



Basement Area In CAMA

Edgar Clodfelter VMPPA
Sr. Appraiser



Foundation/Basement/Garage/Finished/Entry/Subfloor Fields

Parcel Information

Parcel ID 13030123000 Owner Name [REDACTED] Owner Name2 [REDACTED]

Owner Address [REDACTED] City LINCOLN State VT ZipCode 05443 Status A

Parcel	History	Land/OB	Sec 1/Pg 1	Sec 1/Pg 2	Sec 1/Pg 3	Valuation	Picture	Note
Sec ID:	1		Roof ID:	1		Bsmt FNA:	3	Rec Room
Bldg Type:	1	Single	Roof Cover:	6	Mtl-Sms	Bsmt Fin SF:		450
Quality:		3.00	Roof Cov %:		100 %	Bsmt Entry:	2	Yes
Style:	1	1 Story	Dormer LinFt:		0.00	Subfloor:	1	Wood
Building SF:		805	Dormer Roof:	0	No Data	Floor Insul:	0	No Data
Design:	23	One Story	Energy Adj:	2	Average	Floor Ins SF:		0
Frame:	1	Studded	P/Crawl/Slab:	0	No Data	Heat ID:	1	
Extwall ID:	1		Bsmt Wall:	2	Conc 8"	Heat/Cool:	13	HW Rad
Siding:	4	VnlSide	Bsmt SF:		805.00	Heat/Cool %:		100 %
Siding %:		100 %	Bsmt Garage:	2	Single	Plaster Int:		%

Add Delete SKETCH 10/05/2009

Foundation Adjustments		P/Crawl/Slab:	0 No Data
Code	P/Crawl/Slab		
1 = SF < 18	Single Family Foundation < 18 Inches Negative Adjustment (< \$3)		1 SF <18"
2 = SF 18 to 48	Foundation between 18 and 48 Inches Base Value – No Adjustment		2 SF 18-48"
3 = SF w/FrWal	Foundation with a Frost Wall depth (> 54 Inches) Positive Adjustment (> \$5)		3 SF w FrWI
4 = MH Piers/Blocks Piers or Blocks	Shows only with MHO		4 MH Pier
5 = MH Wd Per	MHO with Wood Perimeter Calculates Perimeter from W x L		5 MH Wd Peri
6 = MH C Per	MHO with Concrete Perimeter Calculates Perimeter from W x L		6 MH C Peri
7 = MH CB Per	MHO with Concrete Block Perimeter Calculates Perimeter from W x L		7 MH CB Peri
8 = SF Mod Hil	Walkout Basements Adds to Base SF Costs		8 SF Mod Hil
9 = SF StpHill	For Steep basements with special reinforcement Adds to Base SF Costs		9 SF StpHill
10 = MH St Peri	MHO with Stone Perimeter		10 MH St Peri

Foundation Adjustments should not be used if building has basement

There are 2 exceptions

Residential Foundation Types		
No Basement Area		
Foundation Adjustments for Houses without Basements (Dug area 6 – 8 Feet)		
1 = SF < 18	Single Family Foundation < 18 Inches May be a floating slab Do not add Subfloor/Slab if residential- (creates two negative adjustments) Negative Adjustment (< \$3)	
2 = SF 18 to 48	Foundation between 18 and 48 Inches Considered a Crawl Space Part of Base Value – No Adjustment	
3 = SF w/FrWal	Foundation with a Frost Wall depth Area below frost line (> 54 inches) Positive Adjustment (> \$5)	
4 = MH Piers/Blocks Piers or Blocks	No Adjustment	

