

**MASS APPRAISAL REPORT  
FOR  
2014 APPRAISAL YEAR  
FOR  
THE ELLIS  
APPRAISAL DISTRICT**

**By**

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## INTRODUCTION

The purpose of this mass appraisal report is to aid property owners, taxing entities, and the public we serve to better understand the methods and techniques utilized by the Ellis Appraisal District (EAD) in the valuation and revaluation of property within Ellis County. This report is written in compliance with Standard 6 of the *Uniform Standards of Professional Appraisal Practice* and the Texas Property Tax Code.

Taxing jurisdictions that participate in the district must use the appraisals as the basis for imposition of property taxes. The State of Texas allocates state funds to school districts based upon the district's appraisals, as tested and modified by the Property Tax Assistance Division, State Comptroller of Public Accounts.

The 2014 mass appraisal results in an estimate of the market value of all property within the district's boundaries. Where required by law to appraise property at a value other than market value, the district also estimates value on said requirement. These situations are described where applicable later in this report.

The Chief Appraiser is the chief administrative and executive officer of the appraisal district. The Chief Appraiser employs and directs the district's staff, oversees all aspects of the appraisal districts operations and performs either directly or through the district staff a variety of operations.

The Chief Appraiser's responsibilities are as follows:

1. Discover, list and appraise property
2. Determine exemption and special use valuation requests
3. Organize periodic reappraisals
4. Notify taxpayers, taxing units and the public about matters that affect property values

The EAD staff is budgeted for 24 positions and currently consists of the Chief Appraiser, Deputy Chief Appraiser, Property Owner Assistance Manager, eight Staff Appraisers, and eight Support Positions. All property in the district is appraised by the EAD staff with the exception of minerals and pipelines, which are appraised by Capitol Appraisal Group. Significant mass appraisal assistance was provided by Capitol Appraisal Group as well as John Ostendorf, Deputy Chief Appraiser, Greg Armstrong, Mark Jones, Patrick Lantrip, Cari McCall, Billie Jo McClelland, and Darla Sorrells, zone appraisers.

It is the goal of EAD staff to provide the best possible service to the property owners and taxing entities. The EAD staff promotes and adheres to the professional standards and ethics as set forth by the Texas Department of Licensing and Regulation and the Texas Association of Appraisal Districts.

## SUMMARY OF PROPERTIES APPRAISED

EAD is an Appraisal District formed by the Texas Legislature in 1979 and is charged with the appraisal of all taxable property within the 41 taxing entities within the district's boundaries. Currently these taxing entities are as follows:

Ellis County	Avalon ISD
Ellis County Lateral Road	Ennis ISD
City of Bardwell	Ferris ISD
City of Cedar Hill	Frost ISD
City of Ennis	Italy ISD
City of Ferris	Maypearl ISD
City of Garrett	Midlothian ISD
City of Glenn Heights	Milford ISD
City of Grand Prairie	Palmer ISD
City of Italy	Red Oak ISD
City of Mansfield	Waxahachie ISD
City of Maypearl	Ellis County ES District #1
City of Midlothian	Ellis County ES District #2
City of Milford	Ellis County ES District #3
City of Oak Leaf	Ellis County ES District #4
City of Ovilla	Ellis County ES District #5
City of Palmer	Ellis County ES District #6
City of Pecan Hill	Ellis County ES District #7
City of Red Oak	Ellis County ES District #8
City of Venus	Ellis County ES District #9
City of Waxahachie	

The 2013 certified tax roll for the Ellis Appraisal District consisted of 78,439 parcels. The breakdown of these parcels was as follows:

Single Family Residential	46,304
Multi Family Residential	836
Mobile Homes	3,915
Vacant Lots	8,406
Vacant Acreage	9,078
Commercial	2,503
Minerals	1,093
Utilities	690
Personal Property	3,355
Exempt Property	2,259

The property rights appraised were fee simple interests, with the exception of leasehold interests in property exempt to the holder of the property's title. The latter are appraised under a statutory formula described in Sec. 25.07, Texas Property Tax Code. The description and identification of each property appraised is included in the appraisal records submitted to the Ellis Appraisal Review Board each year.

Supporting information relied on for this report, such as individual property records, sales ratio reports, market studies, modeling documentation, appraisal manuals and procedures, regulations and statutes is voluminous and is generally kept in an electronic format and is available to the general public at the appraisal district or its website, except where protected by statute by confidentiality regulations.

## GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

The appraised value estimates provided by the district are subject to the following conditions:

The appraisals were prepared exclusively for ad valorem tax purposes. The property characteristic data upon which the appraisals are based is assumed to be correct. Physical inspections and/or inspections via imagery of the property appraised were performed as staff resources and time allowed.

Validation of sales transactions occurred through questionnaires to buyer and seller, telephone survey and field review. In the absence of such confirmation, residential sales data obtained from vendors was considered reliable.

- No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to any property is assumed to be good and marketable, unless otherwise stated.
- All property is appraised as if free and clear of any or all liens or encumbrances, unless otherwise stated. All taxes are assumed to be current.
- All property is appraised as though under responsible, adequately capitalized ownership and competent property management.
- All engineering is assumed to be correct. Any plot plans and/or illustrative material contained with the appraisal records are included only to assist in visualizing the property.
- It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined and considered in this mass appraisal report.
- It is assumed that all applicable zoning and use regulations and restrictions have been complied with unless a nonconformity has been stated, defined and considered in this mass appraisal report.
- It is assumed that all required licenses, certificates of occupancy, consents or other legislative or administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- It is assumed that the utilization of the land and improvements of the properties described are within the boundaries or property lines, and that there are no encroachments or trespasses unless noted on the appraisal record.

Unless otherwise stated in this report or noted on the appraisal record, the appraiser is not aware of the existence of hazardous substances or other environmental conditions. The value estimates are predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.

Texas is a non-disclosure state in which buyers and sellers are not required to report sales transactions to the ad valorem property appraiser. EAD uses great diligence in

attempting to acquire sales data, but is limited in its ability to gather sales data by the current legislative scheme.

## **EFFECTIVE DATE OF APPRAISAL AND DATE OF THE REPORT**

With the exception of certain inventories for which the property owner has elected a valuation date of September 1, 2013, all appraisals are as of January 1, 2014. To receive the September 1 appraisal date, the property owner must have filed an application by July 31, 2013. The date of this report is April 1, 2014.

## **DEFINITION OF MARKET VALUE**

Except as otherwise provided by the Texas Property Tax Code (hereafter “Tax Code”), all taxable property is appraised at its “market value” as of January 1. Under the tax code, “market value” means the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

- exposed for sale in the open market with a reasonable time for the seller to find a purchaser;
- both the seller and the buyer know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use, and;
- both the seller and buyer seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

The Tax Code defines special appraisal provisions for the valuation of several different categories of property. Specially appraised property is taxed on a basis other than market value as defined above. These categories include residential homestead property (Sec. 23.23, Tax Code), agricultural and timber property (Chapter 23, Subchapters C and D, Tax Code), real and personal property inventory (Sec. 23.12, Tax Code), certain types of dealer inventory (Sec. 23.121, 23.124, 23.1241 and 23.127), and nominal (Sec. 23.18) or restricted use properties (Sec. 23.83). The EAD Appraisal Manual contains detailed information on the appraisal of specially appraised property and is incorporated herein by reference.

## **AREA ANALYSIS**

EAD appraises all properties within the physical boundaries of Ellis County. Ellis County is located in North Central Texas and is bordered to the north by Dallas County, to the east by Kaufman County, to the south by Navarro and Hill Counties, to the west by Johnson and Tarrant Counties.

Ellis County is in transition from a rural county with an agricultural based economy to a county with a growing population and a balanced agribusiness and commercial/industrial tax base. Ellis County is currently one of the fastest growing counties in the state.

Waxahachie, the largest town and county seat, is on Interstate 35E thirty miles south of Dallas. Midlothian is the second largest city in Ellis County and is located on Highway 67 and Highway 287 about 25 miles south of Dallas and 10 miles northwest of Waxahachie.

Ellis County has three cement plants and a steel plant located in Midlothian. Power plants have been built in Midlothian and Ennis. The Midlothian community is also home to a Railport and Tax Increment Reinvestment Zone housing distribution centers for Toys R Us and Target. Owens Corning, Rock-Tenn, and Cardinal IG are a few of the varied manufacturing plants located in the Waxahachie community. The Ennis community has a thriving industrial park with industries like Sterilite Corporation, CVS Pharmacy, JTEKT, and Lowes Distribution and a number of industries including Elk Roofing, Schirm USA, and Tamko. The proximity to Dallas and the Metroplex has a large impact on the values of properties within the county.

## **OVERVIEW OF TYPES OF PROPERTIES APPRAISED**

There are four major categories of property appraised by EAD. These categories are:

Real Property: Residential, Multi-family, Commercial, Vacant residential lots, Vacant commercial lots, Vacant rural land and improvements on rural land.

Personal Property: Business personal property and Industrial personal properties.

Utilities: Telephone companies, Power companies, Gas companies and Cable companies.

Minerals: Oil and Gas

The Property Tax Assistance Division of the State Comptroller's office requires properties to be identified by using a standard identification code. The codes currently used by EAD are as follows:

- A1 Real residential single family
- A2 Real residential mobile home
- B1 Real residential multi-family 10+ units
- B2 Real residential duplexes 1-10 units
- C1 Vacant residential lots in a city
- C2 Vacant commercial lots
- D1 Acreage farm and ranch land



- D2 Farm/ranch improvements on qualified open-space land
- E1 Farm/ranch house with limited acreage
- E2 Farm/ranch mobile home with limited acreage
- E3 Farm/ranch improvement only
- E4 Imps on acreage other than residential
- EL Rural land not qualified for open-space appraisal
- F1 Real commercial
- F2 Real industrial
- G1 Producing oil & gas
- G2 Non-producing oil & gas
- G3 Producing coal/lignite
- G4 Non producing coal/lignite
- G5 Producing sulfur
- G6 Non-producing sulfur
- G7 Service wells
- G8 Producing clay
- J1 Water systems
- J2 Gas distribution systems
- J3 Electric companies
- J4 Telephone companies
- J5 Railroads
- J6 Pipelines
- J61 Pipelines – other personal
- J7 Cable TV systems

- J8 Compressors & pump stations
- J9 Railroad rolling stock
- L1 Business personal property
- L2 Industrial personal property
- L1E Leased equipment
- L1V Leased vehicles
- M1 Mobile homes improvement only
- O Residential inventory improvements
- S1 Motor vehicle inventory
- S2 Manufactured housing inventory
- S3 Heavy equipment inventory
- S4 Vessel & outboard motor inventory
- X Exempt property

## HIGHEST AND BEST USE ANALYSIS

The district's market value appraisals are performed pursuant to Article VIII, Sec. 1., Texas Constitution, which provides that property must be taxed in proportion to its value as determined by law, Sec. 23.01, Texas Property Tax Code implements this provision as follows:

§ 23.01. Appraisals Generally

- (a) Except as otherwise provided by this chapter, all taxable property is appraised at its market value as of January 1.
- (b) The market value of property shall be determined by the application of generally accepted appraisal methods and techniques. If the appraisal district determines the appraised value of a property using mass appraisal standards, the mass appraisal standards must comply with the Uniform Standards of Professional Appraisal Practice. The same or similar appraisal methods and techniques shall be used in appraising the same or similar kinds of property. However, each property shall be appraised based upon the individual characteristics that affect the property's market value.

EAD appraises all properties in accordance with their highest and best use, except when prohibited to do so by the Texas Property Tax Code. While there is no specific statute defining highest and best use as it applies in appraisals conducted under the Property Tax Code, Texas courts have acknowledged that highest and best use is a factor that must be considered in determining market value. *King v. Real* 466 S.W.2d 1 TEX.Civ.App., 1971, *Exxon Pipeline Co. v. Zwahr* 2002 WL 1027003 Tex., 2002.

In order to complete the highest and best use analysis of a property, an appraiser must estimate its highest and best use as if the land were vacant. This estimate ignores the value of and restrictions created by existing improvements. It is the highest value the land could have if it were available for any legal, permissible, physically possible and economically feasible kind of development.

In determining highest and best use, preliminary judgments are made by appraisers. The appraisers are normally aware of zoning regulations within physical boundaries of the city.

Most EAD property records contain information regarding lot size, frontage, and other characteristics; therefore, appraisers normally make judgements on possible site uses. Economically feasible and most profitable uses are determined by observing surrounding property. However, changes in property use require a more detailed and technical highest and best use analysis. These studies are usually performed in the office.

## MARKET ANALYSIS

Economic trends, national, regional and local trends affect the universe of property appraised in Ellis County. An awareness of social, economic, governmental and environmental conditions is essential in understanding, analyzing and identifying local trends that affect the real estate market.

Market analysis is performed throughout the year. Both general and specific data is collected and analyzed.

Examples of sources of general data include “*Tierra Grande*” issued by The Real Estate Center at Texas A&M University, “*The Appriser*” published by The Texas Association of Appraisal Districts and “Texas Assessor’s News” published by the Texas Association of Assessing Officers. When possible, local sources such as lending institutions and the Chamber of Commerce are used to obtain financing information and demographics and labor statistics.

Sales information is received from various sources. Asking prices are gathered from the local paper and realtor listings. Information is also gathered from conversations with local real estate appraisers, agents and brokers.

EAD employees obtain all deed transactions from the Ellis County Courthouse Clerk’s office on a regular basis. Once ownership is identified, an informational letter and questionnaire are mailed to the buyer to obtain information on the sale. This information is not mandatory in the State of Texas and only a small percentage of letters are returned with useful information. This presents a problem in that there is sometimes inadequate sales data to perform as thorough an analysis of sales data as *USPAP* would require. However, every effort is made to use what data is available. The Property Tax Assistance Division also sends out sales letters and that data is made available to EAD at least once per year. EAD also subscribes to *MLS*, *Loopnet*, and *Costar*, and conducts property owner interviews to obtain sales information.

EAD currently conducts revaluation on a three-year rotation in accordance with the Reappraisal Plan. One-third of the district is reappraised every year. The revaluation includes the inspection of properties and the updating of all information on the properties. Sales and market analysis are performed each year on all properties, as information is available. Each year new properties are inspected, measured and added to the roll. In addition, building permits are obtained from the county and cities and changes to accounts are made as indicated. Individual properties are also reappraised when changes to the condition as the property warrants; for example: fire, remodeling or an addition or demolition of a portion of the improvement. Appraisers will perform detailed exterior field inspections of properties if requested by the owner.

Appraisers performing revaluation in the field have property records that contain specific information regarding the property being appraised. These records contain brief legal descriptions, ownership interest, property use codes, property addresses, land size and characteristics, sketches of improvements as well as any available detailed information of the improvements.

Field inspections require the appraisers to check all information on the property and to update as necessary. The appraiser takes a digital photo of each property inspected. The appraiser notes their opinion of classification, condition and characteristics of the property. If changes in the size of any structures are observed, the appraiser measures and lists those dimensions.

## **DATA COLLECTION/VALIDATION**

The EAD replacement cost and value schedules include land and residential improvements. Commercial and residential schedules are based on *Marshall and Swift Valuation Service* and personal property schedules are based on the Property Tax Assistance Division appraisal manual or *Marshall and Swift*. Personal property renditions provided by property owners are also used in the valuation of business personal property. *Marshall and Swift Valuation Service* is a nationally based cost manual and is recognized throughout the nation by the real estate industry. The cost manual is based on cost per square foot and also the unit in place method. The unit in place method involves the estimated cost by using actual building components. This nationally based cost information service provides the base price of buildings as per classification with modifications for characteristics that either enhance or detract from value. The schedule is then modified for time and location.

Renditions are confidential sources and cannot be used for specific information. However, data from renditions may be compared with data from cost manuals and used to test their accuracy.

EAD schedules are then developed from a combination of each of these sources. Schedules may also be modified by use of local market data (sales information) to further ensure the accuracy of the cost and value schedules.

Data on individual properties is also collected from the inspection, compiled and analyzed. Buildings and other improvements are inspected in the field, measured and classified. The appraiser estimates the age of improvements and determines the condition of the improvements. This data is used to compile depreciation (loss of value) tables and any notes pertaining to the improvements are made at this time.

Residential dwellings are classified for quality and type of construction, whether frame or brick veneer. The classifications are **Low Cost, Fair, Average, Good, Very Good** and **Excellent**. Low Cost being the most basic of structures using the poorest quality materials and lowest workmanship while an Excellent structure is of the highest possible quality using only the best of materials and the highest and best quality workmanship available.

