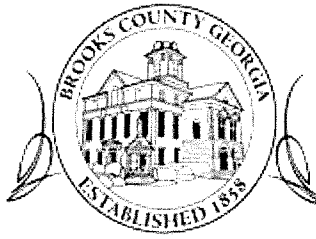


BOARD OF TAX ASSESSORS

Brewer Bentley, Chairman
Melvin DeShazor
Ralph Manning



(P): 229-263-7920 (F): 229-263-5125
Email: taxassessors@brookscountyga.gov
Website: www.qpublic.net/ga/brooks

Wayne Waldron, Chief Appraiser

Brooks County Board of Tax Assessors

610 South Highland Road, Quitman, GA 31643

tttAAAA

Regular Scheduled Meeting of the Brooks County Board of Assessors

Date: November 8, 2023

Time: 5:15 p.m.

Location: Brooks County Commissioners Meeting Room

Agenda

Regular Meeting

- I. Call to Order/Prayer
- II. Approval of Minutes from Previous Meetings
 - 1) Regular meeting held October 11, 2023
- III. Approval of Proposed Agenda
- IV. Appearances / Requests
 - 2) None
- V. Unfinished Business
 - 3) Covenant Applications
 - 4) Covenant Terminations
- VI. New Business
 - 5) Parcel Combinations
 - 6) Errors/Adjustments
 - 7) ABOS Value Updates
 - 8) Nada Value Updates
 - 9) Manufactured Home Value Updates
 - 10) Harris Print Renewal-PP Reporting Forms
 - 11) DCS Contract
- VII. Chief Appraiser's Report/Comments
 - 12) Updates-CUVA expiration letters mailed, BOE, office floor, budget, annual employee evaluations, vehicle maintenance.
- VIII. Assessors Comments
- IX. Executive Session
- X. Adjournment

Disclaimer: This agenda has been prepared to provide information regarding an upcoming meeting of the Brooks County Board of Tax Assessors. This document does not claim to be complete and it is subject to change at any time.



Prepared by: Wayne Waldron

Brooks County Board of Tax Assessors

Meeting Minutes

November 8, 2023

I. Call to Order

Mr. Bentley called to order the regular meeting of the Brooks County Board of Tax Assessors at 5:25 p.m. on November 8, 2023 with all members present. Also in attendance were Wayne Waldron, Chief Appraiser and Mica Jarvis, Secretary. Mr. DeShazor led the Board in prayer.

II. Approval of Minutes from Previous Meetings

- 1) Assessors reviewed minutes from the regularly scheduled meeting held on October 11, 2023. After review, Mr. Manning made a motion to approve the minutes as printed. Mr. DeShazor seconded. All members in favor. Motion carried.

III. Approval of Proposed Agenda

Assessors reviewed the proposed agenda for the current meeting. After review, Mr. Manning made a motion to approve the proposed agenda as printed. Mr. DeShazor seconded. All members in favor. Motion carried.

IV. Appearances/Taxpayer Requests

- 2) None

V. Unfinished Business

- 3) Assessors reviewed covenant applications and release requests (see attached). After review, covenant applications and releases were approved as attached.
- 4) Assessors reviewed covenant terminations due to death of owner (see attached). After review, covenant terminations were approved as attached.

I certify that these minutes are a true and accurate record of the Brooks County Board of Tax Assessors meeting held on 11/8/2023 at 5:15 p.m. Signed Chair/Vice-Chair and Secretary. Date: 12/13/2023



VI. New Business

- 5) Assessors reviewed parcel combination requests (see attached). After review, parcel combinations were approved as attached.
- 6) Assessors reviewed Appeals>Returns/Errors/Adjustments (see attached). After review, adjustments were approved as attached.
- 7) Assessors were informed that new ABOS boat and motor pricing schedules have been provided for the 2024 tax year. Mr. Manning made a motion to adopt updated ABOS boat and motor pricing schedules. Mr. DeShazior seconded. All members in favor. Motion carried.
- 8) Assessors were informed that new NADA manufactured home pricing schedules have been provided for the 2024 tax year. Mr. DeShazior made a motion to adopt the updated NADA manufactured home pricing schedules. Mr. Manning seconded. All members in favor. Motion carried.
- 9) Assessors were presented with proposed changes to the in-house manufactured home and add-on schedules (see attached). After review, Mr. Manning made a motion to adopt updated in-house manufactured home and add-on schedules. Mr. DeShazior seconded. All members in favor. Motion carried.
- 10) Assessors were presented with a renewal contract with Harris Printing for personal property reporting forms. Renewal includes a slight increase of \$0.02 per return. After review, Mr. DeShazior made a motion to approve the renewal contract for 2024. Mr. Manning seconded. All members in favor. Motion carried.
- 11) Assessors reviewed the contract with Data Cloud Solutions for Mobile Assessor. Mr. Waldron informed the Board that he had submitted the contract to attorney Luke Mitchell for review, and no issues were found. After review and discussion, Mr. DeShazior made a motion to approve the contract. Mr. Manning seconded. All members in favor. Motion carried.