Example Showing Crawl as Base

Itemized Property Costs					
From Table: MAIN Section 1		Sample Town		Record # 370	
Property ID: 13030123000	Span #: 354-109-10386	Last Inspected: 09/28/2009	Cost Update: 12/29/2020		
Owner(s):	Sale Price: 275,000	Book: 68	Validity: No Data		
Address:	Sale Date: 08/07/2009	Page: 504			
City/State/Zip: LINCOLN VT 05443	Bldg Type: Single	Quality: 3.00	AVERAGE		
Location: COLBY HILL RD	Style: 1 Story	Frame: Studded			
Description: 15 ACRES AND DWELLING	Area: 805	Yr Built: 2008	Eff Age: 2		
Tax Map #: 03-01-23.000	# Rms: 4	# Bedrm: 1	# Kitchens: 0		
	# 1/2 Bath: 0	# Baths: 1			
Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	VnlSide / Ht=8	100.00		102.90	
ADJUSTMENTS					
Roof #1:	Mtl-Sms	100.00		5.11	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		4.25	
Heat/cooling #1:	HW Rad	100.00		2.15	
Energy Adjustment	Average				
Foundation Adjustment	SF 18'-48"				
ADJUSTED BASE COST			805.00	114.41	92,100
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)			-3.00	1,470.00	-4,410
Roughins (beyond allowance of 1)				595.00	
Porch #1:	WoodDckNoWall/Roof/C		161.00	38.79	6,245
Porch #2:	WoodDckNoWall/NoRo		574.00	13.28	7,623
Basement	NoData		805.00	805.00	648,025
Basement Outside Entrance				1,810.00	1,810
Subtotal	BSMT area without				751,392
Local multiplier	Bsmt Wall Type	1.05			
Current multiplier		0.94			
REPLACEMENT COST NEW					741,624

Example with Basement Area

Itemized Property Costs					
From Table: MAIN Section 1		Sample Town		Record # 370	
Property ID: 13030123000	Span #: 354-109-10386	Last Inspected: 09/28/2009	Cost Update: 12/29/2020		
Owner(s):	Sale Price: 275,000	Book: 68	Validity: No Data		
Address:	Sale Date: 08/07/2009	Page: 504			
City/State/Zip: LINCOLN VT 05443	Bldg Type: Single	Quality: 3.00	AVERAGE		
Location: COLBY HILL RD	Style: 1 Story	Frame: Studded			
Description: 15 ACRES AND DWELLING	Area: 805	Yr Built: 2008	Eff Age: 2		
Tax Map #: 03-01-23.000	# Rms: 4	# Bedrm: 1	# Kitchens: 0		
	# 1/2 Bath: 0	# Baths: 1			
Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	VnlSide / Ht=8	100.00		102.90	
ADJUSTMENTS					
Roof #1:	Mtl-Sms	100.00		5.11	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		4.25	
Heat/cooling #1:	HW Rad	100.00		2.15	
Energy Adjustment	Average				
ADJUSTED BASE COST			805.00	114.41	92,100
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)			-3.00	1,470.00	-4,410
Roughins (beyond allowance of 1)				595.00	
Porch #1:	WoodDckNoWall/Roof/C		161.00	38.79	6,245
Porch #2:	WoodDckNoWall/NoRo		574.00	13.28	7,623
Basement	Conc 8"		805.00	24.81	19,972
Finished Basement	Rec Room		450.00	19.15	8,618
Basement Garage	Single		1.00	2,080.00	2,080
Basement Outside Entrance				1,810.00	1,810
Subtotal					134,037
Local multiplier			1.05		
Current multiplier			0.94		
REPLACEMENT COST NEW					132,295

Manufactured Home Foundation Types

Foundation – Slab – Pier for MHO

- 4 = MH Piers/Blocks Piers or Blocks Shows only with MHO
- 5 = MH Wd Per MHO with Wood Perimeter Calculates Perimeter from W x L
- 6 = MH C Per MHO with Concrete Perimeter Calculates Perimeter from W x L
- 7 = MH CB Per MHO with Concrete Block Perimeter Calculates Perimeter from W x L
- 10 = MH St Peri MHO with Stone Perimeter

Manuf Width:

Manuf Length:

Don't Confuse Skirting with Foundation

Reminder -A MHO could have a basement.