The age of an improvement is used to estimate depreciation and is based on the effective age of improvements. Effective age is the age the property appears to be due to maintenance and upkeep. Effective age for a house that is properly maintained may be its

actual or chronological age. However, if a structure suffers from deferred maintenance due to neglect, its effective age may be older than the actual age. In contrast, if a house is an older structure and has been remodeled or updated, its effective age may be less than its actual age.

Physical depreciation is estimated by condition of the improvements. Condition ranges from poor to excellent. Appraisers in the field usually inspect structures from exterior perspectives. The interior condition is assumed to be similar to the exterior. EAD appraisers will not enter an occupied home, but will consider any evidence regarding the interior condition provided by the property owner, such as photos, estimates, etc.

Foundation failure may occur in varying degrees and may also result in loss of value. EAD makes allowances for foundation problems on a case by case basis.

Additional depreciation may be estimated for a variety of reasons including functional obsolescence resulting from bad floor plans or out of date construction methods. Economic obsolescence results from a loss of value to a property due to adverse influences from outside the physical boundaries of the property. Examples of economic obsolescence may be proximity to a landfill, residences located in an airport flight path, etc.

## **VALUATION ANALYSIS**

EAD valuation schedules are divided into four main classifications, residential, commercial, land, and business personal property. These schedules are based on the most appropriate data available. Depreciation tables and schedules (loss of value schedules) are also included within these schedules. These tables are calibrated from cost as well as sales data and updated as needed.

Miscellaneous special categories such as residential inventory, dealer's inventory, and agricultural productivity valuation are appraised using different techniques. Detailed information on the appraisal methods for the miscellaneous categories is contained in the EAD Appraisal Manual.

## **THREE APPROACHES TO VALUE**

Texas law requires all three approaches to value be considered – cost, sales comparison (market), and income. Using multiple approaches whenever possible also provides a check versus the values obtained from other approaches. If a value can be determined using multiple approaches, then the value arrived at via the various approaches must be reconciled. The appraiser must then choose the approach to value that best estimates market value.

## COST APPROACH

The cost approach is best used for properties where sales and income data are scarce. These tend to be unique properties. This method works best for newer properties, because accrued depreciation must be estimated.

EAD cost schedules are based on *Marshall and Swift Valuation Service* and personal property schedules are based on the Property Tax Assistance Division appraisal manual and *Marshall and Swift*. *Marshall and Swift Valuation Service* is a national based cost manual and is recognized throughout the nation by the real estate industry. The cost manual is based on cost per square foot and also the unit in place method. The unit in place method involves the estimated cost by using actual building components. This nationally based cost information service provides the base price of buildings as per classification with modifications for characteristics that either enhance or detract from value. The schedule is then modified for time and location to make it current and specific to Ellis County.

Field appraisers measure and class properties in accordance with the commercial, residential, or personal property classification guidelines. The appraiser also estimates the condition and effective age of the improvements. Additional depreciation may be estimated for a variety of reasons including functional obsolescence resulting from bad floor plans, out of date construction methods, or superadequacies. Economic obsolescence results from a loss of value to a property due to adverse influences from outside the physical boundaries of the property. Examples of economic obsolescence may be proximity to a landfill, residences located in an airport flight path, etc. Economic and functional depreciation are estimated based on the estimated impact to market value due to economic or functional obsolescence. All field work is reviewed by a zone appraiser.

The basic formula for the cost approach to value is as follows:

$$\text{Market Value} = \text{RNCLD} + \text{Land Value}$$

(RCNLD = Replacement Cost New Less Depreciation)

Land value must be derived from either the market or income approach. EAD appraisers generally use the market approach due to the lack of reliable income data for valuing land.

The cost approach is best used for newer properties, where sales and income data are scarce. These tend to be unique properties. Because accrued depreciation must be estimated, this method works best for newer properties where accrued depreciation is generally less and therefore less subjective. Examples of properties that EAD typically values via the cost approach are industrial buildings and large, unique houses, and business personal property.

## RESIDENTIAL SCHEDULES

Residential valuation schedules are cost based tables taken from *Marshall and Swift Valuation Service* adjusted to the local market. That is, the cost reflects actual replacement cost new of the subject property. Market research indicates that the common unit of comparison for new residential construction as well as sales of existing housing is the price paid per square foot. The value of extra items is based on their contributory value to the property. This value may be estimated by the price per square foot or a value of the item as a whole. This data is extracted from the market by paired sales analysis and conversations with local appraisers and brokers.

The residential schedule is based on the size, age and condition of structure, quality of construction, contributory value of extra items and land value. Each of these variables has a direct impact on the cost as well as the property. The following is an example of each of the variables and how they may affect market value.

*Quality of construction-* Residential construction may vary greatly in quality of construction. The type of construction affects the quality and cost of material used the quality of the workmanship as well as the attention paid to detail. The cost and value of residential property will vary greatly depending on the quality of the construction. As stated above, EAD residential schedules currently class residential structures based on quality of construction from Low Cost to Excellent. This classification schedule is based on the *Marshall and Swift* definitions of residential classes of dwellings with modifications for local market.

*Size of Structure-* The size of a structure also has a direct impact on its cost as well as value. The larger the structure, the less the cost per square foot. EAD schedules are graduated in size increments from 100 to 200 square feet, depending on market conditions. The Property Tax Assistance Division and *Marshall and Swift* also support this economy of scale.

*Condition of Improvements-* EAD rates conditions from poor to excellent. Properties that in the opinion of the appraiser are unlivable may be given no value or salvage value.

*Age of Structure-* EAD residential depreciation schedule is based on *Marshall and Swift* and as stated above effective age and chronological age may be the same or different depending on the condition of the structure.

*Extra Items-* As stated above, extra items or amenities are valued according to their contributory value to the whole. Examples of extra items include fireplaces, swimming pools and tennis courts.

*Land Value-* EAD values land based on market transactions whenever possible. Specific land influences are used to adjust values for such factors as view, shape, size and topography. We use abstraction and allocation methods to ensure that the land values created best reflect the contributory market value of the land to the overall property value. As there are not always market transactions available, other methods of land



valuation may be used. The two most common methods are the land residual method and the land ratio method. Land schedules are available at the appraisal district office.

## **COMMERCIAL SCHEDULES**

Commercial properties valued via the cost approach are valued using *Marshall and Swift Valuation* schedules for commercial property. Replacement cost new is determined and then adjusted for location. Depreciation is then applied using physical observation of the property. The depreciated value of the improvements is then added to the land value to arrive at the total value of the property.

## **PERSONAL PROPERTY SCHEDULES**

The Personal Property Schedules value business furniture, fixtures and equipment as well as inventory that is taxable by law. Business vehicles located within the appraisal district boundaries are also valued.

Business personal property values are derived from several sources. Business owners are required by Texas Law to render their business personal property each year. It is the experience of the district that about 70% of businesses render each year. Rendered values are used on business personal property if the rendered value is reasonable for the type of business and within acceptable ranges when compared to the Property Tax Assistance Division or *Marshall and Swift* personal property schedules for the type of business rendered. Should the rendered values not be acceptable, Property Tax Assistance Division or *Marshall and Swift* schedules are used to estimate a value.

Values on business personal property accounts not rendered are established using personal property schedules based on the Standard Industry Code (SIC), Property Tax Assistance Division, and *Marshall and Swift* schedules for the type of business being valued. For inventory valuation, this ensures the proper level of trade is considered. Physical depreciation is determined by the age of the property and its expected life. Economic and functional depreciation are estimated on a case by case basis. Schedules are available in the appraisal district office.

Business vehicles are valued based on *N.A.D.A. Used Car Guide* wholesale value for the particular make, model and age of the vehicle. The appraisal district used a report obtained from Texas Vehicle Information and Computer Services, which list vehicles registered in Ellis County on January 1 of each year. This report uses the vehicle identification number to determine make, model and vehicle characteristics to determine *N.A.D.A.* value. This report along with renditions, physical observations and city reports are used to discover and list vehicles that are taxable within the county. When adverse factors such as high mileage are known then the appropriate adjustments are made to value.

## INCOME APPROACH TO VALUE

Many properties, especially commercial properties, are best valued via the income approach. Many properties sell for their income producing capacity. Examples of such properties are duplexes, shopping centers, apartments, and office buildings. When the income approach is the most appropriate approach for the valuation of a subject property, the appraiser chooses the income approach to override the value arrived at via the cost approach.

Income producing properties are placed on income schedules that are derived from data collected from landlords, tenants, and market surveys. Schedules are built based on type of property, class within each type, and economic area. Similar properties are placed on like schedules to ensure equity. EAD income schedules are modeled on the concept of market rent, vacancy and collection loss, expenses, and cap rate for the respective type of income producing property and economic area.

The use of the income approach to value is particularly useful for properties in which sales data is scarce and the market indicates the property is likely to sell for its income producing capacity.

The first step in the income approach pertains to the estimation of market rent. This is derived primarily from actual rent data furnished by property owners and lessees and from regional information obtained from various sources.

A vacancy and collection loss allowance is the next item to consider in the income approach. The projected vacancy and collection loss allowance is established from actual data furnished by property owners and local market survey trends. This allowance accounts for periodic fluctuations in occupancy, both above and below an estimated stabilized level. This feature may also provide for a reasonable lease-up period for multi-tenant properties, where applicable. The market derived stabilized vacancy and collection loss allowance is subtracted from the potential gross rent estimate to yield an indication of estimated annual effective gross rent to the property.

Next, a secondary income or service income is considered and, if applicable, calculated as a percentage of stabilized effective gross rent. Secondary income represents parking income, escalations, reimbursements, and other miscellaneous income generated by the operations of real property. The secondary income estimate is derived from actual data collected and available market information. The secondary income estimate is then added to effective gross rent to arrive at an effective gross income, when applicable.

Allowable expenses and expense ratio estimates are based on a study of the local market, with the assumption of prudent management. Relevant expense ratios are developed for different types of commercial property based on use and market experience.

Another form of allowable expense is the replacement of short-lived items (such as roof, floor coverings, air conditioning units, or appliances) requiring expenditures of lump sum costs. These expenses when annualized are known as replacement reserves.

Subtracting the allowable expenses (inclusive of non-recoverable expenses and replacement reserves when applicable) from the annual effective gross income yields an estimate of annual net operating income to the property.

Return rates and income multipliers are used to convert operating income expectations into an estimate of market value for the property under the income approach. These include income multipliers and overall capitalization rates. Each of these multipliers or capitalization rates are considered and used in specific applications. Rates and multipliers may vary between property types, as well as by location, quality, condition, design, age, and other factors. Therefore, application of the various rates and multipliers must be based on a thorough analysis of the market for individual income property types and uses. These procedures are supported and documented based on analysis of market sales for these property types.

Capitalization analysis is used in the income approach models to form an indication of value. This methodology involves the direct capitalization of net operating income as an indication of market value for a specific property. Capitalization rates applicable for direct capitalization method and yield rates for estimating terminal cap rates for discounted cash flow analysis are derived from the market. Sales of improved properties from which actual income and expense data are obtained provide a very good indication of property return expectations a specific market participant is requiring from an investment at a specific point in time. In addition, overall capitalization rates can be derived and estimated from the built-up method (band-of-investment). This method relates to satisfying estimated market return requirements of both the debt and equity positions in a real estate investment. This information is obtained from available sales of property, local lending sources, and from real estate and financial publications.

Rent loss concessions are estimated for specific properties with vacancy problems. A rent loss concession accounts for the impact of lost rental income while the building is moving toward stabilized occupancy. The rent loss is calculated by multiplying the rental rate by the percent difference of the property's stabilized occupancy and its actual occupancy. Build out allowances (for first generation space or retrofit/second generation space as appropriate) and leasing expenses are added to the rent loss estimate. The total adjusted loss from these real property operations is discounted using an acceptable risk rate. The discounted value (inclusive of rent loss due to extraordinary vacancy, build out allowances and leasing commissions) becomes the rent loss concession and is deducted from the value indication of the property at stabilized occupancy. A variation of this technique allows a rent loss deduction to be estimated for every year that the property's actual occupancy is less than stabilized occupancy.

Economic areas are defined whenever the district has sufficient income information to group similar types and classes of income producing properties. Income schedules are developed for these economic areas and all properties within the grouping are valued via the appropriate income schedule to ensure equitable treatment of similar properties.

## **SALES COMPARISON (MARKET) APPROACH**

Whenever possible, the sales comparison approach is used to appraise properties. This method is preferred because data is taken directly from the market. However, this method can only be used for properties in which there is sufficient sales information.

Sales information is received from various sources. Listing prices are gathered from newspaper and realtor listings, entered into the CAMA system, and reviewed monthly for outliers and expired listings.

Sales letters are mailed to the buyer to obtain information on the sale. EAD also subscribes to *MLS* and conducts property owner interviews to obtain sales information. Whenever talking with a property owner and an account reflects a recent transaction, EAD staff ask the property owner if they would be willing to share the sales information in order to increase the accuracy of EAD data.

The appraisal district's CAMA system is based on a cost approach to value. All improvements are measured and classed. When the sales comparison method is used for improved properties, a modifier is applied to the improvements (on a neighborhood basis) to bring cost in line with market. This approach is also known as a modified cost approach.

Although EAD currently does revaluation on a three-year rotation, with one-third of the district is re-inspected every year, all properties must be valued at market value each year. Sales ratio studies and profiling are done for all classes of property in all school districts and market areas at least annually. Appraisers are responsible for running all sales ratio studies and profiles within their assignment area. Residential appraisers are responsible for all residential properties in their zone and residential lots. The land/ag appraiser is responsible for all properties land except commercial land. The commercial appraiser is responsible for all commercial real and business personal property.

## **STATISTICAL ANALYSIS**

Properties are defined by market area or "neighborhood". Neighborhoods consist of properties that share common characteristics and should be valued similarly in the marketplace. Neighborhoods are grouped by like land size, neighborhood demographic, class range, size, and age. A homogeneous neighborhood is a neighborhood where all of the properties are similar in age, class, and size. This is often the case for many subdivisions. All properties in a homogeneous neighborhood should sell in a fairly tight price range, differing only for size and amenities.

EAD categorizes every residential property into a neighborhood based on the factors listed above in order to compare all like properties, sold and unsold, and ensure that all are valued at market value and treated equitably. When sales or income data demonstrate that current valuations need to be adjusted to achieve market value, all properties in the same neighborhood grouping are adjusted with the same adjustment factor.

The district's primary approach to the valuation of residential properties uses a hybrid cost-sales comparison approach. This type of approach accounts for neighborhood market influences that cannot be captured in a purely cost model.

The following equation denotes the hybrid model used:

$$MV = LV + (RCNLD * MA)$$

The estimated market value (MV) of the property equals the land value (LV) plus the replacement cost new of property improvements less accrued depreciation (RCNLD) multiplied by a market adjustment (MA) derived from sales analysis. As the cost approach separately estimates both land and building contributory values and uses depreciated replacement costs, which reflect only the supply side of the market, it is expected that adjustments to the cost values may be needed to bring the level of appraisal to an acceptable standard as indicated by market sales.

Neighborhoods are reviewed at least annually to verify all properties within a neighborhood should remain in that neighborhood. Since neighborhoods are often combinations of subdivisions and other properties considered to be like properties, the market may demonstrate that those assumptions no longer reflect reality. Similarly, two or more neighborhoods that have similar characteristics, may be able to be merged if market conditions indicate they are selling the same. This can be determined by comparing the market adjustments applied to each neighborhood. If two or more neighborhoods that have similar characteristics also have a similar or equal market adjustment, they should be merged. This process ensures there are sufficient comparables for analysis and streamline the valuation process. However, properties are to be removed from a neighborhood only by groups, such as a subdivision, or class of like properties. Individual properties are not removed from a neighborhood merely because of sales ratio.

Sales Ratio Reports and Profiling in EAD's CAMA system provide a great deal of appraisal information. The overall level of appraisal, coefficient of dispersion (COD), price related differential (PRD), class breakdown, difference between sold and unsold properties.

EAD performs statistical analysis at least annually to confirm that values are equitable and consistent with the market. Ratio studies are conducted on all property in the district to judge the two primary aspects of mass appraisal accuracy, level and uniformity of value. Appraisal statistics of central tendency and dispersion generated from sales ratios are available for property within an ISD. These statistics include, but are not limited to, the weighted mean, standard deviation and coefficient of dispersion and provide the analysts an analytical tool by which to determine both the level and uniformity of appraised value in the district.

The analyst, based on the sales ratio statistics and designated parameters for valuation update, makes a preliminary decision as to whether the value level needs to be updated in an upcoming reappraisal, or whether the level of market value is at an acceptable level.

