$13.50 | \$10.50 | \$ 8.75 |
| <u>47 QUONSET</u> Section 64 Page 7 | | | | |
| | <5,000 | \$30.00 | \$25.00 | \$20.00 |
| | >5,000 | \$22.00 | \$17.00 | \$15.00 |
| <u>69 VERTICAL WALL</u> | | | | |
| | <5,000 | \$19.80 | \$15.40 | \$12.10 |
| | 5,000 – 15,000 | \$18.00 | \$14.00 | \$11.00 |
| | >15,000 | \$15.30 | \$12.00 | \$ 9.30 |

Deduct for No Floor - \$2.50 per square foot

Deduct for Lack of Lighting - \$1.30 per square foot

Add for Insulation - \$1.30 per square foot

Add for Sprinklers - \$.150 per square foot

Add for Overhead Doors, if more than 2 doors - \$1,150.00 per door

Add for Heat -\$1.75 per square foot

Custom – The structure is built with above average materials, partitions, plumbing and electrical.

Average – The structure is built with average materials, partitions, plumbing and electrical.

Fair – The structure is built with below average materials, partitions, plumbing and electrical.

90 PUMP HOUSE (3% Depreciation)

| <u>Good</u> | <u>Average</u> | <u>Fair</u> |
|--------------------|-------------------|-------------------|
| \$60.00 - \$120.00 | \$40.00 - \$60.00 | \$30.00 - \$40.00 |

43 RAIL SIDING (Per Linear Foot) (2% Depreciation) Section 66 Page 3

| <u>Heavy</u> | <u>Medium</u> | <u>Light</u> |
|--------------|---------------|--------------|
| \$190.00 | \$140.00 | \$95.00 |

G5 RAIL SWITCH (2% Depreciation) Section 66 Page 3

| <u>Heavy</u> | <u>Medium</u> | <u>Light</u> |
|--------------|---------------|--------------|
| \$58,000 | \$44,000 | \$32,000 |

**Iredell County – 2023 Reappraisal
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B4 RESTROOM/CONCESSION BUILDING (3% Depreciation)

| | | |
|-------------|----------------|-------------|
| <u>Good</u> | <u>Average</u> | <u>Fair</u> |
| \$230.00 | \$160.00 | \$120.00 |

B5 RUNWAY (2% Depreciation) See Paving-Asphalt Heavy

24 SHED (5% Depreciation))

| | | | |
|-------------------|--------------------|-------------------|----------------|
| <u>Good</u> | <u>Abv.Average</u> | <u>Average</u> | <u>Fair</u> |
| \$30.00 - \$40.00 | \$20.00 – \$29.00 | \$10.00 - \$19.00 | \$3.00- \$9.00 |

*May be made with used/recycled materials

17 SHED/OFFICE (3% Depreciation) Section 17 Page 14

| | | |
|-------------------|-------------------|-------------------|
| <u>Good</u> | <u>Average</u> | <u>Fair</u> |
| \$40.00 - \$60.00 | \$20.00 – \$40.00 | \$10.00 - \$20.00 |

97 SHELTER (5% Depreciation)

| | | | |
|---|---------------------|-------------------|-----------------|
| <u>Good</u> | <u>Abv. Average</u> | <u>Average</u> | <u>Fair</u> |
| \$25.00 - \$50.00 | \$18.00 – \$24.00 | \$10.00 - \$14.00 | \$5.00 - \$8.00 |
| Add \$3.50 per sq. ft. for concrete floor | | | |

B6 SHOP BUILDING (3% Depreciation)

| | | | | |
|-------------------|-------------------|---------------------|-------------------|-----------------|
| <u>Custom</u> | <u>Good</u> | <u>Abv. Average</u> | <u>Average</u> | <u>Fair</u> |
| \$50.00 - \$80.00 | \$30.00 - \$50.00 | \$18.00 - \$28.00 | \$10.50 - \$16.00 | \$6.00 - \$8.00 |

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28 SILO (5% Depreciation)

Upright Silo

Harvester: DIA X HEIGHT X \$71.00 Concrete Ribstone: DIA X HEIGHT X \$25.40

Slurry Storage same as above

Price includes un-loaders – Note: Some of the Harvester’s are no longer in use due to the expense of replacing the un-loaders, these units on farms will need functional obsolescence added – 10% Original Percent Condition.