MHO Pier Foundation			
BASE COST			
MH 14 X 68	MH Lap	100.00	47.84
ADJUSTMENTS			
Roof #1:	CompShg	100.00	
Subfloor	Wood		
Floor cover #1:	Allowance	100.00	2.95
Heat/cooling #1:	ForcAir	100.00	
Energy Adjustment	Average		
ADJUSTED BASE COST		952.00	50.79
ADDITIONAL FEATURES			
Fixtures (beyond allowance of 7)		1.00	735.00
Roughins (beyond allowance of 1)			275.00
Foundation	MH Pier	164.00	49.087
Subtotal			49.087
Local multiplier	1.00		
Current multiplier	1.00		
REPLACEMENT COST NEW			49.087

MHO Concrete Perimeter			
BASE COST			
MH 14 X 68	MH Lap	100.00	47.84
ADJUSTMENTS			
Roof #1:	CompShg	100.00	
Subfloor	Wood		
Floor cover #1:	Allowance	100.00	2.95
Heat/cooling #1:	ForcAir	100.00	
Energy Adjustment	Average		
ADJUSTED BASE COST		952.00	50.79
ADDITIONAL FEATURES			
Fixtures (beyond allowance of 7)		1.00	735.00
Roughins (beyond allowance of 1)			275.00
Foundation	MH C Peri	164.00	2.009
Subtotal			51.096
Local multiplier	1.00		
Current multiplier	1.00		
REPLACEMENT COST NEW			51.096

MHO Slab/Pad			
BASE COST			
MH 14 X 68	MH Lap	100.00	47.84
ADJUSTMENTS			
Roof #1:	CompShg	100.00	
Subfloor	Slab/Pad		3.29
Floor cover #1:	Allowance	100.00	2.95
Heat/cooling #1:	ForcAir	100.00	
Energy Adjustment	Average		
ADJUSTED BASE COST		952.00	54.08
ADDITIONAL FEATURES			
Fixtures (beyond allowance of 7)		1.00	735.00
Roughins (beyond allowance of 1)			275.00
Subtotal			52.219
Local multiplier	1.00		
Current multiplier	1.00		
REPLACEMENT COST NEW			52.219

MHL with Slab
Do not use Slab for Residential
Do not use Slab for MHO in a Park

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Foundation Adjustments should not be used if building has basement.

With two exceptions.

8 = SF Mod Hill

Walkout Basements


Adds to Base SF Costs

9 = SF StpHill

For Steep basements with special reinforcement

Adds to Base SF Costs

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	Plywood / Ht=8	70.00		56.35	
Exterior Wall #2:	Shingle / Ht=8	30.00		24.45	
ADJUSTMENTS					
Roof #1:	CompShg	100.00			
Subfloor	Wood				
Floor cover #1:	None	100.00		-4.25	
Heat/cooling #1:	HW BEST	50.00		1.29	
Heat/cooling #2:	None	40.00		-1.59	
Energy Adjustment	Average				
Foundation Adjustment	SF Mod Hill		2.000	2.49	
ADJUSTED BASE COST					157.484
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)		1.00	1,470.00	1,470	
Roughins (beyond allowance of 1)			595.00	595.00	
Features #1:	ATT-SHED	144.00	10.00	1,440	
Porch #1:	WoodDck/NoWall/NoRoof	416.00	13.29	5,529	
Porch #2:	WoodDck/Screen/Roof/N	512.00	36.34	18,606	
Basement	Conc 8"	896.00	23.99	21,495	
Garage/Shed #1:	A/1 S5/W6/Siding/No	1,120.00	33.11	37,063	
Subtotal					243,106
Local multiplier	1.05				
Current multiplier	0.94				
REPLACEMENT COST NEW					239,946





Moderate Hill Adjustment ???

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Basement Walls


Bsmt Wall:

- Basement Wall should only be used for building types that have basements.
- Should NOT be combined with Foundation Adjustment, except with the Slope adjustments.
- For a mixture of foundation materials choose the most prevalent type.