Ratio studies are usually done on a countywide base of all sales in the county and then by residential classification and market area. The median ratio within each classification is then compared to the desired ratio to determine if adjustments should be made. The coefficient of dispersion is also studied to indicate how tight the ratios are in relation to measures of central tendency. The median and coefficient of dispersion are good indicators that identify statistically the results of the valuation process. All statistical measure are reviewed again after any adjustments are made to confirm the adjustment produced the desired results.

## **RATIO STUDY STANDARDS**

EAD adheres to the following standards recommended by the IAAO *Standard on Ratio Studies*.

A. *Appraisal Level* – The overall level of appraisal for the jurisdiction and each major stratum of properties should be within 5 percent of the legal standard – 100 percent of market value.

B. *Appraisal Uniformity*

1. Uniformity Amount Strata. The level of appraisal for each stratum should be within 5 percent of the overall level of appraisal for the jurisdiction.

2. Single Family Residential Strata. CODs generally should be 15.0 or less and for areas of newer and fairly similar residences, 10.0 or less.

3. Strata Composed of Income Producing Properties. CODs should be 15.0 or less for larger, urban jurisdiction and 20.0 or less in small rural jurisdictions.

4. Vacant Land. CODs should be 20.0 or less.

5. Other Strata. Target CODs should reflect the nature of the properties involved and the availability of reliable market indicators.

6. Vertical Equity. PRDs (Price related differential) should generally lie between 0.98 and 1.03. An appropriate statistical test should be conducted when bias is indicated.

## **ADJUSTING SALES FOR TIME**

EAD monitors changes in price levels and, if necessary, adjusts sales prices for time. Sales are adjusted to the appraisal date of January 1. The adjustment factors are developed for each market area in the county. Adjustment factors are developed by comparing per unit value changes over time. Sales prices are divided by appropriate units of comparison and plotted against time.

Comparisons are made plotting sale/appraisal ratios against the date of sale. An upward trend in the ratios tends to indicate inflation and a downward trend indicates deflation in the market.

Once a reliable time adjustment factor has been developed for a stratum it is used to adjust sales to the appraisal date. This factor is used when analyzing sales data for potential market adjustments that occur annually.

Data sources for time adjustments include the S&P/Case-Schiller Index, the Texas A&M Real Estate Center, the North Texas Realtors Association, and from actual sales in Ellis County.

### **INDIVIDUAL VALUE REVIEW PROCEDURES**

In order for comparable sales data to be considered reliable it must contain a sales date, sales price, financing information, tract size and details of the improvements. Sales data is gathered by sending sales letters to the buyer properties that the district knows changed ownership. EAD also subscribes to the *Multiple Listing Service*. Commercial sales are confirmed from the direct parties involved whenever possible. Confirmation of sales from local real estate appraisers is also considered a reliable source.

Sales data is compiled and the improved properties are physically inspected and photographed. All data listed on the property record card is verified and updated as needed including building classification, building size, additions or added out buildings, condition of structures and any type change in data or characteristics that would affect the value of the property.

Individual sales are analyzed to meet the test of market value as defined by Section 1.04(7) of the Texas Property Tax Code. Examples of reasons why sales may be deleted or not considered are:

1. Property acquired through foreclosures or auction.
2. Property sold between relatives.
3. The buyer or seller is under duress and may be compelled to sell or purchase.
4. Financing may be non-typical or below or above prevailing market rates.
5. Considerable improvements or remodeling have been done since the date of the sale and the appraiser is unable to make judgments on the property's condition at the time of the transaction.
6. Sales may be unusually high or low when compared with typical sales located in the market area. Some sales may be due to relocation or through divorce proceedings.

7. The property is purchased through an estate sale.
8. The sale involves intangibles, such as goodwill, that are to value.
9. There are value-related problems associated with the sale, i.e. incorrect land size or square footage of living area.
10. Property use changes occurring after the sale.



## APPRAISAL PERFORMANCE TESTS AND ATTAINMENT

Ratio study results for the 2014 mass appraisal are as follows:

<b>Category</b>	<b># of Sales</b>	<b>Median Ratio</b>	<b>COD</b>	<b>PRD</b>
A	1,879	1.00	4.71	1.00
C	71	1.00	5.39	1.00
D/E	128	1.00	4.82	1.00
F	33	1.01	8.61	.98

In accordance with Section 5.102 of the Texas Property Tax Code and Section 403.302 of the Texas Government Code, the Texas Comptroller of Public Accounts conducts an biannual property value study to determine the degree of uniformity of and the median level of appraisals by the appraisal district within each major category of property, as required by Section 5.10, Property Tax Code. The preliminary findings, based on the district's 2012 appraisal roll, were reported to the district on January 31, 2013. The overall median appraisal ratio for Ellis CAD was reported at 1.00.

The Comptroller of Public Accounts certifies a school district's local tax roll value to the Commissioner of Education if it is within the calculated statistical error margin. A margin of error of 5% is used for each school district. The 2012 findings of the ratio study reported that all school districts received their local tax roll values. The complete report for Ellis County and all school districts can be found at <http://www.window.state.tx.us/propertytax/administration/pvs/findings/2012p/070index.html>.

Beginning in 2010, in addition to the property value study, the Texas Comptroller of Public Accounts will conduct a biannual review of the governance of each appraisal district, taxpayer assistance provided, and the operating and appraisal standards, procedures, and methodology used by the district.

The last such review was conducted by the Property Tax Assistance Division in 2013. The results of the review, reported to the chief appraiser on January 22, 2014 reported that the district's methods, standards, and procedures exceeded requirements in all categories texted. The complete Methods and Assistance Program Report can be found at <http://www.window.state.tx.us/taxinfo/proptax/map/2013/ellis-MAP.pdf>.

## CERTIFICATION

I certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct;
- the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the properties that are the subject of this report and I have no personal interest or bias with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the taxing jurisdiction, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*, the International Association of Assessing Officers, and the Texas Department of Licensing and Regulation;
- I have not made a personal inspection of the properties that are the subject of this report.
- This report was prepared with the assistance of the EAD appraisal staff.

Kathy A. Rodrigue, R.P.A.  
Chief Appraiser  
Ellis Appraisal District

## Appendices A

### EAD Market Area Descriptions and Adjustment Information

2014 Ellis Appraisal District Market Area Description and Adjustment Information

Market Area	Description	# Impr Props	#Sales	Sample %	Market Adj	Med Ratio	Mean Ratio	COD	PRD
ENNO1	South 287/Alma/Rice	343	5	1.5%	96	100.37%	101.34%	2.97	1.00
ENNO1A	South 287/Alma/Rice( \$100,001 TO \$200,00)	161	4	2.5%	86	99.89%	99.86%	4.76	1.00
ENNO1B	South 287/Alma/Rice( \$200,00 & UP )	90	5	5.6%	86	100.48%	101.43%	3.39	0.99
ENNO2	Willow Creek	173	9	5.2%	91	100.18%	100.61%	1.85	1.00
ENNO3	Southgate	181	12	6.6%	73	100.49%	98.70%	8.57	1.00
ENNO4	Highland Park/Crestview/Sunset	230	8	3.5%	95	100.30%	100.26%	1.10	1.00
ENNO5	COLONIAL EST	108	4	3.7%	98	99.88%	101.30%	0.04	1.00
ENNO6	Ennis ICL \$50,001 TO \$100K	1140	37	3.2%	96	99.81%	101.26%	4.82	1.00
ENNO6A	Ennis ICL 100K to 200K	284	15	5.7%	96	100.03%	100.47%	3.22	1.00
ENNO6B	Ennis ICL RVAV+ or less 1995+	154	6	3.5%	87	99.81%	98.26%	6.63	0.99
ENNO7	ENNIS NW GD- AND UP	183	8	4.4%	88	99.73%	99.65%	2.17	1.00
ENNO8	Lyndale/Sunset/Sunset North	310	13	4.2%	113	100.30%	100.11%	1.65	1.00
ENNO10	Casa Linda/Preston Hollow+ pre 1995	328	9	2.7%	99	100.08%	100.47%	1.66	1.00
ENNO10A	Casa Linda/Preston Hollow+ 1995+	157	8	5.1%	90	100.35%	100.10%	2.40	1.00
ENNO11	Garrett	279	5	1.8%	90	99.72%	99.67%	1.90	1.00
ENNO12	Ennis OCL 0 TO \$100K	368	4	1.1%	87	99.40%	102.17%	4.54	1.00
ENNO12A	Ennis OCL Stratum 1 (\$100,001 -\$200K )	392	4	1.0%	85	100.04%	99.54%	4.28	1.00
ENNO12B	Ennis OCL Stratum 2 (over \$200,001)	253	15	5.9%	86	98.90%	100.87%	3.68	1.01
ENNO13	ENNIS ESTATES	4	0	0.0%	83	0.00%	0.00%	0.00	0.00
ENNO14	OAK CREEK	91	6	6.6%	89	99.98%	100.87%	10.51	0.99
ENNO15	NORTH RIDGE/EAGEL VIEW	67	5	7.5%	89	100.32%	99.03%	3.02	0.99
ENNEAST	Ennis East side	576	6	1.0%	86	99.80%	100.16%	1.03	1.00
ENNSTRAT1	Ennis ICL up to \$50,000	830	4	0.5%	93	99.89%	100.30%	1.00	1.00
FER01	Ferris ICL RFLC-RFAV+	318	10	3.1%	93	99.68%	100.44%	4.56	1.00
FER02	Ferris ISD RFGD- or better	202	10	5.0%	80	100.64%	101.51%	5.08	0.99
FER03	Ferris ICL RVFR-RVAV+ all yrs	260	5	1.9%	80	99.64%	99.53%	1.86	1.00
FER04	TWINLAKES-PECANHOLLOW EST AREA	130	7	5.4%	90	99.93%	100.98%	8.61	1.02
FER05	Shaw Creek	94	5	5.3%	75	100.15%	98.79%	4.70	1.00
FER06	OCL FER Stratum 1 (0-100K)	513	4	0.8%	77	100.13%	99.13%	4.24	1.00
FER07	OCL FER Stratum 2 (100-180K)	224	4	1.8%	87	99.13%	100.03%	4.71	1.00
FER08	OCL FER Stratum 3 (181K+)	71	2	2.8%	86	98.19%	98.19%	3.37	1.00
FER09	ROCK CREEK ESTS	151	6	4.0%	86	100.28%	100.34%	3.33	1.00
GRNDECAS/	Grande Casa	407	18	4.4%	91	100.42%	97.55%	5.21	1.00
ITA01	Italy ICL RFLC to RFEF	495	12	2.4%	88	102.69%	102.26%	3.73	1.01
ITA04	Italy ISD RVFR to RVGD 1985 & older	290	9	3.1%	85	99.68%	99.16%	5.27	1.02
ITA06	RVFR to RVEX 1985 & newer	256	9	3.5%	84	99.97%	99.06%	3.18	1.01
MAY01	MAYPEARL Stratum 1 (0- 99K)	408	9	2.2%	80	99.88%	99.46%	1.68	1.00
MAY02	MAYPEARL Stratum 2 (100-220K)	399	9	2.3%	80	99.88%	99.46%	1.68	1.01
MAY03	Baucum,McGrgr,Tree Hill,Oak Brnc+	162	10	6.2%	89	100.40%	100.26%	1.91	1.00
MAY04	MAYPEARL Stratum 4 (221K & up)	207	15	7.2%	92	98.46%	98.97%	3.26	1.00
MAYEST	Maypearl Estates	112	1	0.9%	86	97.48%	97.48%	7.30	1.01
MID01	STRAT 1 \$0 - \$50k	98	0	0.0%	100	100.00%	100.00%	0.00	1.00
MID02	STRAT 2 \$50K - \$100K	575	13	2.3%	101	100.16%	99.72%	3.47	1.00
MID03	MID OCL RFLC- TO RFAV+	330	9	2.7%	85	99.95%	97.03%	7.60	1.03
MID04	STRAT 3 \$101 - \$175K	366	16	4.4%	101	99.32%	96.91%	5.61	1.01
MID05	Midtowne	28	3	10.7%	102	99.75%	99.41%	1.14	1.00
MID06	Spring Creek Estates	82	10	12.2%	85	100.26%	100.71%	3.59	1.01
MID07	Hillcrest/Fox Run	270	13	4.8%	100	100.00%	100.08%	2.51	1.00
MID08	Hunters Glen	156	17	10.9%	89	99.67%	100.57%	5.22	1.00
MID09	Midl ICL RVGD- or better 1990-present	133	11	8.3%	87	99.84%	95.12%	8.57	1.02
MID10	OVERLOOK EST/MILLBROOK	521	20	3.8%	97	99.90%	99.59%	4.01	1.00
MID11	Midl E of 67 RVFR- TO RVAV+	461	18	3.9%	102	100.66%	101.71%	4.63	1.01
MID12	Lawson Farms	98	8	8.2%	91	100.85%	102.51%	4.49	1.00
MID13	STRAT 4 \$176K - \$225K	45	1	2.2%	96	100.33%	100.33%	0.00	1.00
MID14	Creekbend/Creekwood+	338	9	2.7%	97	99.23%	97.79%	4.61	1.00
MID15	ICL RFFR- to RVAV+ (1996 to present)	34	1	2.9%	97	98.55%	98.55%	0.00	1.00
MID16	Kensington Park Ph I & II	256	15	5.9%	94	101.42%	100.01%	4.44	1.00
MID17	Cedar Hill	29	1	3.4%	82	98.81%	98.81%	0.00	1.00
MID18	Lake Ridge	129	7	5.4%	79	100.48%	101.40%	2.05	2.05
MID19	Britton	36	0	0.0%	100	100.00%	100.00%	0.00	1.00
MID20	Brandl Ridge	113	8	7.1%	87	99.32%	97.87%	4.87	1.00
MID21	Shallow Creek/Diamond Creek+	431	26	6.0%	97	99.45%	97.66%	6.00	1.00
MID22	Glen Eagles/Glen Highlands/Ovilla Oaks	504	22	4.4%	95	100.14%	100.14%	6.02	1.00
MID23	Lakegrove	126	4	3.2%	90	100.08%	96.84%	5.18	1.01
MID24	VENUS/PATRIOT ESTS	30	2	6.7%	80	99.75%	99.75%	1.52	1.00
MID25	Bluegrass/Clearview	172	9	5.2%	95	99.79%	100.59%	8.94	1.01
MID26	Meadows of Longbranch	246	13	5.3%	96	99.80%	101.19%	4.60	1.00
MID27	Stonewood	65	1	1.5%	98	100.22%	100.22%	0.00	1.00
MID28	Eagles Nest	91	4	4.4%	88	97.82%	94.80%	5.09	1.01
MID29	Longbranch/Park Place Ph VIII	272	24	8.8%	92	99.99%	100.19%	3.93	1.00
MID30	Park Place Ph 1-7	791	31	3.9%	99	100.26%	100.85%	3.93	1.00
MID31	Shiloh Forest/Shiloh Grove	206	26	12.6%	93	100.13%	100.36%	3.00	1.00
MID32	SKYLINE ACRES	58	0	0.0%	82	100.00%	100.00%	0.00	1.00