VII. Chief Appraiser's Report/Comments

- 12) Mr. Waldron informed the Board that the covenant expiration letters were mailed as discussed in the previous meeting.

The Board of Equalization has scheduled hearings for November 29 and 30.

I certify that these minutes are a true and accurate record of the Brooks County Board of Tax Assessors meeting held on 11/8/2023 at 5:15 p.m. Signed Chair/Vice-Chair and Secretary. Date: 12/13/2023



Mr. Waldron informed the Board that current budget expenditures are available for review.

Annual employee evaluations have been completed and submitted to Human Resources as requested.

Vehicle maintenance has been requested by Enterprise Fleet Maintenance. Mr. Waldron will set up an appointment to have this completed.

The office is currently in the process of being repainted and new flooring is being installed. Completion should occur within the week.

VIII. Assessors Comments

IX. Executive Session

X. Adjournment

There being no further business, Mr. Manning made a motion to adjourn the meeting at 7:16 p.m. Mr. DeShazor seconded. All members in favor. Motion carried.

I certify that these minutes are a true and accurate record of the Brooks County Board of Tax Assessors meeting held on 11/8/2023 at 5:15 p.m. Signed Chair/Vice-Chair and Secretary. Date: 12/13/2023

Brooks County Board of Tax Assessors

610 South Highland Road Quitman, GA 31643 Tel. (229) 263-7920 taxassessors@brookscountyga.gov

Brewer Bentley Melvin DeShazor Ralph Manning

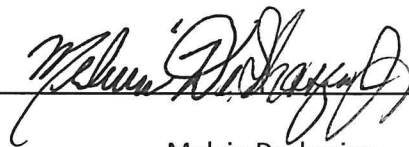
Meeting Date: Wednesday, November 8, 2023

**Notice of Intent to Terminate Conservation Use Covenant
30-Day Cease and Desist mailed via USPS 9/18/2023**

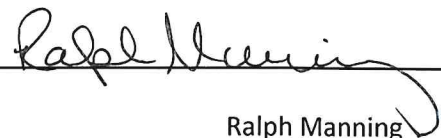
| Real Key | Parcel Number | Owner | Deed Book - Page | Covenant - Year | ACREAGE | TAX DISTRICT |
|----------|---------------|--|------------------|-----------------|---------|----------------|
| 441 | 019 0041C | MOODY, HARRIET B | 817-139 | CUVA 2020 | 26.52 | UNINCORPORATED |
| 441 | 019 0041C | MOODY FAMILY IRREVOCABLE TRUST | 822-1688 | CUVA 2020 | 26.52 | UNINCORPORATED |
| 1448 | 046 0010 | FOY, MAGGIE & SAMMY JACK | 785-189 | CUVA 2018 | 29.00 | UNINCORPORATED |
| 11113 | 048 00021 | JONES, RICHARD E & ETHEL L | 800-366 | CUVA 2019 | 15.71 | UNINCORPORATED |
| 1562 | 049 0013A | PHILLIPS, ESTHER | 837-145 | CUVA 2022 | 20.71 | UNINCORPORATED |
| 2430 | 080 0009 | FLETCHER, CARL D & BETTY JO | 847-457 | CUVA 2022 | 132.00 | UNINCORPORATED |
| 10061 | 080 00141 | WILLS, RYAN JORDAN & MICHAEL WALDEN WILLS SR | 761-258 | CUVA 2016 | 21.38 | UNINCORPORATED |
| 10062 | 080 00142 | WILLS, RYAN JORDAN & MICHAEL WALDEN WILLS SR | 761-262 | CUVA 2016 | 0.30 | UNINCORPORATED |
| 9659 | 080 0014A | WILLS. MICHAEL WALDEN SR | 761-260 | CUVA 2016 | 5.33 | UNINCORPORATED |
| 2853 | 091 0004 | GOLDEN, GERALD C & BARBARA J | 823-1091 | CUVA 2021 | 49.00 | UNINCORPORATED |
| 9656 | 091 0006A | GOLDEN, GERALD C & BARBARA J | 823-1093 | CUVA 2021 | 11.31 | UNINCORPORATED |
| 10105 | 091 0006C | GOLDEN, GERALD C ETAL | 712-294 | CUVA 2014 | 10.03 | UNINCORPORATED |
| 3130 | 097 0022 | LAWRENCE D TOBE REVOCABLE TRUST | 823-355 | CUVA 2021 | 96.84 | UNINCORPORATED |
| 3322 | 108 0021 | EDWIN & JOYCE PERDRICK IRREVOCABLE TRUST | 776-072 | CUVA 2017 | 12.00 | UNINCORPORATED |
| | | | | | | |
| | | | | | | |
| | | | | | | |