1 = Conc 6"	6" Concrete	
2 = Conc 8"	8" Concrete - Most Common	
3 = Conc 12"	12" Concrete	
4 = Blk 6"	6" Concrete Block	
5 = Blk 8"	8" Concrete Block - Most Common Block Type	
6 = Blk 12"	12" Concrete Block	
7 = Stone	Stone Foundation Walls - About the same as Concrete	
8 = WoodFrame	Wood Frame Wall Type - About the same as Concrete Block	9

0	NoData
1	Conc 6"
2	Conc 8"
3	Conc 12"
4	Blk 6"
5	Blk 8"
6	Blk 12"
7	Stone
8	WoodFrame


2 = Conc 8" - 8" Concrete
Most Common





7 = Stone - Stone Foundation Walls

5 = Blk 8" - 8" Concrete Block
Most Common Block Type



8 = Wood Frame - Wood Frame Wall Type

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Basement Square Footage

Bsmt SF:

- Basement area in Square Feet
- If Basement area is very low height may need to apply Functional Obsolescence
- If there is a **Built In Garage** the basement area should not include the Garage area in basement square footage.
- A Basement area with **Garage doors** would be included in Basement area with the Door Count being applied.
- A Bi-Level house would have basement area with added finished basement area.
- A Tri-Level house would not have a basement area (unless not finished). Include lower level finish as part of total square footage.

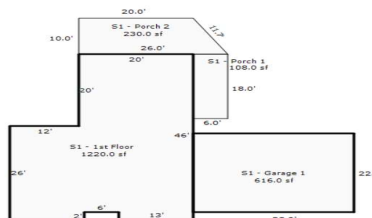
Built In Garage



Basement Garage Door



- A Bi-Level house would have basement area with added finished basement area.



Can you find the error in this data?

Parcel	History	Land/OB	Sec 1/Pg 1	Sec 1/Pg 2	Sec 1/Pg 3	Valuation	Picture	Note
Sec ID:	1		Roof ID:	1		Bsmt FNA:	4	Partition
Bldg Type:	1	Single	Roof Cover:	1	CompShg	Bsmt Fin SF:		768
Quality:		3.00	Roof Cov %:		100 %	Bsmt Entry:	0	No Data
Style:	7	BiLev (SF)	Dormer LinFt:		0	Subfloor:	1	Wood
Building SF:		1220	Dormer Roof:	0	No Data	Floor Insul:	0	No Data
Design:	1	BiLevel	Energy Adj:	2	Average	Floor Ins SF:		0
Frame:	1	Sludded	P/Crawl/Slab:	0	No Data	Heat ID:	1	
Extwall ID:	1		Bsmt Wall:	2	Conc 8"	Heat/Cool:	1	ForcAir
Siding:	6	WdSiding	Bsmt SF:		1220	Heat/Cool %:		100 %
Siding %:		100 %	Bsmt Garage:	0	No Data	Plaster Int:		0 %
			Add	Delete	SKETCH		11/20/2018	

Sec 1/Pg 1	Sec 1/Pg 2	Sec 1/Pg 3
Skirting LF:		0
Garage ID:	1	
Gar/Shd Type:	2	A/S
Area:		616
Siding:	6	WdSiding
Floor:	1	Concret
Finish:	0	No Data
Finish SF:		0
12		

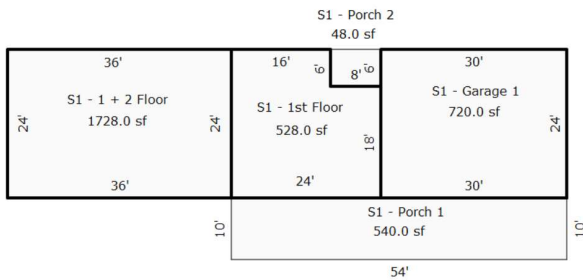
Comparison Between Bi-Level and 1 Story
Bi-Level is Higher \$/SF