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Market Area	Description	# Impr Props	#Sales	Sample %	Market Adj	Med Ratio	Mean Ratio	COD	PRD
MID33	LaRinconada,Pecan Creek,Shady Oaks+	294	13	4.4%	93	100.01%	98.13%	3.92	1.00
MID34	Honeysuckle Estates	52	10	19.2%	83	99.65%	101.17%	8.64	1.00
MID35	La Vista/Cimarron Meadows	256	27	10.5%	85	99.99%	98.94%	5.50	1.00
MID36	Cross Creek/Westchester/The Splendor	234	11	4.7%	92	99.96%	99.30%	5.15	1.01
MID37	Northridge 1-4	209	10	4.8%	99	99.52%	101.10%	5.15	1.00
MID38	Midlothian Meadows	440	16	3.6%	94	100.34%	99.87%	4.18	0.99
MID39	MID S 287 RVFR- TO RVAV+	136	4	2.9%	88	100.26%	98.71%	4.91	0.99
MID40	The Rosebud	398	34	8.5%	95	100.03%	101.79%	6.10	1.00
MID41	Saddle Back Creek	221	13	5.9%	97	99.73%	100.76%	4.57	1.00
MID42	Crystal Forest/Country South	396	32	8.1%	96	100.17%	100.41%	5.08	1.01
MID43	WINDMILL RIDGE	146	8	5.5%	85	100.27%	1.01%	3.09	1.00
MID44	Plum Creek	100	9	9.0%	88	99.74%	98.43%	4.94	1.01
MID45	Cotton Creek ranch	192	145	75.5%	88	99.49%	99.21%	0.71	1.00
MID46	Midlothian Estates	158	6	3.8%	83	99.85%	99.74%	2.10	1.00
MID47	BOIS D ARC ESTATES	143	6	4.2%	89	97.41%	97.85%	7.64	1.00
MID48	Twin Creeks/Highland Meadow	135	9	6.7%	91	100.54%	99.91%	4.47	1.01
MID49	Jordan Run	43	13	30.2%	91	101.43%	99.78%	5.01	1.00
MID50	Texanna Ranch	32	7	21.9%	88	100.11%	98.58%	3.94	1.00
PAL01	Palmer UNDER \$50K	113	1	0.9%	87	99.45%	99.45%	0.00	1.00
PAL02	Hart Farms area	313	15	4.8%	93	99.99%	96.44%	7.57	1.03
PAL03	Palmer OCL \$75,001 TO \$199,999	228	7	3.1%	91	99.65%	98.69%	1.69	1.00
PAL04	Palmer OCL TO \$75k	221	2	90.0%	87	100.14%	100.14%	0.00	1.00
PAL05	Meadows of Palmer/Virginia Estates	68	13	19.1%	83	99.55%	100.07%	6.49	1.00
PAL06	OCL \$250K AND UP	168	6	3.6%	89	100.33%	99.54%	5.55	1.00
PAL07	PALMER ICL \$50,001 TO \$100,000	297	7	2.4%	87	98.78%	101.18%	4.84	1.00
PAL08	PALMER ICL 100,001 AND UP	67	3	4.5%	84	100.43%	102.15%	4.22	1.00
PAL09	PALMER COUNTRY MEADOWS AREA	103	4	3.9%	90	100.01%	96.95%	3.13	1.00
RED01	Beckley Pike/So Hills/Hilltop Ac Biltmore-CedarRdg	249	1	0.4%	77	100.40%	100.40%	0.00	1.00
RED02	Brian Terrace/Cobblestone Estates/OakTreeEsts	212	14	6.6%	87	101.03%	99.03%	3.30	1.00
RED03	Glenn Heights NORTH,MESA - LINDALE EST	86	4	4.7%	78	100.28%	100.40%	4.00	1.00
RED04	Fox Hollow-Quail Run-Hickory Creek	783	64	8.2%	88	100.93%	100.23%	4.41	1.00
RED05	Magnolia Farms	165	13	7.9%	84	99.16%	97.99%	4.39	1.01
RED06	Oak Leaf/Ovilla RFLC- to RVAV+	137	6	4.4%	93	99.96%	99.90%	3.06	1.00
RED07	ASHBURNE GLEN/OVILLA CREEK EST/GREENMDWS	204	16	7.8%	83	99.27%	100.60%	3.49	1.00
RED08	PLEASANTRIDGE/COUNTRY GARDEN RETIREMENT	68	8	11.8%	86	101.76%	100.62%	2.67	1.00
RED09	Country Ranch/Red Oak Club Estates	170	6	3.5%	89	100.47%	100.73%	4.04	1.01
RED10	Eastridge South	93	15	16.1%	80	100.20%	100.43%	3.27	1.00
RED11	Pecan Hill area (not lg acreage)	182	8	4.4%	92	97.71%	99.48%	3.17	1.00
RED12	Ligon/Valley Oaks	307	9	2.9%	88	98.78%	100.89%	4.54	1.00
RED13	Mara Estates	117	5	4.3%	99	100.18%	100.32%	3.83	1.00
RED14	Big Horn Estates	47	5	10.6%	104	100.24%	99.77%	1.35	1.00
RED15	Hollywood (Ovilla)/Southaven	148	5	3.4%	83	100.73%	99.80%	3.03	1.00
RED16	Indian Hills/Choate/Oak Leaf Meadows/Oakleaf Farms/Sumn	199	7	3.5%	85	100.10%	98.45%	4.11	1.00
RED17	Red Oak > 3 ac	398	14	3.5%	85	100.91%	99.03%	5.48	1.00
RED18	Waterview Farms	111	5	4.5%	78	99.97%	100.08%	3.66	1.00
RED19	Ridge Crest/Castle Ridge/Shadowridge/Prestonwood/Springl	820	30	3.7%	90	99.69%	100.14%	3.65	1.00
RED20	Harmony	356	48	13.5%	85	100.33%	100.52%	3.94	1.00
RED21	Eastridge/Holly Acs/Hugh Mc/Goodloe/Greenvally	234	7	3.0%	96	100.84%	100.52%	2.11	1.00
RED22	Brookwood/Prairie View +	289	9	3.1%	91	99.52%	100.47%	4.03	1.00
RED23	Prestonwood/Rudd Farms/Pratt/Pierce Estates	256	1	0.4%	81	99.99%	99.99%	0.00	1.00
RED24	Brookwd/Shdwwd/SuburbanEst/ThrnTree/WillowCrkEst/Mdw	320	10	3.1%	90	100.33%	99.31%	5.94	1.01
RED25	Country Ridge/Little Creek/Est of Remington	326	9	2.8%	84	100.98%	100.14%	4.80	1.01
RED26	GlenHts: Hollywood Addn #1 & #2,StoneCrk, Cinn Sprgs	481	13	2.7%	80	101.32%	100.70%	2.86	1.00
RED27	HIDDEN CREEK	37	2	5.4%	83	99.10%	99.10%	4.20	1.01
RED28	Josie Acres/Shawnee Mdws(RO)/LowranceEsts	155	7	4.5%	97	98.99%	98.9%	2.49	1.00
RED29	HIGHLAND MEADOW/REDOAK ESTATES	196	6	3.1%	92	99.48%	99.17%	2.06	1.00
RED31	HAMPTON ACS	93	5	5.4%	92	98.44%	100.41%	2.20	1.00
RED32	SUNRISE MEADOWS	146	5	3.4%	79	100.77%	100.11%	0.98	1.00
RED34	WESTMORELAND ACS, WESTMORELAND ESTS, WOOD	230	10	4.3%	93	100.64%	99.96%	3.59	1.00
SOUTH 10	STRATUM 01 (0 TO 50K)	328	4	1.2%	81	101.35%	96.80%	4.53	1.00
SOUTH 20	STRATUM 02 (50K TO 125K)	451	6	1.3%	83	100.38%	100.49%	2.63	1.00
SOUTH 30	STRATUM 03 (125K TO 250K)	204	5	2.0%	83	99.55%	95.83%	6.41	1.00
SOUTH 40	STRATUM 04 (250K+)	96	2	2.1%	82	100.65%	100.65%	1.00	1.00
WAX01	ICL RES LC- TO AV-	548	21	3.8%	94	100.26%	102.34%	4.43	1.01
WAX02	ICL RES AV & AV+	751	30	4.0%	96	100.16%	99.92%	3.95	1.01
WAX03	College Hills, Nrthgt, Wax Place, Colonial	405	24	5.9%	93	100.16%	99.81%	5.27	1.01
WAX03A	ICL RVGD- OR HIGHER	252	23	9.1%	84	100.17%	100.14%	3.13	1.00
WAX04	Wax ICL RFGD- or better	183	13	7.1%	100	100.71%	100.54%	3.08	1.02
WAX04H	ICL RFGD- or better Historic	249	21	8.4%	98	100.43%	99.00%	3.74	1.01
WAX05	SOUTH ICL	400	13	3.3%	90	99.64%	101.23%	4.30	1.00
WAX06	PARK PLACE	98	13	13.3%	94	100.47%	100.79%	3.00	1.00
WAX06A	Indian Hills	452	28	6.2%	82	100.19%	100.31%	4.80	1.00
WAX07	Marvin Gardens/Lake Park Area	506	15	3.0%	93	100.75%	98.45%	4.23	1.01

2014 Ellis Appraisal District Market Area Description and Adjustment Information

<u>Market Area</u>	<u>Description</u>	<u># Impr Props</u>	<u>#Sales</u>	<u>Sample %</u>	<u>Market Adj</u>	<u>Med Ratio</u>	<u>Mean Ratio</u>	<u>COD</u>	<u>PRD</u>
WAX08	Buffalo Ridge/Garden Valley+	401	40	10.0%	87	101.04%	99.79%	4.65	1.00
WAX09	KATY LAKE	53	9	17.0%	95	99.73%	100.00%	2.58	1.00
WAX10	Bellevue Area	295	11	3.7%	99	100.14%	100.05%	4.23	1.01
WAX11	Mustang Creek/Karsen Heights	392	26	6.6%	85	100.43%	100.27%	4.56	1.00
WAX12	Tecumseh Park +	334	22	6.6%	95	100.29%	100.22%	2.98	1.00
WAX13	River Oaks, Gingerbread	542	30	5.5%	93	100.43%	100.95%	4.78	1.00
WAX14	University Park	154	9	5.84%	89	100.91%	100.55%	4.04	1.00
WAX15	COUNTRY CLUB VILLAGE	110	4	3.6%	88	100.81%	99.69%	2.06	1.00
WAX16	Chapman Ranch	135	11	8.1%	94	100.39%	100.03%	1.61	1.00
WAX17	Settlers Glen	203	17	8.4%	93	100.07%	101.35%	3.98	1.00
WAX18	Waterford Crossing area	194	16	8.2%	89	100.38%	100.01%	3.39	1.01
WAX19	Enchanted Gardens	215	17	7.9%	97	99.11%	99.08%	3.51	1.00
WAX19A	Oxford Ranch/Kelly Place	51	17	33.3%	92	100.26%	99.99%	2.27	1.00
WAX19N	Springfield Farms/Bent Creek	70	8	11.4%	79	99.89%	99.03%	2.75	1.00
WAX19S	Saddlebrook Estates	110	17	15.5%	95	99.97%	103.36%	6.16	1.01
WAX20	Windchase	276	32	11.6%	92	100.13%	100.18%	2.26	1.00
WAX21	Cliff Estates	157	10	6.4%	74	100.08%	99.68%	7.67	1.01
WAX22	Country Meadows	197	17	8.6%	83	100.03%	101.40%	5.75	1.00
WAX23	Country Place & Grove Creek	115	6	5.2%	95	99.07%	99.60%	2.20	1.01
WAX24	Highland Vlg/Huntington Crk	160	9	5.6%	92	100.63%	100.68%	2.35	1.00
WAX25	Arbor at Willow Grove	118	20	16.9%	85	100.32%	99.13%	3.41	1.00
WAX26	Crystal Cove	61	4	6.6%	95	99.45%	99.56%	6.77	1.02
WAX27	Hillview/Southpark/High Pointe	209	7	3.3%	91	99.87%	100.94%	4.68	1.01
WAX27A	Quail Creek Village/Carlton Estates	188	7	3.7%	94	99.56%	101.44%	2.37	1.01
WAX28	Spring Creek Crossing & Farm +	148	6	4.05%	84	99.60%	98.49%	2.84	1.01
WAX29	Spg Crk Grv & Mdw/Estates of Garden Valley	120	8	6.7%	86	100.54%	98.61%	5.13	1.00
WAX30	Brookbend Grove	120	9	7.5%	95	99.27%	100.00%	3.19	1.00
WAX31	NE MDWS/DRCHSTR,ROYAL/SNGR&CNYN	307	30	9.8%	91	100.81%	100.57%	0.03	1.00
WAX32	EAST RURAL UP TO 100K	349	3	0.9%	83	99.86%	99.76%	4.57	1.01
WAX33	EAST RURAL 100K TO 199K	377	14	3.7%	84	99.35%	100.41%	3.74	1.00
WAX34	EAST RURAL 200K & UP	145	13	9.0%	87	100.68%	99.81%	3.35	1.01
WAX35	West Rural up to 100k	177	6	2.4%	88	99.56%	99.96%	2.80	1.01
WAX36	West Rural 100k to 150k	154	9	5.8%	88	99.98%	99.63%	4.05	1.00
WAX37	West Rural 151k to 225k	167	16	6.0%	93	99.82%	100.00%	3.00	1.00
WAX38	West Rural 226k & up	227	24	7.1%	88	99.66%	99.28%	3.15	1.00
WAXEAST	Waxahachie east side ICL	753	9	1.2%	74	100.34%	100.17%	1.99	1.00
WAXLAKE	Lake north side	54	4	7.4%	99	97.95%	98.05%	2.93	1.00

## Appendices B

### EAD Classing Information

## Residential Classes

<b>RVEX</b>	Excellent quality brick veneer.
<b>RVVG</b>	Very Good quality brick veneer.
<b>RVGD</b>	Good quality brick veneer.
<b>RVAV</b>	Average quality brick veneer.
<b>RVFR</b>	Fair quality brick veneer.
<b>RFEX</b>	Excellent quality frame construction.
<b>RFVG</b>	Very Good quality frame construction.
<b>RFGD</b>	Good quality frame construction.
<b>RFVAV</b>	Average quality frame construction.
<b>RFFR</b>	Fair quality frame construction.
<b>RFLC</b>	Low Cost frame construction.

These classes and the associated cost new are based on Marshall & Swift Residential Cost Handbook. Our depreciation schedules are also based on Marshall & Swift.



## **BASIC DESCRIPTION**

Residences of **Low Quality** are of low-cost construction and meet minimum building code requirements. Interior and exterior finishes are plain and inexpensive with little or no attention given to detail. Architectural design is concerned with function, not appearance.

### **Residence Foundation**

Reinforced concrete slab.

### **Floor Structure**

Reinforced concrete slab.

### **Floor Cover**

Inexpensive carpet, and asphalt or vinyl composition tile floor cover is used.

### **Exterior Wall**

Minimum fenestration with inexpensive sash with little or no trim.

### **Roof**

Rafters or prefabricated trusses with plywood or other inexpensive sheathing with a lightweight composition shingle or a built-up with gravel roof cover. Roof slope is usually less than 4 in 12 with no eaves. Square Foot adjustments should be used for other typical roof covers.

### **Interior Finish**

Walls are inexpensive taped drywall with paint or textured finish. Kitchen and baths may have enamel painted ceiling and walls. Cabinets are paint-grade wood or vinyl veneer with low-cost laminated plastic countertops. Doors are hollow core with low-cost hardware. Minimal amount of closet space. Base interior wall height is 8 feet.

### **Heating/Cooling**

A forced-air furnace is included in the basic residence cost.

### **Energy Package**

The energy package in the basic residence cost includes those insulation, framing and glazing items typically found in a moderate climate.

### **Electrical**

A minimum number of outlets and low-cost lighting fixtures.

### **Plumbing**

Five competitively priced white plumbing fixtures with one plumbing rough-in are included in the basic residence cost. The fixtures can include any of the following: water heater, laundry tray, stall shower, lavatory, tub, tub with shower over, or kitchen sink.

**Built-in Appliances**

None are included in the basic residence cost.

**Fireplaces**

None are included in the basic residence cost.

**Porches/Breezeways**

Porches and breezeways are similar in quality of both material and workmanship to the residence, and are to be priced per square foot of floor area.

**Garages**

Garage costs include a light concrete slab floor and an overhead door, which conform to the basic residence in both quality and construction.

**Carports**

Carports are a cost per square foot of floor area. Costs include roof cover and structure, necessary structural supports, and concrete slab.

Residences of **Fair Quality** are frequently mass-produced. Low-cost production is a primary consideration. Although overall quality of material and workmanship is below average, these houses are not substandard and will meet minimum construction requirements of lending institutions, mortgage insuring agencies and building codes. Interior finish is plain with few refinements. Design is from stock plans and ornamentation is usually limited to the front elevation.

**Residence Foundation**

Reinforced concrete slab.

**Floor Structure**

Reinforced concrete slab.

**Floor Cover**

Carpet, and asphalt or vinyl composition tile floor cover is used

**Exterior Wall**

Moderate fenestration with inexpensive sash is typical. Front elevation may have inexpensive trim.

**Roof**

Rafters or prefabricated trusses with plywood or other inexpensive sheathing with a lightweight composition shingle or a built-up with small rock roof cover. Roof slope is usually less than 4 in 12 with minimal eaves. Square Foot adjustments should be used for other typical roof covers.

**Interior Finish**

Interior walls are taped and painted drywall with enamel painted walls and ceilings in kitchen and baths. Inexpensive stock cabinets of paint-grade wood or vinyl veneer in kitchen with a small pullman or vanity in bath. Countertops are laminated plastic with a small splash. Stock hollow-core doors with inexpensive hardware. Minimal amount of closet space. Base interior wall height is 8 feet.

**Heating/Cooling**

A forced-air furnace with minimum output and ductwork is included in the basic residence.

**Energy Package**

The energy package in the basic residence cost includes those insulation, framing and glazing items typically found in a moderate climate.

**Electrical**

A minimum number of outlets and lighting fixtures.

**Plumbing**

Six competitively priced white plumbing fixtures with one plumbing rough-in are included in the basic residence cost. The fixtures can include any of the following: water heater, laundry tray, stall shower, lavatory, tub, tub with shower over, or kitchen sink.