Commercial Silo

Trench Silos

Concrete Floor: \$3.50 per square foot

Concrete Floor and walls: \$4.25 per square foot

Block Walls: \$5.00 per square foot

42 SPRINKLERS (Per Square Foot) (2% Depreciation)

| <u>Commercial and Industrial</u> | <u>Comm/Multi-Family</u> | <u>Industrial</u> |
|----------------------------------|--------------------------|-------------------|
| 10,000 or Less | \$4.90 | \$5.00 |
| 10,000 to 20,000 | \$4.35 | \$4.60 |
| 20,000 to 50,000 | \$3.70 | \$3.90 |
| 50,000 to 100,000 | \$3.25 | \$3.50 |
| 100,000 and Up | \$2.40 | \$2.35 |

99 STABLE (Depreciation 3%)

| <u>Excellent</u> | <u>Good</u> | <u>Abv. Average</u> | <u>Average</u> | <u>Fair</u> |
|-------------------|-------------------|---------------------|-------------------|------------------|
| \$37.00 - \$45.00 | \$28.00 - \$36.00 | \$19.00 - \$27.00 | \$12.00 - \$18.00 | \$9.00 - \$11.00 |

01 STORAGE – Detached - Residential or Farm -1 Story (3% Depreciation)

| <u>Custom</u> | <u>Good</u> | <u>Abv. Average</u> | <u>Average</u> | <u>Fair</u> |
|-------------------|-------------------|---------------------|-------------------|-----------------|
| \$51.00 - \$80.00 | \$30.00 - \$50.00 | \$18.00 - \$28.00 | \$10.00 - \$16.00 | \$4.00 - \$8.00 |

B9 STORAGE BIN (5% Depreciation) See Grain Bin – Farm

TANKS – Refer to Marshall and Swift Valuation Service – Section 61 pages 1-8.
Copy available at the County Assessor’s Office. (codes 56,G4,37,36,35)

12 TENNIS COURT (5% Depreciation)

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| | <u>Good</u> | <u>Average</u> | <u>Poor</u> |
|----------|-------------|----------------|-------------|
| Asphalt | \$6.50 | \$5.25 | \$4.00 |
| Clay | \$7.30 | \$6.10 | \$4.90 |
| Concrete | \$9.50 | \$7.80 | \$6.10 |

Add for cushioned layer - \$3.00/sf.

Add lighting and fencing separately for commercial uses

Note: Deduct 5% For More Than 2 Courts.

87 TERRACE (5% Depreciation) (Per Square Foot)

Base - \$6.00

Add for:

| | |
|----------------------------|---------|
| Brick – Flat | \$8.00 |
| On Edge | \$12.50 |
| Stamped or colored surface | \$6.00 |
| Stone or Shell | \$10.00 |
| Tile | \$8.00 |

78 TRAIN OR TRUCK WELL (5% Depreciation)

\$17.00 – \$20.00 Per Sq. Ft.

H3 TRAM (2% Depreciation)

\$25,000 - \$35,000

30 TUNNEL - Refer to Marshall and Swift Valuation Service Section 51 page 2 and Section 15 page 31.
Copy available at the County Assessor’s Office.

33 VAULT - MONEY (2% Depreciation) Section 52 Page 5

| <u>Good</u> | <u>Average</u> |
|-------------|----------------|
| \$300.00 | \$190.00 |

34 VAULT – RECORD (Per Square Foot) (2% Depreciation) Section 52 Page 5

| <u>Good</u> | <u>Average</u> |
|-------------|----------------|
| \$105.00 | \$76.00 |

C4 WASTE TREATMENT (3% Depreciation) Variable Cost

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F8 WELL – COMMERCIAL (0% Depreciation) Variable Cost

44 YARD LIGHTS (3% Depreciation)

| <u>Good</u> | <u>Average</u> | <u>Poor</u> |
|-------------|----------------|-------------|
| \$8,500 | \$3,800 | \$2,500 |