Brewer Bentley



Melvin DeShazor



Ralph Manning

Brooks County Board of Tax Assessors

610 South Highland Road Quitman, GA 31643 Tel. (229) 263-7920 assessors@brookscountytax.com
 Brewer Bentley Melvin DeShazor Ralph Manning

Meeting Date: **Wednesday, November 8, 2023**

Parcel Combinations: AY2024

| <u>Owner</u> | <u>2024 PIN</u> | <u>Previous PINs</u> | <u>Total Acres</u> | <u>Reason</u> |
|--|-----------------|----------------------|--------------------|---------------|
| FOY, SAMUEL JACK | 046 0010 | 046 0010 | 30 | |
| | | 046 0010A | 1 | |
| | | 046 0013A | 1 | PER OWNER |
| | | | 32 | |
| TYLER, TONY DALE | 102 00032 | 102 00031 | 12.47 | CUVA 2014 |
| | | 102 00032 | 26.51 | SUBS ACQ |
| | | | 38.98 | |
| CHANCE, EDGAR ALLEN & CHANCE, SERRENA ANN | 123 0001 | 123 0001 | 94.87 | PER OWNER |
| | | 123 002314 | 8 | |
| | | 123 0023A | 28.5 | |
| | | | 131.37 | |
| | | | | |
| | | | | |
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We the undersigned members of the Brooks County Board of Tax Assessors do hereby approve the above listed actions.

 Brewer Bentley
  Melvin DeShazor
  Ralph Manning

Brooks County Board of Tax Assessors

610 South Highland Road Quitman, GA 31643 Tel. (229) 263-7920 assessors@brookscountytax.com

Brewer Bentley Melvin DeShazor Ralph Manning

Meeting Date: Wednesday, November 8, 2023

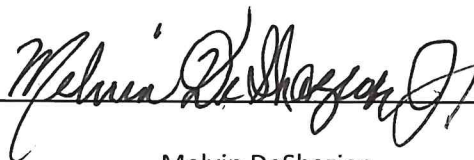
ACO (E&R/NOD)

| ACO/ACCT Number - Digest Year- Tax District | Owner | Original FMV | Final FMV | Reason for ACO |
|---|------------------------------|--------------|-----------|---|
| 3085/R524-2023-02 | PRICE FAMILY FARMS II LLLP | 655000 | 643500 | STRUCTURE REMOVED |
| 3086/P9329-2023-01 | MITCHELL, TOMMY | 9719 | 0 | NO BOAT ON PROPERTY WRONG INFO NO DNR REGISTRATION |
| 3087/R1038-2024-02 | CROSSROAD COMMUNITY CENTER | 11900 | 11900 | TAXABLE TO EXEMPT FOR 2023 |
| 3088/R8797-2023-02 | SPENCER, JOHNNY L & | 88800 | 87500 | SPLIT 0.66 ACRES TO CEMETERY |
| 3089/P31100-2023-02 | BATTS, JERRY L & GERALDINE G | 7756 | 0 | PER OWNER SOLD BOAT IN 2020, DELETE 2023 BILL |
| 3090/R3993-2023-99 | COKER, TRACI & ANSLEY | 844500 | 844500 | CUVA APPLICATION IN CONJUNCTION WITH APPEAL |
| 3091/M7233-2023-02 | INTHACHAK, NEIL WADE & | 31285 | 0 | MOBILE HOME MOVED TO WHEELER COUNTY DECEMBER 2022. DELETE 2023 PREBILL. |
| 3093/P931835-2023-99 | MCGILL, LAVERNE & VIANNE J | 12254 | 3912 | VALUES UPDATED TO REFLECT BOAT CONDITION, DELETE 2023 BILL |
| | | | | |

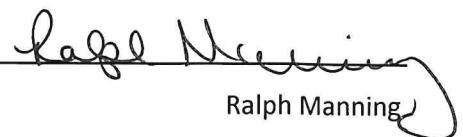
We the undersigned members of the Brooks County Board of Tax Assessors do hereby approve the above listed determinations.