**Built-in Appliances**

None are included in the basic residence cost.

**Fireplaces**

None are included in the basic residence cost.

**Porches/Breezeways**

Porches and breezeways are similar in quality of both material and workmanship to the residence, and are to be priced per square foot of floor area.

**Garages**

Garage costs include a reinforced concrete slab floor, an overhead door and electrical lighting, all of which conform to the basic residence in both quality and construction.

**Carports**

Carports are a cost per square foot of floor area. Costs include roof cover and structure, necessary structural supports, and concrete slab.

Residences of **Average Quality** typically will be encountered more frequently than residences of other qualities. They are usually mass-produced and will meet or exceed the minimum construction requirements of lending institutions, mortgage insuring agencies and building codes. By most standards, the quality of material and workmanship is acceptable, but does not reflect custom craftsmanship. Cabinets, doors hardware and plumbing are usually stock items. Architectural design will include ample fenestration and some ornamentation on the front elevation.

### **Residence Foundation**

A continuous concrete perimeter foundation and foundation piers under interior bearing wall based on a moderate climate.

### **Floor Structure**

Concrete slab.

### **Floor cover**

Carpet, hardwood, vinyl composition tile or sheet vinyl floor cover is used.

### **Exterior Wall**

Standard aluminum sash or wood sash is typical of the fenestration at Average Quality.

### **Roof**

Rafters or prefabricated trusses with exterior-grade plywood or wood sheathing with a medium-weight composition shingle or a built-up with small rock roof cover. Roof slope is usually 5 in 12 or less.

### **Interior Finish**

Interior walls are taped and painted drywall with an allowance for some inexpensive wallpaper or paneling. Kitchen and baths have enamel painted walls and ceilings. Prefinished plywood cabinets in the kitchen with a small pullman or vanity in bath areas. Countertops are laminated plastic or ceramic tile. Doors are medium grade, hollow core with standard-grade hardware. Baseboard and casings are stock. An adequate amount of closet space. Workmanship throughout is of average quality.

### **Heating/Cooling**

A forced-air furnace with adequate output and ductwork is included in the basic residence cost.

### **Energy Package**

The energy package in the basic residence cost includes those insulation, framing and glazing items typically found in a moderate climate.

### **Electrical**

An adequate number of outlets with some luminous fixtures in kitchen and bath areas.

**Plumbing**

Eight average-quality white or colored plumbing fixtures with one plumbing rough-in are included in the basic residence cost. The fixtures can include any of the following: water heater, laundry tray, tiled or modular plastic shower stall, toilet, lavatory, tub, tub with shower over or kitchen sink.

**Built-In Appliances**

Average quality built-in oven, countertop range and dishwasher is included in the cost.

**Fireplaces**

None are included in the basic residence cost.

**Porches/Breezeways**

Porches and breezeways are similar in quality of both material and workmanship to the residence and are to be priced per square foot of floor area.

**Garages**

Garage cost include a reinforced concrete slab floor, overhead door and electrical lighting all of which conform to the basic residence in both quality and construction.

**Carports**

Carports are a cost per square foot of floor area. Costs include roof cover and structure, necessary structural supports and concrete slab.

Residences of **Good Quality** may be mass produced in above-average residential developments or built for an individual owner. Good-quality standard material is used throughout. These houses generally exceed the minimum construction requirements of lending institutions, mortgage-insuring agencies and building codes. Some attention is given to architectural design in both refinements and detail. Interiors are well finished, usually having some good-quality wallpaper or wood paneling. Exteriors have good fenestration with ornamental materials or other refinements.

### **Residence Foundation**

Reinforced concrete slab.

### **Floor Structure**

Reinforced concrete slab.

### **Exterior Wall**

Good fenestration using good-quality sash. Some ornamental trim.

### **Roof**

Wood rafters and sheathing with hips and valleys. Good-quality composition shingles are included in the basic residence cost.

### **Interior Finish**

Interior walls are taped and painted drywall with some good-quality wallpaper or wood paneling. Kitchen and baths have enamel-painted walls and ceilings. An ample amount of cabinetry with natural wood-veneer finish is used in the kitchen, with a large pullman or vanity in the bath areas. Countertops and splash are laminated plastic, ceramic tile or simulated marble. Ceilings are painted drywall. Some small areas, i.e., entries or foyers may have vaulted or cathedral ceilings. Doors are good quality, hollow core with attractive hardware. Baseboard and casings are hardwood or softwood and have mitered corners. Walk-in closets or large sliding door wardrobes. Ample linen and storage closets. Workmanship throughout is of good quality.

### **Heating/Cooling**

A forced-air furnace with adequate output and ductwork to all main areas is included in the basic residence cost.

### **Energy Package**

The energy package in the basic residence cost includes those insulation, framing and glazing items typically found in a moderate climate.

### **Electrical**

A good amount of convenient outlets. Luminous fixtures in kitchen and bath areas.

**Plumbing**

Eleven good quality, white or colored plumbing fixtures with one plumbing rough-in are included in the basic residence cost. The fixtures can include any of the following: water heater, laundry tray, tiled or modular plastic shower stall, toilet, lavatory, tub, tub with shower over, or kitchen sink.

**Built-in Appliances**

Good-quality built-in oven, countertop range, microwave and dishwasher are included in the cost.

**Fireplaces**

None are included in the basic residence cost.

**Porches/Breezeways**

Porches and breezeways are similar in quality of both material and workmanship to the residence and are to be priced per square foot of floor area.

**Garages**

Garage costs include a reinforced concrete slab floor, overhead door, ornamentation, windows and electrical lighting, all of which conform to the basic residence in both quality and construction.

**Carports**

Carports are a cost per square foot of floor area. Costs include roof cover and structure, necessary structural supports and concrete slab.



Residences at **Very Good Quality** are typical of those built in high quality tracts or developments and are frequently individually designed. Attention has been given to interior refinements and detail. Exteriors have good fenestration with some custom ornamentation.

**Residence Foundation**

Reinforced concrete slab.

**Floor Structure**

Reinforced concrete slab.

**Floor Cover**

High-quality carpet, hardwood, sheet vinyl and ceramic tile.

**Exterior Wall**

Fenestration is well designed with high-quality sash. Custom ornamentation and trim are used.

**Roof**

Wood rafters and sheathing. High quality composition shingles are included in the cost.

**Interior Finish**

Interior walls are taped and painted drywall with high-grade paper or vinyl wall covering, hardwood paneling or ceramic tile. Ample amount of cabinetry, which may include such specialty cabinetry items as a cooking island, bar, desk, etc. High-quality pullman or vanity cabinets. Ceramic tile or highest-quality laminated plastic countertops and splash. Ceilings are mostly painted drywall, with some molding and coving details. Vaulted or cathedral ceiling will usually be found in master bedrooms and entries. Raised panel hardwood veneer or enameled doors with good-quality hardware. Base, casings and moldings have tight mitered corners. Spacious walk in closets or wardrobes and large linen storage closets.

**Heating/Cooling**

A forced-air furnace with insulated ductwork to all main areas is included in the basic residence cost.

**Energy Package**

The energy package in the basic residence cost includes those insulation, framing and glazing items typically found in a moderate climate.

**Plumbing**

Fourteen high-quality white or colored plumbing fixtures with one plumbing rough-in are included in the basic residence cost. The fixtures can include any of the following: water heater, laundry tray, tiled shower stall, toilet, lavatory, tub, tub with shower over, kitchen sink or wet bar.

**Built-in Appliances**

High-quality built-in oven, countertop range, microwave and dishwasher are included in the cost.

**Fireplaces**

None are included in the basic residence cost.

**Porches/Breezeways**

Porches and breezeways are similar in quality of both material and workmanship to the residence, and are to be priced per square foot of floor area.

**Garages**

Garage costs include a reinforced concrete slab floor, pedestrian and overhead doors, ornamentation, windows and electrical lighting, all of which conform to the basic residence in both quality and construction.

**Carports**

Carports are cost per square foot of floor area. Costs include roof cover and structure, necessary structural supports and concrete slab.

Residences of **Excellent Quality** are usually individually designed and are characterized by the high quality of workmanship, finishes and appointments and the considerable attention to detail. Although residences at the quality level are inclusive of high quality material and workmanship, and are somewhat unique in their design, these costs do not represent the highest cost in residential construction.

### **Residence Foundation**

Reinforced concrete slab.

### **Floor Structure**

Reinforced concrete slab.

### **Floor Cover**

High-quality carpet or hardwood, terrazzo and vinyl, ceramic or quarry tile.

### **Exterior Wall**

Fenestration is well designed with high-quality sash. Custom ornamentation and trim, select brick, cut stone, high-quality siding, etc. are used.

### **Roof**

Heavy wood rafters and sheathing. Clay tile or slate roof cover is included in the basic residence cost.

### **Interior Finish**

Interior walls are taped and painted drywall with high-grade paper or vinyl wall covering, hardwood paneling or ceramic tile. Built-in book shelving and ample cabinets, which may include such specialty cabinetry items as a cooking island, bar, desk, etc. High-quality pullman or vanity cabinets in bathrooms and dressing areas. Ceramic tile, marble or highest quality laminated plastic countertops and splash. Ceilings are mostly painted drywall with molding and coving details and other ornamentation with some degree of intricacy in their design and/or finish. Vaulted or cathedral ceilings will usually be found in master bedrooms, dining, great or family rooms, as well as entries. Raised panel hardwood veneer or enameled doors with good-quality hardware. Base, casings and moldings have tight mitered corners. Spacious walk-in closets or wardrobes with may built-in features. Large linen storage closets and pantry are fully shelved.

### **Heating/Cooling**

A forced-air furnace with multiple controls, large capacity with insulated ductwork to all main areas, is included in the basic residence cost.

### **Energy Package**

The energy package in the basic residence cost includes those insulation, framing and glazing items typically found in a moderate climate.

**Electrical**

Many well-positioned outlets and high-quality fixtures throughout. Large luminous fixtures in kitchen, bath and dressing areas.

**Plumbing**

Seventeen high-quality white or colored plumbing fixtures with one plumbing rough-in are included in the basic residence cost. The fixtures can include any of the following: water heater, laundry tray, tiled shower stall, toilet, lavatory, tub with shower over, kitchen sink or wet bar or hydrotherapy tub (Jacuzzi).

**Built-in Appliances**

High-quality built-in oven, countertop range, microwave and dishwasher are included in the cost.

**Fireplaces**

None are included in the basic residence cost.

**Porches/Breezeways**

Porches and breezeways are similar in quality of both material and workmanship to the residence, and are to be priced per square foot of floor area.

**Garages**

Garage costs include a reinforced concrete slab floor, pedestrian and overhead doors, and ornamentation, windows and electrical lighting, all of which conform to the basic residence in both quality and construction.

**Carports**

Carports are cost per square foot of floor area. Costs include roof cover and structure, necessary structural supports and concrete slab.

## Appendices C

### EAD Improvement and Land Cost Schedules

2014 Improvement Cost Schedules

(Prices expressed in **Thousands are per unit** -Prices expressed in **hundreds or lower are per square foot**)

Type	Class	Year	Range max	Price	Type	Class	Year	Range max	Price
ASPH	IMPROVED	2014	50,000	4.69	COMM	SGGC	2014	2,000	33.87
ASPH	IMPROVED	2014	100,000	4.37	COMM	SGGC	2014	5,000	33.87
ASPH	IMPROVED	2014	150,000	3.99	COMM	SGGC	2014	10,000	33.87
ASPH	IMPROVED	2014	250,000	3.24	COMM	SGGC	2014	20,000	33.87
ASPH	IMPROVED	2014	99999999	3.24	COMM	SGGC	2014	99999999	33.87
ASPH	UNIMPROVED	2014	50,000	3.40	COMM	SGGF	2014	2,000	27.38
ASPH	UNIMPROVED	2014	100,000	3.23	COMM	SGGF	2014	5,000	27.38
ASPH	UNIMPROVED	2014	150,000	2.89	COMM	SGGF	2014	10,000	27.38
ASPH	UNIMPROVED	2014	200,000	2.38	COMM	SGGF	2014	20,000	27.38
ASPH	UNIMPROVED	2014	99999999	2.38	COMM	SGGF	2014	99999999	27.38
BARN	EQPA	2014	600	12.00	COMM	SGGS	2014	2,000	26.23
BARN	EQPA	2014	1,200	10.00	COMM	SGGS	2014	5,000	26.23
BARN	EQPA	2014	2,400	8.50	COMM	SGGS	2014	10,000	26.23
BARN	EQPA	2014	3,600	7.50	COMM	SGGS	2014	20,000	26.23
BARN	EQPA	2014	3,600	7.50	COMM	SGGS	2014	99999999	26.23
BARN	EQPA	2014	99999999	7.50	COMM	SGPF	2014	2,000	12.98
BARN	EQPE	2014	600	15.00	COMM	SGPF	2014	5,000	12.98
BARN	EQPE	2014	1,200	13.00	COMM	SGPF	2014	10,000	12.98
BARN	EQPE	2014	2,400	11.50	COMM	SGPF	2014	20,000	12.98
BARN	EQPE	2014	3,600	10.50	COMM	SGPF	2014	99999999	12.98
BARN	EQPE	2014	3,600	10.50	COMM	SGPS	2014	2,000	12.86
BARN	EQPE	2014	99999999	10.50	COMM	SGPS	2014	5,000	12.86
BARN	LVSA	2014	600	12.00	COMM	SGPS	2014	10,000	12.86
BARN	LVSA	2014	1,200	10.00	COMM	SGPS	2014	20,000	12.86
BARN	LVSA	2014	2,400	8.50	COMM	SGPS	2014	99999999	12.86
BARN	LVSA	2014	3,600	7.50	COMM	SMAC	2014	2,000	88.15
BARN	LVSA	2014	3,600	7.50	COMM	SMAC	2014	4,000	88.15
BARN	LVSA	2014	99999999	7.50	COMM	SMAC	2014	99999999	88.15
BARN	LVSE	2014	600	15.00	COMM	SMAF	2014	2,000	82.64
BARN	LVSE	2014	1,200	13.00	COMM	SMAF	2014	4,000	82.64
BARN	LVSE	2014	2,400	11.50	COMM	SMAF	2014	99999999	82.64
BARN	LVSE	2014	3,600	10.50	COMM	SMAS	2014	2,000	83.63
BARN	LVSE	2014	3,600	10.50	COMM	SMAS	2014	4,000	83.63
BARN	LVSE	2014	99999999	10.50	COMM	SMAS	2014	99999999	83.63
BARN	LVSP	2014	99999999	4.00	COMM	SMEC	2014	2,000	148.04
BARN	UTL	2014	600	3.00	COMM	SMEC	2014	4,000	148.04
BARN	UTL	2014	1,200	2.50	COMM	SMEC	2014	99999999	148.04
BARN	UTL	2014	2,400	2.00	COMM	SMEF	2014	2,000	140.81
BARN	UTL	2014	99999999	1.75	COMM	SMEF	2014	4,000	140.81
BOAT DOCK	A	2014	99999999	10,000.00	COMM	SMEF	2014	99999999	140.81
BOAT DOCK	E	2014	99999999	15,000.00	COMM	SMGC	2014	2,000	114.04
BOAT DOCK	P	2014	99999999	5,000.00	COMM	SMGC	2014	4,000	114.04
CABANA	A	2014	99999999	10,000.00	COMM	SMGC	2014	99999999	114.04
CABANA	E	2014	99999999	20,000.00	COMM	SMGF	2014	2,000	107.70
CABANA	P	2014	99999999	3,000.00	COMM	SMGF	2014	4,000	107.70
CNPA	CNPA	2014	99999999	5.00	COMM	SMGF	2014	99999999	107.70

2014 Improvement Cost Schedules

(Prices expressed in **Thousands are per unit** -Prices expressed in **hundreds or lower are per square foot**)