Sports Fields \$ 8,000 - \$20,000 per pole including fixtures

Y1 YURTS (5% Depreciation) Section 12 Page 36

| | |
|----------------|---------------------|
| '12 (Diameter) | \$ 5,100 - \$ 8,800 |
| '14 (Diameter) | \$ 6,200 - \$10,500 |
| '16 (Diameter) | \$ 7,100 - \$12,000 |
| '20 (Diameter) | \$ 8,650 - \$15,300 |
| '24 (Diameter) | \$10,100 - \$18,500 |
| '30 (Diameter) | \$13,200 - \$23,900 |

For detailed descriptions of each code and/or out building or extra feature see Marshall and Swift Residential Manuals (last update 7/2022) and Marshall and Swift Valuation Service (Commercial) last update June, 2022. These Marshall and Swift Manuals are adopted and are included by reference as part of the 2023 Iredell County Uniform Schedule of Values, Standards, and Rules.

The data used to compile the Uniform Schedules of Values, Standards and Rules was gathered from realtors, builders, developers, investors, buyers and sellers, the Register of Deeds, Realtor Listing Services, several cost services, sub-contractors, building suppliers, the NC Department of Revenue Property Tax Division, fee appraisers, the Iredell County Appraisal Staff and other sources as available.

For buildings, out buildings, extra features and any other real property items not included in these schedules see the Marshall & Swift Residential Manual and Marshall and Swift Valuation Service Manual or use the actual cost less any applicable depreciation.

BUSINESS AND PERSONAL PROPERTY

Iredell County – 2023 Reappraisal

Uniform Schedule of Values, Standards, and Rules

Market Value Schedule

The following are items that are classified as Business Personal Property and should be listed on the property listing form. This list is to be used as a guide, if an item does not appear on this list it does not mean that the item is excluded from taxation. Items not named in this list must be classified using normal procedures.

Air conditioning - process related, window unit
Airplanes
Alarm systems (security or fire) & wiring
Appliances (List all appliances in apartment complexes as Real Estate)
(List all appliances in all other types of property as Business Personal)
(List only refrigerators in duplexes and triplexes as Business Personal))
Asphalt plants
ATM - All equipment & freestanding booths
Auto Exhaust systems for equipment
Awnings
Balers (paper, cardboard, etc)
Bank teller counters - service area and related)
Bank teller lockers - moveable or built-in
Bar and bar equipment - moveable or built-in
Billboards
Boats and motors - all
Boiler - primarily for process
Bowling alley lanes and equipment
Broadcasting equipment
C-I-P equipment
Cabinets
Cable TV: distribution systems, equipment and wiring, subscriber connections
Camera equipment
*Canopies - that service equipment
Car wash - all equipment, filers, tanks
Catwalks for machinery & equipment
Cement plants
Chairs
Closed circuit TV
*Cold storage - equipment / rooms / partitions
Compressed air or gas system (other than building heat)
Computer room A/C
Computer room raised floor
Computerized scanning equipment
Computers and data lines
Concrete plants
Construction and grading equipment
Control systems - building and equipment
Conveyor & material handling systems
Coolers – walk-in or self-standing
Cooling towers – primary use in manufacture
Counters / reception desks – moveable or built-in
Cranes and Crane ways
Data processing equipment
Deli equipment
Desks
Diagnostic center equipment – moveable or built-in

BUSINESS AND PERSONAL PROPERTY CONT.

Display cases – moveable or built-in

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Uniform Schedule of Values, Standards, and Rules
Market Value Schedule

Dock Board
Drapes & curtains, blinds, etc
Drying systems – process or product
Dumpster
Dust catchers, control systems, etc
Electrical service to equipment
Electronic control systems
Equipment – production
Expensed items
Farm equipment – used for production of income
Fencing – inside
Flagpole
Floor finishes – process related
Foundations for machinery & equipment
Freight charges
Fuels – not for sale (list as supplies)
Furnaces – steel mill process, etc
Furniture and fixtures
Greenhouse benches, heating systems, etc
Hoppers – metal bin type
Hospital systems, equipment and piping
Hot air balloons
Hotel / Motel televisions & wiring
Humidifiers – process
Incinerators – equipment and/or moveable
Industrial piping – process
Installation cost
Irrigation equipment
Kiln heating system
Kilns – metal tunnel or moveable
Kiosks
Laboratory equipment
Laundry bins
Law & professional libraries
Leased equipment – lessor or lessee possess
*Leasehold improvements – Up Fit may be real or personal
Leasehold interest in exempt real property
Lifts – other than elevator
Lighting – portable/ moveable / special
Machinery & equipment
Medical supplies
Medical equipment like MRI, PET, CAT Scan and etc.
Milk handling – milking, cooling, piping
Mirror (other than bathroom)
Monitoring systems building or equipment
Newspaper stands
Night depository
Office equipment / Office supplies (list as supplies)
Oil company equipment – pumps, supplies
Ovens – processing / manufacturing
Overhead conveyor system