Brewer Bentley



Melvin DeShazor



Ralph Manning

MOBILE TOTALS PRIOR TO 2024 VALUE CHANGES

| | | | | | | | | | | |
|-------------|-------|----|----|--------------|----|------------|----|---------------|----|---------------|
| total mh's | 2,501 | 28 | \$ | 22,340 | \$ | 10,534 | \$ | 2,266 | \$ | 1,908 |
| MOBTYPE = 3 | 1,641 | 28 | \$ | 20,486 | \$ | 10,258 | \$ | 2,711 | \$ | 1,295 |
| MOBTYPE = 2 | 860 | 27 | \$ | 26,146 | \$ | 11,185 | \$ | 483 | \$ | 3,518 |
| | | | | AVG(ACTLAGE) | | AVG(VALUE) | | AVG OVR VALUE | | AVG ADDON VAL |
| GUIDE = 1 | 2,345 | 27 | \$ | 23,328 | \$ | 10,815 | \$ | | \$ | 1,923 |
| GUIDE = 0 | 141 | 37 | \$ | | \$ | 6,636 | \$ | | \$ | 1,794 |
| OVR<=0 | 15 | 42 | \$ | 8,539 | \$ | 3,326 | \$ | 2,266 | \$ | 425 |

MOBILE TOTALS AFTER 2024 VALUE CHANGES

| | | | | | | | | | | |
|-------------|-------|----|----|--------------|----|------------|----|---------------|----|---------------|
| total mh's | 2,503 | 28 | \$ | 21,872 | \$ | 18,664 | \$ | 2,604 | \$ | 3,949 |
| MOBTYPE = 3 | 1,643 | 28 | \$ | 20,088 | \$ | 17,353 | \$ | 3,071 | \$ | 3,165 |
| MOBTYPE = 2 | 860 | 27 | \$ | 25,442 | \$ | 21,309 | \$ | 500 | \$ | 5,200 |
| | | | | AVG(ACTLAGE) | | AVG(VALUE) | | AVG OVR VALUE | | AVG ADDON VAL |
| GUIDE = 1 | 2,398 | 27 | \$ | 22,740 | \$ | 19,103 | \$ | | \$ | 3,977 |
| GUIDE = 0 | 94 | 41 | \$ | | \$ | 8,831 | \$ | | \$ | 3,520 |
| OVR<=0 | 11 | 37 | \$ | 8,419 | \$ | 7,045 | \$ | 2,604 | \$ | 1,639 |

| TOTALS | BEFORE | AFTER | DIFFERENCE | % CHANGE |
|-----------|---------------|---------------|--------------|----------|
| GUIDE = 1 | \$ 54,867,504 | \$ 54,532,180 | \$ (335,324) | -0.61% |
| GUIDE = 0 | \$ 912,769 | \$ 830,180 | \$ (82,589) | -9.05% |
| OVRVAL<>0 | \$ 33,994 | \$ 28,644 | \$ (5,350) | -15.74% |
| ADDONVAL | \$ 4,305,662 | \$ 6,531,933 | \$ 2,226,271 | 51.71% |
| | \$ 60,119,929 | \$ 61,922,937 | \$ 1,803,008 | 3.00% |