Itemized Property Costs					
From Table: MAIN Section 1		Town of Chester 2020		Record # 709	
Property ID: 232064	Span #: 144-045-11385	Last Inspected: 11/19/2018	Cost Update: 12/28/2020		
Owner(s):	Sale Price: 0	Book:	Validity: No Data		
Address:	Sale Date: //	Page:	Bldg Type: Single Quality: 3.00 AVERAGE		
City/St/Zip: CHESTER VT 05143	Bldg Type: Single	Quality: 3.00	Style: Bi-Lev (SF) Frame: Studded		
Location: MAPLE RIDGE ROAD	Area: 1220	Yr Built: 1980	Eff Age: 40	# Rms: 7 # Bedrm: 3 # Ktchns: 1	
Description: 1 FAMILY HOUSE	# 1/2 Bath: 0	# Baths: 2			
Tax Map #: 232064					
Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSdng / Ht=8	100.00		102.60	
ADJUSTMENTS					
Roof #1:	CompShg	100.00			
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		4.25	
Heat/cooling #1:	ForcAir	100.00			
Energy Adjustment	Average				
ADJUSTED BASE COST			1,220.00	106.85	130,357
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)				1,470.00	
Roughins (beyond allowance of 1)				595.00	
Porch #1:	WoodDckNoWallRoofN		108.00	36.98	3,994
Porch #2:	WoodDckNoWallNoRo		230.00	16.56	3,809
Basement	Conc 8"		1,220.00	21.88	26,694
Finished Basement	Partition		768.00	31.00	23,808
Garage/Shed #1:	A/1SWdSdngNo		616.00	26.23	16,158
Subtotal					204,818
Local multiplier		1.00			
Current multiplier		1.00			
REPLACEMENT COST NEW					204,818
Condition	Average	Percent			
Physical depreciation		26.00			-53,253
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					151,600

Itemized Property Costs					
From Table: MAIN Section 1		Town of Chester 2020		Record # 709	
Property ID: 232064	Span #: 144-045-11385	Last Inspected: 11/19/2018	Cost Update: 12/28/2020		
Owner(s):	Sale Price: 0	Book:	Validity: No Data		
Address:	Sale Date: //	Page:	Bldg Type: Single Quality: 3.00 AVERAGE		
City/St/Zip: CHESTER VT 05143	Bldg Type: Single	Quality: 3.00	Style: 1 Story Frame: Studded		
Location: MAPLE RIDGE ROAD	Area: 1220	Yr Built: 1980	Eff Age: 40	# Rms: 7 # Bedrm: 3 # Ktchns: 1	
Description: 1 FAMILY HOUSE	# 1/2 Bath: 0	# Baths: 2			
Tax Map #: 232064					
Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSdng / Ht=8	100.00		96.70	
ADJUSTMENTS					
Roof #1:	CompShg	100.00			
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		4.25	
Heat/cooling #1:	ForcAir	100.00			
Energy Adjustment	Average				
ADJUSTED BASE COST			1,220.00	100.95	123,159
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)				1,470.00	
Roughins (beyond allowance of 1)				595.00	
Porch #1:	WoodDckNoWallRoofN		108.00	36.98	3,994
Porch #2:	WoodDckNoWallNoRo		230.00	16.56	3,809
Basement	Conc 8"		1,220.00	21.88	26,694
Finished Basement	Partition		768.00	31.00	23,808
Garage/Shed #1:	A/1SWdSdngNo		616.00	26.23	16,158
Subtotal					197,620
Local multiplier		1.00			
Current multiplier		1.00			
REPLACEMENT COST NEW					197,620
Condition	Average	Percent			
Physical depreciation		26.00			-51,381
Functional depreciation					
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					13, 146,200

Split Level House (Tri Level)

- A Tri-Level house would not have a basement area (unless not finished). Include lower level finish as part of total square footage.
- This house is built on a slab.



Basement Garage

Bsmt Garage:

1	None
2	Single
3	Double
4	Triple



- This is the Count of the Garage Doors in the basement area.
- This does not apply to the Garage Doors in a Built-In Garage
- Garage area is calculated as basement area with the addition of the Garage Doors.