Type	Class	Year	Range max	Price	Type	Class	Year	Range max	Price
CNPE	CNPE	2014	999999999	10.50	COMM	SMPC	2014	2,000	69.72
CNPY	CNPA	2014	999999999	16.50	COMM	SMPC	2014	4,000	69.72
CNPY	CNPE	2014	999999999	27.00	COMM	SMPC	2014	999999999	69.72
CNPY	CNPG	2014	999999999	21.00	COMM	SMPF	2014	2,000	64.98
CNPY	CNPP	2014	999999999	5.00	COMM	SMPF	2014	4,000	64.98
COMM	ACAC	2014	10,000	126.27	COMM	SMPF	2014	999999999	64.98
COMM	ACAC	2014	25,000	126.27	COMM	SMPS	2014	2,000	66.24
COMM	ACAC	2014	999999999	126.27	COMM	SMPS	2014	4,000	66.24
COMM	ACAF	2014	10,000	120.60	COMM	SMPS	2014	999999999	66.24
COMM	ACAF	2014	25,000	120.60	COMM	SSAC	2014	2,000	66.12
COMM	ACAF	2014	999999999	120.60	COMM	SSAC	2014	4,000	66.12
COMM	ACAS	2014	10,000	112.94	COMM	SSAC	2014	999999999	66.12
COMM	ACAS	2014	25,000	112.94	COMM	SSAF	2014	2,000	60.97
COMM	ACAS	2014	999999999	112.94	COMM	SSAF	2014	4,000	60.97
COMM	ACEC	2014	10,000	240.35	COMM	SSAF	2014	999999999	60.97
COMM	ACEC	2014	25,000	240.35	COMM	SSAS	2014	2,000	61.53
COMM	ACEC	2014	999999999	240.35	COMM	SSAS	2014	4,000	61.53
COMM	ACEF	2014	10,000	230.11	COMM	SSAS	2014	999999999	61.53
COMM	ACEF	2014	25,000	230.11	COMM	SSGC	2014	2,000	82.25
COMM	ACEF	2014	999999999	230.11	COMM	SSGC	2014	4,000	82.25
COMM	ACGC	2014	10,000	177.02	COMM	SSGC	2014	999999999	82.25
COMM	ACGC	2014	25,000	177.02	COMM	SSGF	2014	2,000	75.88
COMM	ACGC	2014	999999999	177.02	COMM	SSGF	2014	4,000	75.88
COMM	ACGF	2014	10,000	169.40	COMM	SSGF	2014	999999999	75.88
COMM	ACGF	2014	25,000	169.40	COMM	SSPC	2014	2,000	53.22
COMM	ACGF	2014	999999999	169.40	COMM	SSPC	2014	4,000	53.22
COMM	ACGS	2014	10,000	156.27	COMM	SSPC	2014	999999999	53.22
COMM	ACGS	2014	25,000	156.27	COMM	SSPF	2014	2,000	44.47
COMM	ACGS	2014	999999999	156.27	COMM	SSPF	2014	4,000	44.47
COMM	ACPC	2014	10,000	89.34	COMM	SSPF	2014	999999999	44.47
COMM	ACPC	2014	25,000	89.34	COMM	SSPS	2014	2,000	49.29
COMM	ACPC	2014	999999999	89.34	COMM	SSPS	2014	4,000	49.29
COMM	ACPF	2014	10,000	85.13	COMM	SSPS	2014	999999999	49.29
COMM	ACPF	2014	25,000	85.13	COMM	SWAC	2014	999999999	64.96
COMM	ACPF	2014	999999999	85.13	COMM	SWAF	2014	999999999	59.97
COMM	ACPS	2014	10,000	81.04	COMM	SWAS	2014	999999999	61.67
COMM	ACPS	2014	25,000	81.04	COMM	SWEC	2014	999999999	105.05
COMM	ACPS	2014	999999999	81.04	COMM	SWGK	2014	999999999	83.88
COMM	AMAC	2014	2,000	106.00	COMM	SWGK	2014	999999999	78.12
COMM	AMAC	2014	4,000	106.00	COMM	SWGS	2014	999999999	82.08
COMM	AMAC	2014	10,000	106.00	COMM	SWPC	2014	999999999	51.64
COMM	AMAC	2014	20,000	106.00	COMM	SWPF	2014	999999999	47.35
COMM	AMAC	2014	999999999	106.00	COMM	SWPS	2014	999999999	47.59
COMM	AMAF	2014	2,000	98.47	COMM	WATERTNK-L	2014	999999999	75,000.00
COMM	AMAF	2014	4,000	98.47	COMM	WATERTNK-S	2014	999999999	10,000.00
COMM	AMAF	2014	10,000	98.47	COMM	WATERTOWER	2014	999999999	500,000.00

2014 Improvement Cost Schedules

(Prices expressed in **Thousands are per unit** -Prices expressed in **hundreds or lower are per square foot**)

Type	Class	Year	Range max	Price	Type	Class	Year	Range max	Price
COMM	AMAF	2014	20,000	98.47	CONC	IMPROVED	2014	50,000	5.35
COMM	AMAF	2014	999999999	98.47	CONC	IMPROVED	2014	100,000	4.99
COMM	AMAS	2014	2,000	102.36	CONC	IMPROVED	2014	150,000	4.54
COMM	AMAS	2014	4,000	102.36	CONC	IMPROVED	2014	200,000	3.70
COMM	AMAS	2014	10,000	102.36	CONC	IMPROVED	2014	999999999	3.70
COMM	AMAS	2014	20,000	102.36	CONC	UNIMPROVED	2014	50,000	3.95
COMM	AMAS	2014	999999999	102.36	CONC	UNIMPROVED	2014	100,000	3.75
COMM	AMEC	2014	2,000	192.43	CONC	UNIMPROVED	2014	150,000	3.36
COMM	AMEC	2014	4,000	192.43	CONC	UNIMPROVED	2014	200,000	2.77
COMM	AMEC	2014	10,000	192.43	CONC	UNIMPROVED	2014	999999999	2.77
COMM	AMEC	2014	20,000	192.43	CP	*	2014	999999999	2.50
COMM	AMEC	2014	999999999	192.43	CP	*	2014	999999999	2.50
COMM	AMEF	2014	2,000	129.98	CV	ACPA	2014	999999999	5.00
COMM	AMEF	2014	4,000	129.98	CV	ADNA	2014	999999999	40.00
COMM	AMEF	2014	10,000	129.98	CV	ATT GAR	2014	999999999	25.00
COMM	AMEF	2014	20,000	129.98	CV	RFAV-	2014	600	72.07
COMM	AMEF	2014	999999999	129.98	CV	RFAV-	2014	800	67.44
COMM	AMGC	2014	2,000	142.03	CV	RFAV-	2014	1,000	64.13
COMM	AMGC	2014	4,000	142.03	CV	RFAV-	2014	1,200	61.59
COMM	AMGC	2014	10,000	142.03	CV	RFAV-	2014	1,400	59.54
COMM	AMGC	2014	20,000	142.03	CV	RFAV-	2014	1,600	57.85
COMM	AMGC	2014	999999999	142.03	CV	RFAV-	2014	1,800	56.39
COMM	AMGF	2014	2,000	129.98	CV	RFAV-	2014	2,000	55.13
COMM	AMGF	2014	4,000	129.98	CV	RFAV-	2014	2,200	54.01
COMM	AMGF	2014	10,000	129.98	CV	RFAV-	2014	2,400	53.02
COMM	AMGF	2014	20,000	129.98	CV	RFAV-	2014	2,600	52.13
COMM	AMGF	2014	999999999	129.98	CV	RFAV-	2014	2,800	38.06
COMM	AMPC	2014	2,000	75.62	CV	RFAV-	2014	3,000	50.57
COMM	AMPC	2014	4,000	75.62	CV	RFAV-	2014	999999999	50.57
COMM	AMPC	2014	10,000	75.62	CV	RFAV	2014	600	75.57
COMM	AMPC	2014	20,000	75.62	CV	RFAV	2014	800	70.94
COMM	AMPC	2014	999999999	75.62	CV	RFAV	2014	1,000	67.63
COMM	AMPF	2014	2,000	71.20	CV	RFAV	2014	1,200	65.09
COMM	AMPF	2014	4,000	71.20	CV	RFAV	2014	1,400	63.04
COMM	AMPF	2014	10,000	71.20	CV	RFAV	2014	1,600	61.35
COMM	AMPF	2014	20,000	71.20	CV	RFAV	2014	1,800	59.89
COMM	AMPF	2014	999999999	71.20	CV	RFAV	2014	2,000	58.63
COMM	AOAC	2014	5,000	114.80	CV	RFAV	2014	2,200	57.51
COMM	AOAC	2014	10,000	114.80	CV	RFAV	2014	2,400	56.52
COMM	AOAC	2014	15,000	114.80	CV	RFAV	2014	2,600	55.63
COMM	AOAC	2014	20,000	114.80	CV	RFAV	2014	2,800	54.81
COMM	AOAC	2014	999999999	114.80	CV	RFAV	2014	3,000	54.07
COMM	AOAF	2014	5,000	109.12	CV	RFAV	2014	999999999	54.07
COMM	AOAF	2014	10,000	109.12	CV	RFFR-	2014	600	61.29
COMM	AOAF	2014	15,000	109.12	CV	RFFR-	2014	800	57.34
COMM	AOAF	2014	20,000	109.12	CV	RFFR-	2014	1,000	54.51



2014 Improvement Cost Schedules

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Type	Class	Year	Range max	Price	Type	Class	Year	Range max	Price
COMM	AOAF	2014	999999999	109.12	CV	RFFR-	2014	1,200	52.34
COMM	AOAS	2014	5,000	104.81	CV	RFFR-	2014	1,400	50.58
COMM	AOAS	2014	10,000	104.81	CV	RFFR-	2014	1,600	49.13
COMM	AOAS	2014	15,000	104.81	CV	RFFR-	2014	1,800	47.88
COMM	AOAS	2014	20,000	104.81	CV	RFFR-	2014	2,000	46.80
COMM	AOAS	2014	999999999	104.81	CV	RFFR-	2014	2,200	45.84
COMM	AOEC	2014	5,000	211.28	CV	RFFR-	2014	2,400	44.98
COMM	AOEC	2014	10,000	211.28	CV	RFFR-	2014	2,600	44.22
COMM	AOEC	2014	15,000	211.28	CV	RFFR-	2014	2,800	43.52
COMM	AOEC	2014	20,000	211.28	CV	RFFR-	2014	2,800	42.87
COMM	AOEC	2014	999999999	211.28	CV	RFFR-	2014	999999999	42.87
COMM	AOGC	2014	5,000	158.40	CV	RFFR	2014	600	63.54
COMM	AOGC	2014	10,000	158.40	CV	RFFR	2014	700	61.37
COMM	AOGC	2014	15,000	158.40	CV	RFFR	2014	800	59.59
COMM	AOGC	2014	20,000	158.40	CV	RFFR	2014	1,000	56.76
COMM	AOGC	2014	999999999	158.40	CV	RFFR	2014	1,200	54.59
COMM	AOGF	2014	5,000	152.17	CV	RFFR	2014	1,400	52.83
COMM	AOGF	2014	10,000	152.17	CV	RFFR	2014	1,600	51.38
COMM	AOGF	2014	15,000	152.17	CV	RFFR	2014	1,800	50.13
COMM	AOGF	2014	20,000	152.17	CV	RFFR	2014	2,000	49.05
COMM	AOGF	2014	999999999	152.17	CV	RFFR	2014	2,200	48.09
COMM	AOPC	2014	5,000	82.55	CV	RFFR	2014	2,400	47.23
COMM	AOPC	2014	10,000	82.55	CV	RFFR	2014	2,600	46.47
COMM	AOPC	2014	15,000	82.55	CV	RFFR	2014	2,800	45.77
COMM	AOPC	2014	20,000	82.55	CV	RFFR	2014	2,800	45.12
COMM	AOPC	2014	999999999	82.55	CV	RFFR	2014	999999999	45.12
COMM	AOPF	2014	5,000	77.59	CV	RFFR+	2014	600	67.04
COMM	AOPF	2014	10,000	77.59	CV	RFFR+	2014	800	63.09
COMM	AOPF	2014	15,000	77.59	CV	RFFR+	2014	1,000	60.26
COMM	AOPF	2014	20,000	77.59	CV	RFFR+	2014	1,200	58.09
COMM	AOPF	2014	999999999	77.59	CV	RFFR+	2014	1,400	56.33
COMM	AOPS	2014	5,000	75.04	CV	RFFR+	2014	1,600	54.88
COMM	AOPS	2014	10,000	75.04	CV	RFFR+	2014	1,800	53.63
COMM	AOPS	2014	15,000	75.04	CV	RFFR+	2014	2,000	52.55
COMM	AOPS	2014	20,000	75.04	CV	RFFR+	2014	2,200	51.59
COMM	AOPS	2014	20,000	75.04	CV	RFFR+	2014	2,400	50.73
COMM	AOPS	2014	999999999	75.04	CV	RFFR+	2014	2,600	49.97
COMM	APAC	2014	2,000	113.81	CV	RFFR+	2014	2,800	49.27
COMM	APAC	2014	4,000	113.81	CV	RFFR+	2014	2,800	48.62
COMM	APAC	2014	10,000	113.81	CV	RFFR+	2014	999999999	48.62
COMM	APAC	2014	20,000	113.81	CV	RFLC-	2014	400	61.25
COMM	APAC	2014	999999999	113.81	CV	RFLC-	2014	500	57.53
COMM	APAF	2014	2,000	108.89	CV	RFLC-	2014	600	54.70
COMM	APAF	2014	4,000	108.89	CV	RFLC-	2014	700	52.44
COMM	APAF	2014	10,000	108.89	CV	RFLC-	2014	800	50.56
COMM	APAF	2014	20,000	108.89	CV	RFLC-	2014	900	48.97

2014 Improvement Cost Schedules

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Type	Class	Year	Range max	Price	Type	Class	Year	Range max	Price
COMM	APAF	2014	999999999	108.89	CV	RFLC-	2014	1,000	47.59
COMM	APAS	2014	2,000	104.46	CV	RFLC-	2014	1,200	45.31
COMM	APAS	2014	4,000	104.46	CV	RFLC-	2014	1,400	43.47
COMM	APAS	2014	10,000	104.46	CV	RFLC-	2014	1,400	43.47
COMM	APAS	2014	20,000	104.46	CV	RFLC-	2014	999999999	43.47
COMM	APAS	2014	999999999	104.46	CV	RFLC	2014	400	63.50
COMM	APEC	2014	2,000	209.27	CV	RFLC	2014	500	59.78
COMM	APEC	2014	4,000	209.27	CV	RFLC	2014	600	56.95
COMM	APEC	2014	10,000	209.27	CV	RFLC	2014	700	54.69
COMM	APEC	2014	20,000	209.27	CV	RFLC	2014	800	52.81
COMM	APEC	2014	999999999	209.27	CV	RFLC	2014	900	51.22
COMM	APEF	2014	2,000	202.35	CV	RFLC	2014	1,000	49.84
COMM	APEF	2014	4,000	202.35	CV	RFLC	2014	1,200	47.56
COMM	APEF	2014	10,000	202.35	CV	RFLC	2014	1,400	45.72
COMM	APEF	2014	20,000	202.35	CV	RFLC	2014	1,400	45.72
COMM	APEF	2014	999999999	202.35	CV	RFLC	2014	999999999	45.72
COMM	APGS	2014	2,000	142.30	CV	RFLC+	2014	400	65.75
COMM	APGS	2014	4,000	142.30	CV	RFLC+	2014	500	62.03
COMM	APGS	2014	10,000	142.30	CV	RFLC+	2014	600	59.20
COMM	APGS	2014	20,000	142.30	CV	RFLC+	2014	700	56.94
COMM	APGS	2014	999999999	142.30	CV	RFLC+	2014	800	55.06
COMM	APPC	2014	2,000	83.42	CV	RFLC+	2014	900	53.47
COMM	APPC	2014	4,000	83.42	CV	RFLC+	2014	1,000	52.09
COMM	APPC	2014	10,000	83.42	CV	RFLC+	2014	1,200	49.81
COMM	APPC	2014	20,000	83.42	CV	RFLC+	2014	1,400	47.97
COMM	APPC	2014	999999999	83.42	CV	RFLC+	2014	1,400	47.97
COMM	APPF	2014	2,000	79.36	CV	RFLC+	2014	999999999	47.97
COMM	APPF	2014	4,000	79.36	CV	RVAV-	2014	600	81.04
COMM	APPF	2014	10,000	79.36	CV	RVAV-	2014	800	75.49
COMM	APPF	2014	20,000	79.36	CV	RVAV-	2014	1,000	71.52
COMM	APPF	2014	999999999	79.36	CV	RVAV-	2014	1,200	68.47
COMM	APPS	2014	2,000	76.18	CV	RVAV-	2014	1,400	66.02
COMM	APPS	2014	4,000	76.18	CV	RVAV-	2014	1,600	63.97
COMM	APPS	2014	10,000	76.18	CV	RVAV-	2014	1,800	62.22
COMM	APPS	2014	20,000	76.18	CV	RVAV-	2014	2,000	60.71
COMM	APPS	2014	999999999	76.18	CV	RVAV-	2014	2,200	59.37
COMM	EBAC	2014	10,000	73.96	CV	RVAV-	2014	2,400	58.19
COMM	EBAC	2014	20,000	73.96	CV	RVAV-	2014	2,600	57.12
COMM	EBAC	2014	999999999	73.96	CV	RVAV-	2014	2,800	56.14
COMM	EBAF	2014	10,000	68.66	CV	RVAV-	2014	3,000	55.25
COMM	EBAF	2014	20,000	68.66	CV	RVAV-	2014	3,200	54.43
COMM	EBAF	2014	999999999	68.66	CV	RVAV-	2014	3,400	53.67
COMM	EBAS	2014	10,000	65.33	CV	RVAV-	2014	3,600	52.95
COMM	EBAS	2014	20,000	65.33	CV	RVAV-	2014	3,800	52.29
COMM	EBAS	2014	999999999	65.33	CV	RVAV-	2014	4,000	52.29
COMM	EBEC	2014	10,000	117.82	CV	RVAV-	2014	999999999	52.29