QUALITY CLASS

AVERAGE

| WIDTH | SINGLE WIDE | | | DOUBLE WIDE | | | | |
|-------|-------------|----------|----------|-------------|----------|----------|----------|----------|
| | 12 | 14 | 16 | 24 | 26 | 28 | 32 | 36 |
| 40 | \$ 60.71 | \$ 54.98 | \$ 51.16 | \$ 61.85 | \$ 58.99 | \$ 56.12 | \$ 50.78 | \$ 47.34 |
| 44 | \$ 59.18 | \$ 53.83 | \$ 50.02 | \$ 59.56 | \$ 56.70 | \$ 53.83 | \$ 48.87 | \$ 45.43 |
| 48 | \$ 58.03 | \$ 52.69 | \$ 49.25 | \$ 57.65 | \$ 54.79 | \$ 51.92 | \$ 46.96 | \$ 43.53 |
| 52 | \$ 56.89 | \$ 51.92 | \$ 48.11 | \$ 55.74 | \$ 52.88 | \$ 50.02 | \$ 45.05 | \$ 41.62 |
| 56 | \$ 56.12 | \$ 51.16 | \$ 47.34 | \$ 54.22 | \$ 51.35 | \$ 48.49 | \$ 43.91 | \$ 40.09 |
| 60 | \$ 54.98 | \$ 50.40 | \$ 46.58 | \$ 52.69 | \$ 49.82 | \$ 46.96 | \$ 42.38 | \$ 38.94 |
| 64 | \$ 54.22 | \$ 49.63 | \$ 45.82 | \$ 51.16 | \$ 48.49 | \$ 45.82 | \$ 41.23 | \$ 37.61 |
| 68 | \$ 53.45 | \$ 48.87 | \$ 45.43 | \$ 50.02 | \$ 47.34 | \$ 44.67 | \$ 40.09 | \$ 36.65 |
| 72 | \$ 53.07 | \$ 48.11 | \$ 44.67 | \$ 48.87 | \$ 46.20 | \$ 43.53 | \$ 38.94 | \$ 35.51 |
| 76 | \$ 52.31 | \$ 47.73 | \$ 44.29 | \$ 47.73 | \$ 45.05 | \$ 42.38 | \$ 37.99 | \$ 34.55 |
| 80 | \$ 51.54 | \$ 47.34 | \$ 43.53 | \$ 46.96 | \$ 44.10 | \$ 41.23 | \$ 37.23 | \$ 33.79 |

FAIR

| WIDTH | SINGLE WIDE | | | DOUBLE WIDE | | | | |
|-------|-------------|----------|----------|-------------|----------|----------|----------|----------|
| | 12 | 14 | 16 | 24 | 26 | 28 | 32 | 36 |
| 40 | \$ 52.69 | \$ 48.49 | \$ 45.43 | \$ 53.45 | \$ 51.16 | \$ 48.87 | \$ 45.05 | \$ 42.00 |
| 44 | \$ 51.54 | \$ 47.73 | \$ 44.29 | \$ 51.54 | \$ 49.25 | \$ 46.96 | \$ 43.14 | \$ 40.09 |
| 48 | \$ 50.78 | \$ 46.58 | \$ 43.53 | \$ 49.63 | \$ 47.34 | \$ 45.05 | \$ 41.23 | \$ 38.18 |
| 52 | \$ 50.02 | \$ 45.82 | \$ 42.38 | \$ 48.11 | \$ 45.82 | \$ 43.53 | \$ 39.71 | \$ 36.84 |
| 56 | \$ 49.25 | \$ 45.05 | \$ 41.62 | \$ 46.96 | \$ 44.48 | \$ 42.00 | \$ 38.56 | \$ 35.32 |
| 60 | \$ 48.49 | \$ 44.29 | \$ 41.23 | \$ 45.43 | \$ 43.14 | \$ 40.85 | \$ 37.23 | \$ 34.17 |
| 64 | \$ 47.73 | \$ 43.53 | \$ 40.47 | \$ 44.29 | \$ 42.00 | \$ 39.71 | \$ 36.08 | \$ 33.03 |
| 68 | \$ 47.34 | \$ 43.14 | \$ 39.71 | \$ 43.53 | \$ 41.04 | \$ 38.56 | \$ 34.93 | \$ 32.07 |
| 72 | \$ 46.58 | \$ 42.38 | \$ 39.33 | \$ 42.38 | \$ 40.09 | \$ 37.80 | \$ 33.98 | \$ 31.12 |
| 76 | \$ 46.20 | \$ 42.00 | \$ 38.56 | \$ 41.62 | \$ 39.23 | \$ 36.84 | \$ 33.22 | \$ 30.35 |
| 80 | \$ 45.43 | \$ 41.62 | \$ 38.18 | \$ 40.85 | \$ 38.47 | \$ 36.08 | \$ 32.45 | \$ 29.59 |