BUSINESS AND PERSONAL PROPERTY CONT.

Package and labeling equipment

Iredell County – 2023 Reappraisal

Uniform Schedule of Values, Standards, and Rules

Market Value Schedule

Paging systems
Paint spray booths
*Partitions – moveable
*Piping systems
Personal Watercraft (Boat Dock)
Playground equipment
Pneumatic tube systems
Portable buildings
Power generator systems (auxiliary, emergency)
Power transformers - equipment
Public address systems (intercom, music)
Refrigerators
Refrigeration systems - compressors, etc)
Repairs - equipment (50% cost)
Restaurant furniture (Incl. attached to floor)
Restaurant / kitchen - equipment vent hoods
Returnable containers
Roll-up door - inside wall
Room dividers/partitions - moveable
Rooms' self-contained or special purpose
Safes wall or self-standing
Sales/use tax
Satellite dishes (all wiring & installation)
Scales
Security systems
Service station equipment - pumps, tanks
Shelving
Signs - all types including attached to building
Sinks - kitchen area
Software - capitalized
Sound systems & projection equipment
Spare parts - list as supplies
Speakers - built-in or freestanding
Spray booths
Sprinkler system - attached to product storage
Supplies (office & other)
*Tanks (all above and below ground) (except elevated water and petroleum farms)
Telephone systems & wiring
Theater screens - indoor
Theater seats
Tooling, dies, molds
Towers - microwave, equipment, wiring
Towers - TV, radio, CATV, two-way radio
Transportation cost
Upgrades to equipment
Vacuum system, process
*Vault doors, inner gates, vents & equipment
Vending machines
Vent fans / Ventilation systems - needed for manufacture
Video tapes / movies / reel movies

BUSINESS AND PERSONAL PROPERTY CONT.

Walls - partitions, moveable

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Uniform Schedule of Values, Standards, and Rules
Market Value Schedule

Water coolers

Water lines - for process above or below ground

Water tanks & system - for process equipment

Whirlpool / Jacuzzi / hot tubs

Wiring - power wiring for machinery & equipment

*** May be classified as real if ownership, use or attachment so dictates.**

REAL ESTATE

Iredell County – 2023 Reappraisal

Uniform Schedule of Values, Standards, and Rules

Market Value Schedule

The following are examples of some potentially questionable items that are listed as real estate on business property and taxed on the County's Property Record Card. This list is to be used as a guide, if an item does not appear on this list it does not mean that the item is excluded from taxation. Items not named in this list must be classified using normal procedures.

Air conditioning – building
Appliances – list all appliances in apartment complexes as real estate
Bath House/Rooms
Boiler - for service of building
Buildings
Canopies
Canopy lighting
Cooling towers - primary use for building
Electrical service to building
Elevators
Escalators
Fencing - exterior
Gazebos
Golf course and improvements
Grading
Grain Bins
Greenhouses
Kilns - masonry
Lagoons / Settling ponds
Lighting - yard lighting
Marquee – structural is real, attached signage is Business Personal
Mineral rights
Paving
Railroad sidings (other than railroad owned)
Repairs – building/remodeling
Roll-up doors - outside wall
Roofing
Scale houses (unless moveable)
Septic systems
Silos
Sprinkler system – building
Swimming pools
Tanks - elevated water & petroleum farms
Theater screens – outdoor
Tunnels - unless part of process system
Up fit to real property – leasehold improvements
Vault –records or money rooms – doors are Business Personal Property
Ventilation systems - general building
Wall covering
Water system (well)