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Type	Class	Year	Range max	Price	Type	Class	Year	Range max	Price
COMM	EBEC	2014	20,000	117.82	CV	RVAV	2014	600	84.04
COMM	EBEC	2014	999999999	117.82	CV	RVAV	2014	800	78.49
COMM	EBEF	2014	10,000	111.47	CV	RVAV	2014	1,000	74.52
COMM	EBEF	2014	20,000	111.47	CV	RVAV	2014	1,200	71.47
COMM	EBEF	2014	999999999	111.47	CV	RVAV	2014	1,400	69.02
COMM	EBGC	2014	10,000	96.48	CV	RVAV	2014	1,600	66.97
COMM	EBGC	2014	20,000	96.48	CV	RVAV	2014	1,800	65.22
COMM	EBGC	2014	999999999	96.48	CV	RVAV	2014	2,000	63.71
COMM	EBGF	2014	10,000	90.61	CV	RVAV	2014	2,200	62.37
COMM	EBGF	2014	20,000	90.61	CV	RVAV	2014	2,400	61.19
COMM	EBGF	2014	999999999	90.61	CV	RVAV	2014	2,600	60.12
COMM	EBGS	2014	10,000	86.24	CV	RVAV	2014	2,800	59.14
COMM	EBGS	2014	20,000	86.24	CV	RVAV	2014	3,000	58.25
COMM	EBGS	2014	999999999	86.24	CV	RVAV	2014	3,200	57.43
COMM	EBPC	2014	10,000	56.06	CV	RVAV	2014	3,400	56.67
COMM	EBPC	2014	20,000	56.06	CV	RVAV	2014	3,600	55.95
COMM	EBPC	2014	999999999	56.06	CV	RVAV	2014	3,800	55.29
COMM	EBPF	2014	10,000	51.36	CV	RVAV	2014	4,000	55.29
COMM	EBPF	2014	20,000	51.36	CV	RVAV	2014	999999999	55.29
COMM	EBPF	2014	999999999	51.36	CV	RVFR-	2014	600	68.43
COMM	EBPS	2014	10,000	48.82	CV	RVFR-	2014	800	63.13
COMM	EBPS	2014	20,000	48.82	CV	RVFR-	2014	1,000	59.34
COMM	EBPS	2014	999999999	48.82	CV	RVFR-	2014	1,200	56.43
COMM	ECAC	2014	5,000	125.96	CV	RVFR-	2014	1,400	54.08
COMM	ECAC	2014	10,000	125.96	CV	RVFR-	2014	1,600	52.13
COMM	ECAC	2014	20,000	125.96	CV	RVFR-	2014	1,800	50.47
COMM	ECAC	2014	999999999	125.96	CV	RVFR-	2014	2,000	49.03
COMM	ECAF	2014	5,000	118.20	CV	RVFR-	2014	2,200	47.77
COMM	ECAF	2014	10,000	118.20	CV	RVFR-	2014	2,400	46.63
COMM	ECAF	2014	20,000	118.20	CV	RVFR-	2014	2,600	45.62
COMM	ECAF	2014	999999999	118.20	CV	RVFR-	2014	2,800	44.69
COMM	ECAS	2014	5,000	112.62	CV	RVFR-	2014	2,800	43.85
COMM	ECAS	2014	10,000	112.62	CV	RVFR-	2014	999999999	43.85
COMM	ECAS	2014	20,000	112.62	CV	RVFR	2014	600	74.43
COMM	ECAS	2014	999999999	112.62	CV	RVFR	2014	800	69.13
COMM	ECEC	2014	5,000	217.11	CV	RVFR	2014	1,000	65.34
COMM	ECEC	2014	10,000	217.11	CV	RVFR	2014	1,200	62.43
COMM	ECEC	2014	20,000	217.11	CV	RVFR	2014	1,400	60.08
COMM	ECEC	2014	999999999	217.11	CV	RVFR	2014	1,600	58.13
COMM	ECEF	2014	5,000	209.33	CV	RVFR	2014	1,800	56.47
COMM	ECEF	2014	10,000	209.33	CV	RVFR	2014	2,000	55.03
COMM	ECEF	2014	20,000	209.33	CV	RVFR	2014	2,200	53.77
COMM	ECEF	2014	999999999	209.33	CV	RVFR	2014	2,400	52.63
COMM	ECGC	2014	5,000	164.69	CV	RVFR	2014	2,600	51.62
COMM	ECGC	2014	10,000	164.69	CV	RVFR	2014	2,800	50.69
COMM	ECGC	2014	20,000	164.69	CV	RVFR	2014	2,800	49.85

2014 Improvement Cost Schedules

(Prices expressed in **Thousands are per unit** -Prices expressed in **hundreds or lower are per square foot**)

Type	Class	Year	Range max	Price	Type	Class	Year	Range max	Price
COMM	ECGC	2014	999999999	164.69	CV	RVFR	2014	999999999	49.85
COMM	ECGF	2014	5,000	156.61	CV	STR2	2014	999999999	25.00
COMM	ECGF	2014	10,000	156.61	DECK	A	2014	25	8.50
COMM	ECGF	2014	20,000	156.61	DECK	A	2014	50	7.50
COMM	ECGF	2014	999999999	156.61	DECK	A	2014	100	6.50
COMM	ECPC	2014	5,000	94.25	DECK	A	2014	300	5.50
COMM	ECPC	2014	10,000	94.25	DECK	A	2014	999999999	5.50
COMM	ECPC	2014	20,000	94.25	DECK	E	2014	25	12.50
COMM	ECPC	2014	999999999	94.25	DECK	E	2014	50	11.50
COMM	ECPF	2014	5,000	87.16	DECK	E	2014	100	10.50
COMM	ECPF	2014	10,000	87.16	DECK	E	2014	300	9.50
COMM	ECPF	2014	20,000	87.16	DECK	E	2014	999999999	9.50
COMM	ECPF	2014	999999999	87.16	DECK	P	2014	25	4.50
COMM	ECPS	2014	5,000	82.69	DECK	P	2014	50	3.50
COMM	ECPS	2014	10,000	82.69	DECK	P	2014	100	2.50
COMM	ECPS	2014	20,000	82.69	DECK	P	2014	300	1.50
COMM	ECPS	2014	999999999	82.69	DECK	P	2014	999999999	1.50
COMM	EFAC	2014	1,000	120.98	DGFA	DGFA	2014	999999999	17.41
COMM	EFAC	2014	1,500	120.98	DGFE	DGFE	2014	999999999	27.52
COMM	EFAC	2014	2,000	120.98	DGFP	DGFP	2014	999999999	13.35
COMM	EFAC	2014	2,500	120.98	DGVA	DGVA	2014	999999999	20.31
COMM	EFAC	2014	3,000	120.98	DGVE	DGVE	2014	999999999	30.71
COMM	EFAC	2014	4,000	120.98	DGVP	DGVP	2014	999999999	15.56
COMM	EFAC	2014	5,000	120.98	DTCA	DTCA	2014	999999999	6.00
COMM	EFAC	2014	999999999	120.98	DTCE	DTCE	2014	999999999	12.00
COMM	EFAF	2014	1,000	110.63	DTCP	DTCP	2014	999999999	3.00
COMM	EFAF	2014	1,500	110.63	DTSA	DTSA	2014	999999999	10.00
COMM	EFAF	2014	2,000	110.63	DTSE	DTSE	2014	999999999	15.00
COMM	EFAF	2014	2,500	110.63	DTSP	DTSP	2014	999999999	5.00
COMM	EFAF	2014	3,000	110.63	FENCE	12FT	2014	1,000	18.00
COMM	EFAF	2014	4,000	110.63	FENCE	12FT	2014	3,000	15.00
COMM	EFAF	2014	5,000	110.63	FENCE	12FT	2014	6,000	12.00
COMM	EFAF	2014	999999999	110.63	FENCE	12FT	2014	999999999	12.00
COMM	EFAS	2014	1,000	110.65	FENCE	6FT	2014	1,000	9.00
COMM	EFAS	2014	1,500	110.65	FENCE	6FT	2014	3,000	5.00
COMM	EFAS	2014	2,000	110.65	FENCE	6FT	2014	6,000	3.00
COMM	EFAS	2014	2,500	110.65	FENCE	6FT	2014	999999999	3.00
COMM	EFAS	2014	3,000	110.65	FENCE	8FT	2014	1,000	12.00
COMM	EFAS	2014	4,000	110.65	FENCE	8FT	2014	3,000	10.00
COMM	EFAS	2014	5,000	110.65	FENCE	8FT	2014	6,000	8.00
COMM	EFAS	2014	999999999	110.65	FENCE	8FT	2014	999999999	8.00
COMM	EFEC	2014	1,000	264.22	GHSE	GLS	2014	999999999	7.50
COMM	EFEC	2014	1,500	264.22	GHSE	PLST	2014	999999999	3.50
COMM	EFEC	2014	2,000	264.22	IHP	IHP	2014	5,000	12.60
COMM	EFEC	2014	2,500	264.22	IHP	IHP	2014	7,500	11.60
COMM	EFEC	2014	3,000	264.22	IHP	IHP	2014	10,000	10.60

2014 Improvement Cost Schedules

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Type	Class	Year	Range max	Price	Type	Class	Year	Range max	Price
COMM	EFEC	2014	4,000	264.22	IHP	IHP	2014	15,000	9.50
COMM	EFEC	2014	5,000	264.22	IHP	IHP	2014	15,000	9.50
COMM	EFEC	2014	999999999	264.22	IHP	IHP	2014	999999999	9.50
COMM	EFEF	2014	1,000	251.09	MA	EX1-	2014	999999999	130.00
COMM	EFEF	2014	1,500	251.09	MA	EX1	2014	999999999	135.00
COMM	EFEF	2014	2,000	251.09	MA	EX1+	2014	999999999	140.00
COMM	EFEF	2014	2,500	251.09	MA	EX10-	2014	999999999	-5.00
COMM	EFEF	2014	3,000	251.09	MA	EX10	2014	999999999	0.00
COMM	EFEF	2014	4,000	251.09	MA	EX10+	2014	999999999	5.00
COMM	EFEF	2014	5,000	251.09	MA	EX2-	2014	999999999	145.00
COMM	EFEF	2014	999999999	251.09	MA	EX2	2014	999999999	150.00
COMM	EFES	2014	1,000	203.85	MA	EX2+	2014	999999999	155.00
COMM	EFES	2014	1,500	203.85	MA	EX3-	2014	999999999	160.00
COMM	EFES	2014	2,000	203.85	MA	EX3	2014	999999999	165.00
COMM	EFES	2014	2,500	203.85	MA	EX3+	2014	999999999	170.00
COMM	EFES	2014	3,000	203.85	MA	EX4-	2014	999999999	175.00
COMM	EFES	2014	4,000	203.85	MA	EX4	2014	999999999	180.00
COMM	EFES	2014	5,000	203.85	MA	EX4+	2014	999999999	185.00
COMM	EFES	2014	999999999	203.85	MA	EX5-	2014	999999999	190.00
COMM	EFGC	2014	1,000	156.51	MA	EX5	2014	999999999	195.00
COMM	EFGC	2014	1,500	156.51	MA	EX5+	2014	999999999	200.00
COMM	EFGC	2014	2,000	156.51	MA	EX6-	2014	999999999	205.00
COMM	EFGC	2014	2,500	156.51	MA	EX6	2014	999999999	210.00
COMM	EFGC	2014	3,000	156.51	MA	EX6+	2014	999999999	215.00
COMM	EFGC	2014	4,000	156.51	MA	EX7-	2014	999999999	220.00
COMM	EFGC	2014	5,000	156.51	MA	EX7	2014	999999999	225.00
COMM	EFGC	2014	999999999	156.51	MA	EX7+	2014	999999999	230.00
COMM	EFGF	2014	1,000	144.92	MA	EX8-	2014	999999999	235.00
COMM	EFGF	2014	1,500	144.92	MA	EX8	2014	999999999	240.00
COMM	EFGF	2014	2,000	144.92	MA	EX8+	2014	999999999	245.00
COMM	EFGF	2014	2,500	144.92	MA	EX9-	2014	999999999	250.00
COMM	EFGF	2014	3,000	144.92	MA	EX9	2014	999999999	255.00
COMM	EFGF	2014	4,000	144.92	MA	EX9+	2014	999999999	260.00
COMM	EFGF	2014	5,000	144.92	MA	NFAV	2014	999999999	0.00
COMM	EFGF	2014	999999999	144.92	MA	NFEX	2014	999999999	0.00
COMM	EFGS	2014	1,000	148.15	MA	NFFR	2014	999999999	0.00
COMM	EFGS	2014	1,500	148.15	MA	NFGD	2014	999999999	0.00
COMM	EFGS	2014	2,000	148.15	MA	NFLC	2014	999999999	0.00
COMM	EFGS	2014	2,500	148.15	MA	NFVG	2014	999999999	0.00
COMM	EFGS	2014	3,000	148.15	MA	NV	2014	999999999	0.00
COMM	EFGS	2014	4,000	148.15	MA	NVAV	2014	999999999	0.00
COMM	EFGS	2014	5,000	148.15	MA	NVEX	2014	999999999	0.00
COMM	EFGS	2014	999999999	148.15	MA	NVFR	2014	999999999	1.00
COMM	EFPC	2014	1,000	87.30	MA	NVGD	2014	999999999	0.00
COMM	EFPC	2014	1,500	87.30	MA	NVLC	2014	999999999	0.00
COMM	EFPC	2014	2,000	87.30	MA	NVMH	2014	999999999	0.00

2014 Improvement Cost Schedules

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Type	Class	Year	Range max	Price	Type	Class	Year	Range max	Price
COMM	EFPC	2014	2,500	87.30	MA	NVVG	2014	999999999	0.00
COMM	EFPC	2014	3,000	87.30	MA	RFAV-	2014	600	72.07
COMM	EFPC	2014	4,000	87.30	MA	RFAV-	2014	800	67.44
COMM	EFPC	2014	5,000	87.30	MA	RFAV-	2014	1,000	64.13
COMM	EFPC	2014	999999999	87.30	MA	RFAV-	2014	1,200	61.59
COMM	EFPF	2014	1,000	78.26	MA	RFAV-	2014	1,400	59.54
COMM	EFPF	2014	1,500	78.26	MA	RFAV-	2014	1,600	57.85
COMM	EFPF	2014	2,000	78.26	MA	RFAV-	2014	1,800	56.39
COMM	EFPF	2014	2,500	78.26	MA	RFAV-	2014	2,000	55.13
COMM	EFPF	2014	3,000	78.26	MA	RFAV-	2014	2,200	54.01
COMM	EFPF	2014	4,000	78.26	MA	RFAV-	2014	2,400	53.02
COMM	EFPF	2014	5,000	78.26	MA	RFAV-	2014	2,600	52.13
COMM	EFPF	2014	999999999	78.26	MA	RFAV-	2014	2,800	38.06
COMM	EFPS	2014	1,000	76.49	MA	RFAV-	2014	3,000	50.57
COMM	EFPS	2014	1,500	76.49	MA	RFAV-	2014	999999999	50.57
COMM	EFPS	2014	2,000	76.49	MA	RFAV	2014	600	75.57
COMM	EFPS	2014	2,500	76.49	MA	RFAV	2014	800	70.94
COMM	EFPS	2014	3,000	76.49	MA	RFAV	2014	1,000	67.63
COMM	EFPS	2014	4,000	76.49	MA	RFAV	2014	1,200	65.09
COMM	EFPS	2014	5,000	76.49	MA	RFAV	2014	1,400	63.04
COMM	EFPS	2014	999999999	76.49	MA	RFAV	2014	1,600	61.35
COMM	ERAC	2014	1,000	113.11	MA	RFAV	2014	1,800	59.89
COMM	ERAC	2014	1,500	113.11	MA	RFAV	2014	2,000	58.63
COMM	ERAC	2014	2,000	113.11	MA	RFAV	2014	2,200	57.51
COMM	ERAC	2014	2,500	113.11	MA	RFAV	2014	2,400	56.52
COMM	ERAC	2014	3,000	113.11	MA	RFAV	2014	2,600	55.63
COMM	ERAC	2014	4,000	113.11	MA	RFAV	2014	2,800	54.81
COMM	ERAC	2014	5,000	113.11	MA	RFAV	2014	3,000	54.07
COMM	ERAC	2014	999999999	113.11	MA	RFAV	2014	999999999	54.07
COMM	ERAF	2014	1,000	103.66	MA	RFAV+	2014	600	82.57
COMM	ERAF	2014	1,500	103.66	MA	RFAV+	2014	800	77.94
COMM	ERAF	2014	2,000	103.66	MA	RFAV+	2014	1,000	74.63
COMM	ERAF	2014	2,500	103.66	MA	RFAV+	2014	1,200	72.09
COMM	ERAF	2014	3,000	103.66	MA	RFAV+	2014	1,400	70.04
COMM	ERAF	2014	4,000	103.66	MA	RFAV+	2014	1,600	68.35
COMM	ERAF	2014	5,000	103.66	MA	RFAV+	2014	1,800	66.89
COMM	ERAF	2014	999999999	103.66	MA	RFAV+	2014	2,000	65.63
COMM	ERAS	2014	1,000	102.63	MA	RFAV+	2014	2,200	64.51
COMM	ERAS	2014	1,500	102.63	MA	RFAV+	2014	2,400	63.52
COMM	ERAS	2014	2,000	102.63	MA	RFAV+	2014	2,600	62.63
COMM	ERAS	2014	2,500	102.63	MA	RFAV+	2014	2,800	61.81
COMM	ERAS	2014	3,000	102.63	MA	RFAV+	2014	3,000	61.07
COMM	ERAS	2014	4,000	102.63	MA	RFAV+	2014	999999999	61.07
COMM	ERAS	2014	5,000	102.63	MA	RFEX-	2014	1,600	120.05
COMM	ERAS	2014	999999999	102.63	MA	RFEX-	2014	1,800	120.05
COMM	EREC	2014	1,000	186.38	MA	RFEX-	2014	2,000	117.17