LOW COST

| WIDTH | SINGLE WIDE | | | DOUBLE WIDE | | | | |
|-------|-------------|----------|----------|-------------|----------|----------|----------|----------|
| | 12 | 14 | 16 | 24 | 26 | 28 | 32 | 36 |
| 40 | \$ 46.96 | \$ 43.14 | \$ 40.47 | \$ 46.58 | \$ 44.67 | \$ 42.76 | \$ 39.71 | \$ 37.03 |
| 44 | \$ 45.82 | \$ 42.38 | \$ 39.33 | \$ 45.05 | \$ 42.95 | \$ 40.85 | \$ 37.80 | \$ 35.32 |
| 48 | \$ 45.05 | \$ 41.23 | \$ 38.56 | \$ 43.14 | \$ 41.23 | \$ 39.33 | \$ 36.27 | \$ 33.79 |
| 52 | \$ 44.29 | \$ 40.47 | \$ 37.80 | \$ 42.00 | \$ 39.99 | \$ 37.99 | \$ 34.93 | \$ 32.26 |
| 56 | \$ 43.53 | \$ 40.09 | \$ 37.03 | \$ 40.85 | \$ 38.85 | \$ 36.84 | \$ 33.60 | \$ 31.12 |
| 60 | \$ 42.76 | \$ 39.33 | \$ 36.46 | \$ 39.71 | \$ 37.70 | \$ 35.70 | \$ 32.45 | \$ 29.97 |
| 64 | \$ 42.38 | \$ 38.56 | \$ 35.89 | \$ 38.56 | \$ 36.56 | \$ 34.55 | \$ 31.50 | \$ 29.02 |
| 68 | \$ 41.62 | \$ 38.18 | \$ 35.32 | \$ 37.61 | \$ 35.60 | \$ 33.60 | \$ 30.54 | \$ 28.06 |
| 72 | \$ 41.23 | \$ 37.61 | \$ 34.74 | \$ 36.65 | \$ 34.74 | \$ 32.83 | \$ 29.78 | \$ 27.30 |
| 76 | \$ 40.85 | \$ 37.23 | \$ 34.36 | \$ 35.89 | \$ 33.98 | \$ 32.07 | \$ 29.02 | \$ 26.54 |
| 80 | \$ 40.47 | \$ 36.65 | \$ 33.79 | \$ 35.13 | \$ 33.22 | \$ 31.31 | \$ 28.25 | \$ 25.77 |

GOOD

| WIDTH | SINGLE WIDE | | | DOUBLE WIDE | | | | | |
|-------|-------------|----------|----------|-------------|----------|----------|----------|----------|--|
| | 12 | 14 | 16 | 24 | 26 | 28 | 32 | 36 | |
| 40 | \$ 74.83 | \$ 69.49 | \$ 64.91 | \$ 77.89 | \$ 74.07 | \$ 70.25 | \$ 64.91 | \$ 59.94 | |
| 44 | \$ 73.31 | \$ 67.96 | \$ 63.38 | \$ 74.83 | \$ 71.40 | \$ 67.96 | \$ 62.23 | \$ 57.65 | |
| 48 | \$ 71.78 | \$ 66.43 | \$ 62.23 | \$ 72.54 | \$ 69.11 | \$ 65.67 | \$ 59.94 | \$ 55.36 | |
| 52 | \$ 70.63 | \$ 65.29 | \$ 61.09 | \$ 70.63 | \$ 67.01 | \$ 63.38 | \$ 58.03 | \$ 53.07 | |
| 56 | \$ 69.49 | \$ 64.14 | \$ 59.94 | \$ 68.72 | \$ 65.10 | \$ 61.47 | \$ 56.12 | \$ 51.54 | |
| 60 | \$ 68.72 | \$ 63.38 | \$ 59.18 | \$ 67.20 | \$ 63.57 | \$ 59.94 | \$ 54.22 | \$ 50.02 | |
| 64 | \$ 67.58 | \$ 62.23 | \$ 58.03 | \$ 65.67 | \$ 62.04 | \$ 58.42 | \$ 53.07 | \$ 48.49 | |
| 68 | \$ 66.82 | \$ 61.47 | \$ 57.27 | \$ 64.14 | \$ 60.71 | \$ 57.27 | \$ 51.54 | \$ 46.96 | |
| 72 | \$ 66.05 | \$ 60.71 | \$ 56.51 | \$ 63.00 | \$ 59.37 | \$ 55.74 | \$ 50.40 | \$ 45.82 | |
| 76 | \$ 65.29 | \$ 59.94 | \$ 55.74 | \$ 61.85 | \$ 58.22 | \$ 54.60 | \$ 49.25 | \$ 44.67 | |
| 80 | \$ 64.52 | \$ 59.18 | \$ 54.98 | \$ 60.71 | \$ 57.08 | \$ 53.45 | \$ 48.11 | \$ 43.53 | |