1 = None

2 = Single Garage Door

3 = Double Garage Door

4 = Triple Garage Door

Jim Pratt Rule – This does not work with Wood Frame Basement

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Basement Finish Area

Bsmt FNA:

0	No Data
1	UnFinsh
2	Minimal
3	Rec Room
4	Partition
5	Finish Apt
6	Dirt Floor

- Basement Finished Area applies to basement area finish.
- Can also apply to a portion of Basement area that is Dirt Floor.

1 = UnFinsh	Unfinished Basement Area - not required to input.
2 = Minimal	May include Floor Cover, or some heat, or sidewalls or ceiling, but generally lacking one or more. This would not be considered a finished room.
3 = Rec Room	Would include the above finished components, but in one room, or two at the most.
4 = Partition	Would contain two or more clearly defined finished rooms.
5 = Finish Apt	An apartment with kitchen, baths, bedrooms and possibly separate entrance. Fixture costs are included.
6 = Dirt Floor	A minus deduction. Enter the area of the dirt floor.

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Basement Finish Area

Bsmt FNA: UnFinsh

Features	Unfinished	Minimal	Rec Room	Partition	Apartment
Flooring		√	√	√	√
Walls		√	√	√	√
Ceiling		√	√	√	√
Heat		√	√	√	√
1-2 Rooms			√		
2 Rooms or >				√	√
Bed/Bath/Kitchen					√
	No Features	At Least Two Features	One - Two Rooms	Multiple Rooms	Multiple Rooms + Fixtures

0	No Data
1	UnFinsh
2	Minimal
3	Rec Room
4	Partition
5	Finish Apt
6	Dirt Floor




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Basement Finished Square Footage

Bsmt Fin SF:

The area of the finished basement, or the area of the dirt floor.

How do you know if Finished? Do you put something in?

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Minimal Finished Basement				Partition Finished Basement				
ADDITIONAL FEATURES				ADDITIONAL FEATURES				
Fixtures (beyond allowance of 8)		-1.00	1,470.00	-1,470		-1.00	1,470.00	-1,470
Roughins (beyond allowance of 1)			595.00				595.00	
Porch #1:	OpenSib/NoWall/Roof/No	65.00	23.10	1,502		65.00	23.10	1,502
Porch #2:	WoodDck/NoWall/Roof/N	64.00	45.32	2,900		64.00	45.32	2,900
Basement	Conc 8"	1,220.00	21.88	26,694		1,220.00	21.88	26,694
Finished Basement	Minimal	1,000.00	7.29	7,290		1,000.00	28.75	28,750
Garage/Shed #1:	A/1S/Wd/Siding/No	576.00	26.76	15,414		576.00	26.76	15,414
Subtotal				176,281				197,741
Local multiplier		1.05				1.05		
Current multiplier		0.94				0.94		
REPLACEMENT COST NEW				173,989				195,170

Rec Room Finished Basement				Apartment Finished Basement				
ADDITIONAL FEATURES				ADDITIONAL FEATURES				
Fixtures (beyond allowance of 8)		-1.00	1,470.00	-1,470		-1.00	1,470.00	-1,470
Roughins (beyond allowance of 1)			595.00				595.00	
Porch #1:	OpenSib/NoWall/Roof/No	65.00	23.10	1,502		65.00	23.10	1,502
Porch #2:	WoodDck/NoWall/Roof/N	64.00	45.32	2,900		64.00	45.32	2,900
Basement	Conc 8"	1,220.00	21.88	26,694		1,220.00	21.88	26,694
Finished Basement	Rec Room	1,000.00	14.75	14,750		1,000.00	37.57	37,570
Garage/Shed #1:	A/1S/Wd/Siding/No	576.00	26.76	15,414		576.00	26.76	15,414
Subtotal				183,741				206,561
Local multiplier		1.05				1.05		
Current multiplier		0.94				0.94		
REPLACEMENT COST NEW				181,352				203,876

Dirt Floor Finished Basement				
Basement	Stone	1,220.00	21.88	26,694
Finished Basement	Dirt Floor	1,000.00	-2.78	-2,780


Basement Entry


Bsmt Entry: 0 No Data
1 None
2 Yes


- Applies to Bulkheads or Basement walk out doors.
- If Moderate slope adjustment is used, do not add for Bsmt Entry (it is included).
- Shows as Basement Outside Entrance on Cost Report.