VERY GOOD

| WIDTH | SINGLE WIDE | | | DOUBLE WIDE | | | | | |
|-------|-------------|----------|----------|-------------|----------|----------|----------|----------|--|
| | 12 | 14 | 16 | 24 | 26 | 28 | 32 | 36 | |
| 40 | \$ 85.52 | \$ 79.41 | \$ 74.07 | \$ 89.34 | \$ 85.14 | \$ 80.94 | \$ 74.07 | \$ 68.34 | |
| 44 | \$ 83.23 | \$ 77.12 | \$ 72.16 | \$ 86.29 | \$ 82.09 | \$ 77.89 | \$ 71.01 | \$ 65.29 | |
| 48 | \$ 81.71 | \$ 75.60 | \$ 70.63 | \$ 83.23 | \$ 79.03 | \$ 74.83 | \$ 68.34 | \$ 62.62 | |
| 52 | \$ 80.18 | \$ 74.45 | \$ 69.49 | \$ 80.94 | \$ 76.74 | \$ 72.54 | \$ 66.05 | \$ 60.32 | |
| 56 | \$ 79.41 | \$ 72.92 | \$ 67.96 | \$ 79.41 | \$ 75.02 | \$ 70.63 | \$ 63.76 | \$ 58.42 | |
| 60 | \$ 77.89 | \$ 71.78 | \$ 67.20 | \$ 77.12 | \$ 72.92 | \$ 68.72 | \$ 61.85 | \$ 56.51 | |
| 64 | \$ 77.12 | \$ 70.63 | \$ 66.05 | \$ 75.21 | \$ 71.01 | \$ 66.82 | \$ 60.32 | \$ 54.98 | |
| 68 | \$ 75.98 | \$ 69.87 | \$ 64.91 | \$ 73.69 | \$ 69.49 | \$ 65.29 | \$ 58.80 | \$ 53.45 | |
| 72 | \$ 74.83 | \$ 68.72 | \$ 64.14 | \$ 72.16 | \$ 67.96 | \$ 63.76 | \$ 57.27 | \$ 51.92 | |
| 76 | \$ 74.07 | \$ 67.96 | \$ 63.38 | \$ 71.01 | \$ 66.82 | \$ 62.62 | \$ 56.12 | \$ 50.78 | |
| 80 | \$ 72.92 | \$ 67.20 | \$ 62.62 | \$ 69.49 | \$ 65.29 | \$ 61.09 | \$ 54.60 | \$ 49.63 | |

EXCELLENT

| WIDTH | SINGLE WIDE | | | DOUBLE WIDE | | | | | |
|-------|-------------|----------|----------|-------------|----------|----------|----------|----------|--|
| | 12 | 14 | 16 | 24 | 26 | 28 | 32 | 36 | |
| 40 | \$ 91.63 | \$ 85.52 | \$ 80.18 | \$ 96.21 | \$ 91.63 | \$ 87.05 | \$ 80.18 | \$ 74.07 | |
| 44 | \$ 90.10 | \$ 84.00 | \$ 78.65 | \$ 93.16 | \$ 88.58 | \$ 84.00 | \$ 77.12 | \$ 71.40 | |
| 48 | \$ 88.58 | \$ 82.47 | \$ 77.12 | \$ 90.87 | \$ 86.29 | \$ 81.71 | \$ 74.45 | \$ 68.72 | |
| 52 | \$ 87.05 | \$ 80.94 | \$ 75.60 | \$ 88.58 | \$ 84.00 | \$ 79.41 | \$ 72.16 | \$ 66.43 | |
| 56 | \$ 85.52 | \$ 79.41 | \$ 74.45 | \$ 86.29 | \$ 81.71 | \$ 77.12 | \$ 70.25 | \$ 64.14 | |
| 60 | \$ 84.76 | \$ 78.65 | \$ 73.31 | \$ 84.76 | \$ 79.99 | \$ 75.21 | \$ 68.34 | \$ 62.62 | |
| 64 | \$ 83.23 | \$ 77.12 | \$ 72.16 | \$ 82.47 | \$ 78.08 | \$ 73.69 | \$ 66.43 | \$ 60.71 | |
| 68 | \$ 82.47 | \$ 76.36 | \$ 71.40 | \$ 80.94 | \$ 76.55 | \$ 72.16 | \$ 64.91 | \$ 59.18 | |
| 72 | \$ 81.71 | \$ 75.21 | \$ 70.25 | \$ 79.41 | \$ 75.02 | \$ 70.63 | \$ 63.38 | \$ 57.65 | |
| 76 | \$ 80.18 | \$ 74.45 | \$ 69.49 | \$ 78.65 | \$ 73.88 | \$ 69.11 | \$ 62.23 | \$ 56.51 | |
| 80 | \$ 79.41 | \$ 73.69 | \$ 68.72 | \$ 77.12 | \$ 72.54 | \$ 67.96 | \$ 61.09 | \$ 55.36 | |