1 = None
2 = Yes

Basement	Conc 8"	850.00	24.40	20,740
Basement Outside Entrance			1,810.00	1,810







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Subfloor

Subfloor:

0	No Data
1	Wood
2	Slab/Pad

- Most Dwellings have a Wood Subfloor for the first floor level (floor joists with carrying beam).
- For Dwellings with a slab for the first floor a negative adjustment is applied.
- For Mobile Homes on a concrete pad (slab) there is an added value for the cost.



1 = Wood
2 = Slab/Pad

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
MH 14 X 66	VnlSide	100.00		46.25	
ADJUSTMENTS					
Roof #1:	Mtl-Sms	100.00			
Subfloor	Slab/Pad			3.29	
Floor cover #1:	Allowance	100.00		2.95	
Heat/cooling #1:	HW Rad	100.00		2.15	
Energy Adjustment	Average				
ADJUSTED BASE COST			805.00	54.64	43,985

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Example of Entering Sub Floor Slab and Foundation < 18 "

Applies Two Negative Adjustments

If Dwelling has a Slab use Foundation < 18 "

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=8	100.00		82.36	
ADJUSTMENTS					
Roof #1:	Metal-Chn	100.00			
Subfloor	Slab/Pad			-3.29	
Floor cover #1:	Allowance	100.00		4.25	
Heat/cooling #1:	HW BB/ST	100.00		2.15	
Energy Adjustment	Good			2.25	
Foundation Adjustment	SF <18"			-2.60	
ADJUSTED BASE COST			1,864.00	85.12	158,663
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)			-3.00	1,470.00	-4,410
Roughins (beyond allowance of 1)				595.00	
Features #1:	ATT SHED		210.00	10.00	2,100
Porch #1:	WoodDck/NoWall/Roof/N		303.00	25.85	7,833
Porch #2:	WoodDck/NoWall/Roof/N		48.00	49.42	2,372
Subtotal					166,557
Local multiplier		1.10			
Current multiplier		1.00			
REPLACEMENT COST NEW					183,213

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Cost Report Showing Basement Information

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	VnlSide / Ht=8	100.00		102.90	
ADJUSTMENTS					
Roof #1:	Mtl-Sms	100.00		5.11	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		4.25	
Heat/cooling #1:	HW Rad	100.00		2.15	
Energy Adjustment	Average				
ADJUSTED BASE COST			805.00	114.41	92,100
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)			-3.00	1,470.00	-4,410
Roughins (beyond allowance of 1)				595.00	
Porch #1:	WoodDck/NoWall/Roof/C		161.00	38.79	6,245
Porch #2:	WoodDck/NoWall/NoRoo		574.00	13.28	7,623
Basement	Conc 8"		805.00	24.81	19,972
Finished Basement	Rec Room		450.00	19.15	8,618
Basement Garage	Single		1.00	2,080.00	2,080
Basement Outside Entrance				1,810.00	1,810
Subtotal					134,037
Local multiplier		1.05			
Current multiplier		0.94			
REPLACEMENT COST NEW					132,295

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Cost Report Using Foundation Adjustment

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	VnlSide / Ht=8	100.00		102.90	
ADJUSTMENTS					
Roof #1:	Mtl-Sms	100.00		5.11	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		4.25	
Heat/cooling #1:	HW Rad	100.00		2.15	
Energy Adjustment	Average				
Foundation Adjustment	SF w FrWl			5.65	
ADJUSTED BASE COST			805.00	120.06	96,648
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 8)			-3.00	1,470.00	-4,410
Roughins (beyond allowance of 1)				595.00	
Porch #1:	WoodDck/NoWall/Roof/C		161.00	38.79	6,245
Porch #2:	WoodDck/NoWall/NoRoo		574.00	13.28	7,623
Subtotal					106,105
Local multiplier		1.05			
Current multiplier		0.94			
REPLACEMENT COST NEW					104,726

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