CONDITION COST MULTIPLIER

| | |
|-----------|------|
| POOR | 0.5 |
| FAIR | 0.85 |
| AVERAGE | 1 |
| GOOD | 1.15 |
| EXCELLENT | 1.3 |

EXTERIOR WALLS \$/SQFT

| | | |
|----------------------------|----|--------|
| ALUMINIUM | \$ | (1.11) |
| BRICK | \$ | 1.85 |
| CEDAR | \$ | 1.85 |
| VINYL | \$ | - |
| UNKNOWN | \$ | - |
| PRESSED WOOD | \$ | (1.11) |
| SHEET METAL | \$ | - |
| MASONITE | \$ | (1.11) |
| EXTERIOR PLYWOOD | \$ | (1.11) |
| WOOD SIDING | \$ | 1.11 |
| HARDI BOARD / CEMENT FIBER | \$ | 1.11 |

FIREPLACE \$/SQFT

| | | |
|---------------------|----|-------|
| PREFAB 1 ST 1 BOX | \$ | 2,283 |
| CONST 1 STORY 1 BOX | \$ | 3,254 |

FOUNDATION \$/SQFT

| | | |
|----------|----|------|
| MASONARY | \$ | 3.71 |
| PIERS | \$ | - |
| OTHER | \$ | - |

HEATING/AIR \$/SQFT

| | | |
|--------------------------|----|--------|
| CENTRAL HEAT/AC | \$ | 2.44 |
| CENTRAL HEAT | \$ | - |
| CENTRAL AC | \$ | 0.25 |
| FLOOR/WALL FURNACE | \$ | (2.18) |
| BASEBOARD | \$ | (2.18) |
| NO HEAT | \$ | (2.18) |
| FLOOR/WALL W/ CENTRAL AC | \$ | 2.44 |
| BASEBOARD W/ CENTRAL AC | \$ | 2.18 |

ROOFING \$/SQFT

| | | |
|------------------|----|--------|
| ASPHALT SHINGLES | \$ | 0.23 |
| WOOD SHINGLE | \$ | 0.31 |
| TILE | \$ | 1.45 |
| ENAMEL METAL | \$ | 1.26 |
| ROLL ROOF | \$ | (0.89) |
| TAR & GRAVEL | \$ | (0.89) |
| OTHER | \$ | - |
| METAL | \$ | - |

QUALITY ADJUSTMENTS \$/SQFT

| | |
|-----------|-----|
| LOW COST | 0.6 |
| FAIR | 0.8 |
| AVERAGE | 1 |
| GOOD | 1.2 |
| VERY GOOD | 1.4 |
| EXCELLENT | 1.6 |

ADD ONS

| DESCRIPTION | COMP # | COST |
|------------------------|--------|----------|
| ADDITION | 0001 | \$ 43.91 |
| CANOPY-METAL LOW COST | 0003 | \$ 8.63 |
| CANOPY WITH DIRT FLOOR | 0004 | \$ 11.76 |
| CANOPY WITH SLAB FLOOR | 0005 | \$ 18.93 |
| CARPORT | 0006 | \$ 18.28 |
| ENCLOSED PORCH | 0007 | \$ 39.97 |
| GARAGE | 0009 | \$ 26.54 |
| LEAN-TO / SHED | 0010 | \$ 8.63 |
| OPEN PORCH | 0011 | \$ 30.39 |
| PATIO | 0012 | \$ 7.83 |
| SCREENED PORCH | 0013 | \$ 38.07 |
| UTILITY | 0015 | \$ 23.86 |
| UTILITY PREFAB METAL | 0016 | \$ 11.84 |
| WOOD DECK | 0017 | \$ 18.63 |