2014 Improvement Cost Schedules

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Type	Class	Year	Range max	Price	Type	Class	Year	Range max	Price
COMM	EREC	2014	1,500	186.38	MA	RFEX-	2014	2,200	114.63
COMM	EREC	2014	2,000	186.38	MA	RFEX-	2014	2,400	112.38
COMM	EREC	2014	2,500	186.38	MA	RFEX-	2014	2,600	110.36
COMM	EREC	2014	3,000	186.38	MA	RFEX-	2014	2,800	108.53
COMM	EREC	2014	4,000	186.38	MA	RFEX-	2014	3,000	106.86
COMM	EREC	2014	5,000	186.38	MA	RFEX-	2014	3,200	105.34
COMM	EREC	2014	999999999	186.38	MA	RFEX-	2014	3,400	103.92
COMM	EREF	2014	1,000	174.93	MA	RFEX-	2014	3,600	102.61
COMM	EREF	2014	1,500	174.93	MA	RFEX-	2014	3,800	101.38
COMM	EREF	2014	2,000	174.93	MA	RFEX-	2014	4,000	100.24
COMM	EREF	2014	2,500	174.93	MA	RFEX-	2014	4,200	99.17
COMM	EREF	2014	3,000	174.93	MA	RFEX-	2014	4,400	98.15
COMM	EREF	2014	4,000	174.93	MA	RFEX-	2014	4,800	96.29
COMM	EREF	2014	5,000	174.93	MA	RFEX-	2014	5,200	94.61
COMM	EREF	2014	999999999	174.93	MA	RFEX-	2014	5,600	93.09
COMM	ERGS	2014	1,000	136.82	MA	RFEX-	2014	6,000	93.09
COMM	ERGS	2014	1,500	136.82	MA	RFEX-	2014	6,000	93.09
COMM	ERGS	2014	2,000	136.82	MA	RFEX-	2014	999999999	93.09
COMM	ERGS	2014	2,500	136.82	MA	RFEX	2014	1,600	131.05
COMM	ERGS	2014	3,000	136.82	MA	RFEX	2014	1,800	131.05
COMM	ERGS	2014	4,000	136.82	MA	RFEX	2014	2,000	128.17
COMM	ERGS	2014	5,000	136.82	MA	RFEX	2014	2,200	125.63
COMM	ERGS	2014	999999999	136.82	MA	RFEX	2014	2,400	123.38
COMM	ERPC	2014	1,000	81.94	MA	RFEX	2014	2,600	121.36
COMM	ERPC	2014	1,500	81.94	MA	RFEX	2014	2,800	119.53
COMM	ERPC	2014	2,000	81.94	MA	RFEX	2014	3,000	117.86
COMM	ERPC	2014	2,500	81.94	MA	RFEX	2014	3,200	116.34
COMM	ERPC	2014	3,000	81.94	MA	RFEX	2014	3,400	114.92
COMM	ERPC	2014	4,000	81.94	MA	RFEX	2014	3,600	113.61
COMM	ERPC	2014	5,000	81.94	MA	RFEX	2014	3,800	112.38
COMM	ERPC	2014	999999999	81.94	MA	RFEX	2014	4,000	111.24
COMM	ERPF	2014	1,000	73.64	MA	RFEX	2014	4,200	110.17
COMM	ERPF	2014	1,500	73.64	MA	RFEX	2014	4,400	109.15
COMM	ERPF	2014	2,000	73.64	MA	RFEX	2014	4,800	107.29
COMM	ERPF	2014	2,500	73.64	MA	RFEX	2014	5,200	105.61
COMM	ERPF	2014	3,000	73.64	MA	RFEX	2014	5,600	104.09
COMM	ERPF	2014	4,000	73.64	MA	RFEX	2014	6,000	102.70
COMM	ERPF	2014	5,000	73.64	MA	RFEX	2014	999999999	102.70
COMM	ERPF	2014	999999999	73.64	MA	RFEX+	2014	1,600	142.05
COMM	ERPS	2014	1,000	70.82	MA	RFEX+	2014	1,800	142.05
COMM	ERPS	2014	1,500	70.82	MA	RFEX+	2014	2,000	139.17
COMM	ERPS	2014	2,000	70.82	MA	RFEX+	2014	2,200	136.63
COMM	ERPS	2014	2,500	70.82	MA	RFEX+	2014	2,400	134.38
COMM	ERPS	2014	3,000	70.82	MA	RFEX+	2014	2,600	132.36
COMM	ERPS	2014	4,000	70.82	MA	RFEX+	2014	2,800	130.53
COMM	ERPS	2014	5,000	70.82	MA	RFEX+	2014	3,000	128.86

## 2014 Improvement Cost Schedules

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Type	Class	Year	Range max	Price	Type	Class	Year	Range max	Price
COMM	ERPS	2014	999999999	70.82	MA	RFEX+	2014	3,200	127.34
COMM	ESAC	2014	10,000	83.36	MA	RFEX+	2014	3,400	125.92
COMM	ESAC	2014	20,000	83.36	MA	RFEX+	2014	3,600	124.61
COMM	ESAC	2014	999999999	83.36	MA	RFEX+	2014	3,800	123.38
COMM	ESAF	2014	10,000	78.65	MA	RFEX+	2014	4,000	122.24
COMM	ESAF	2014	20,000	78.65	MA	RFEX+	2014	4,200	121.17
COMM	ESAF	2014	999999999	78.65	MA	RFEX+	2014	4,400	120.15
COMM	ESAS	2014	10,000	75.95	MA	RFEX+	2014	4,800	118.29
COMM	ESAS	2014	20,000	75.95	MA	RFEX+	2014	5,200	116.61
COMM	ESAS	2014	999999999	75.95	MA	RFEX+	2014	5,600	115.09
COMM	ESGC	2014	10,000	113.26	MA	RFEX+	2014	6,000	113.70
COMM	ESGC	2014	20,000	113.26	MA	RFEX+	2014	999999999	113.70
COMM	ESGC	2014	999999999	113.26	MA	RFFR-	2014	600	61.29
COMM	ESGF	2014	10,000	107.96	MA	RFFR-	2014	800	57.34
COMM	ESGF	2014	20,000	107.96	MA	RFFR-	2014	1,000	54.51
COMM	ESGF	2014	999999999	107.96	MA	RFFR-	2014	1,200	52.34
COMM	ESGS	2014	10,000	105.55	MA	RFFR-	2014	1,400	50.58
COMM	ESGS	2014	20,000	105.55	MA	RFFR-	2014	1,600	49.13
COMM	ESGS	2014	999999999	105.55	MA	RFFR-	2014	1,800	47.88
COMM	ESPC	2014	10,000	57.69	MA	RFFR-	2014	2,000	46.80
COMM	ESPC	2014	20,000	57.69	MA	RFFR-	2014	2,200	45.84
COMM	ESPC	2014	999999999	57.69	MA	RFFR-	2014	2,400	44.98
COMM	ESPF	2014	10,000	53.68	MA	RFFR-	2014	2,600	44.22
COMM	ESPF	2014	20,000	53.68	MA	RFFR-	2014	2,800	43.52
COMM	ESPF	2014	999999999	53.68	MA	RFFR-	2014	2,800	42.87
COMM	ESPS	2014	10,000	51.10	MA	RFFR-	2014	999999999	42.87
COMM	ESPS	2014	20,000	51.10	MA	RFFR	2014	600	63.54
COMM	ESPS	2014	999999999	51.10	MA	RFFR	2014	700	61.37
COMM	ETAC	2014	10,000	97.62	MA	RFFR	2014	800	59.59
COMM	ETAC	2014	20,000	97.62	MA	RFFR	2014	1,000	56.76
COMM	ETAC	2014	999999999	97.62	MA	RFFR	2014	1,200	54.59
COMM	ETAF	2014	10,000	92.35	MA	RFFR	2014	1,400	52.83
COMM	ETAF	2014	20,000	92.35	MA	RFFR	2014	1,600	51.38
COMM	ETAF	2014	999999999	92.35	MA	RFFR	2014	1,800	50.13
COMM	ETAS	2014	10,000	89.94	MA	RFFR	2014	2,000	49.05
COMM	ETAS	2014	20,000	89.94	MA	RFFR	2014	2,200	48.09
COMM	ETAS	2014	999999999	89.94	MA	RFFR	2014	2,400	47.23
COMM	ETEC	2014	10,000	204.79	MA	RFFR	2014	2,600	46.47
COMM	ETEC	2014	20,000	204.79	MA	RFFR	2014	2,800	45.77
COMM	ETEC	2014	999999999	193.73	MA	RFFR	2014	2,800	45.12
COMM	ETEF	2014	10,000	163.67	MA	RFFR	2014	999999999	45.12
COMM	ETEF	2014	20,000	163.67	MA	RFFR+	2014	600	67.04
COMM	ETEF	2014	999999999	163.67	MA	RFFR+	2014	800	63.09
COMM	ETGC	2014	10,000	138.49	MA	RFFR+	2014	1,000	60.26
COMM	ETGC	2014	20,000	138.49	MA	RFFR+	2014	1,200	58.09
COMM	ETGC	2014	999999999	138.49	MA	RFFR+	2014	1,400	56.33



2014 Improvement Cost Schedules

(Prices expressed in **Thousands are per unit** -Prices expressed in **hundreds or lower are per square foot**)

Type	Class	Year	Range max	Price	Type	Class	Year	Range max	Price
COMM	ETGF	2014	10,000	131.57	MA	RFFR+	2014	1,600	54.88
COMM	ETGF	2014	20,000	131.57	MA	RFFR+	2014	1,800	53.63
COMM	ETGF	2014	999999999	131.57	MA	RFFR+	2014	2,000	52.55
COMM	ETGS	2014	10,000	129.21	MA	RFFR+	2014	2,200	51.59
COMM	ETGS	2014	20,000	129.21	MA	RFFR+	2014	2,400	50.73
COMM	ETGS	2014	999999999	129.21	MA	RFFR+	2014	2,600	49.97
COMM	ETPC	2014	10,000	65.14	MA	RFFR+	2014	2,800	49.27
COMM	ETPC	2014	20,000	65.14	MA	RFFR+	2014	2,800	48.62
COMM	ETPC	2014	999999999	65.14	MA	RFFR+	2014	999999999	48.62
COMM	ETPF	2014	10,000	61.18	MA	RFGD-	2014	800	84.35
COMM	ETPF	2014	20,000	61.18	MA	RFGD-	2014	1,000	84.35
COMM	ETPF	2014	999999999	61.18	MA	RFGD-	2014	1,200	80.84
COMM	ETPS	2014	10,000	59.02	MA	RFGD-	2014	1,400	78.04
COMM	ETPS	2014	20,000	59.02	MA	RFGD-	2014	1,600	75.71
COMM	ETPS	2014	999999999	59.02	MA	RFGD-	2014	1,800	73.74
COMM	GOLF LC	2014	999999999	70,250.00	MA	RFGD-	2014	2,000	72.03
COMM	GOLF POOR	2014	999999999	100,000.00	MA	RFGD-	2014	2,200	70.52
COMM	GRHSA	2014	999999999	7.50	MA	RFGD-	2014	2,400	69.19
COMM	GRHSE	2014	999999999	17.50	MA	RFGD-	2014	2,600	67.98
COMM	IDAC	2014	200,000	44.40	MA	RFGD-	2014	2,800	66.89
COMM	IDAC	2014	500,000	44.40	MA	RFGD-	2014	3,000	65.90
COMM	IDAC	2014	1,000,000	44.40	MA	RFGD-	2014	3,200	64.98
COMM	IDAC	2014	999999999	44.40	MA	RFGD-	2014	3,400	64.13
COMM	IDAS	2014	200,000	40.37	MA	RFGD-	2014	3,600	63.35
COMM	IDAS	2014	500,000	40.37	MA	RFGD-	2014	3,800	62.61
COMM	IDAS	2014	1,000,000	40.37	MA	RFGD-	2014	4,000	61.92
COMM	IDAS	2014	999999999	40.37	MA	RFGD-	2014	4,000	61.92
COMM	IDEC	2014	200,000	94.25	MA	RFGD-	2014	999999999	61.92
COMM	IDEC	2014	500,000	94.25	MA	RFGD	2014	800	91.35
COMM	IDEC	2014	1,000,000	94.25	MA	RFGD	2014	1,000	91.35
COMM	IDEC	2014	999999999	94.25	MA	RFGD	2014	1,200	87.84
COMM	IDES	2014	200,000	87.42	MA	RFGD	2014	1,400	85.04
COMM	IDES	2014	500,000	87.42	MA	RFGD	2014	1,600	82.71
COMM	IDES	2014	1,000,000	87.42	MA	RFGD	2014	1,800	80.74
COMM	IDES	2014	999999999	87.42	MA	RFGD	2014	2,000	79.03
COMM	IDGC	2014	200,000	64.71	MA	RFGD	2014	2,200	77.52
COMM	IDGC	2014	500,000	64.71	MA	RFGD	2014	2,400	76.19
COMM	IDGC	2014	1,000,000	64.71	MA	RFGD	2014	2,600	74.98
COMM	IDGC	2014	999999999	64.71	MA	RFGD	2014	2,800	73.89
COMM	IDGS	2014	200,000	59.44	MA	RFGD	2014	3,000	72.90
COMM	IDGS	2014	500,000	59.44	MA	RFGD	2014	3,200	71.98
COMM	IDGS	2014	1,000,000	59.44	MA	RFGD	2014	3,400	71.13
COMM	IDGS	2014	999999999	59.44	MA	RFGD	2014	3,600	70.35
COMM	IDPC	2014	200,000	31.80	MA	RFGD	2014	3,800	69.61
COMM	IDPC	2014	500,000	31.80	MA	RFGD	2014	4,000	68.92
COMM	IDPC	2014	1,000,000	31.80	MA	RFGD	2014	4,000	68.92

2014 Improvement Cost Schedules

(Prices expressed in **Thousands are per unit** -Prices expressed in **hundreds or lower are per square foot**)

Type	Class	Year	Range max	Price	Type	Class	Year	Range max	Price
COMM	IDPC	2014	999999999	31.80	MA	RFGD	2014	999999999	68.92
COMM	IDPS	2014	200,000	28.74	MA	RFGD+	2014	800	95.35
COMM	IDPS	2014	500,000	28.74	MA	RFGD+	2014	1,000	95.35
COMM	IDPS	2014	1,000,000	28.74	MA	RFGD+	2014	1,200	91.84
COMM	IDPS	2014	999999999	28.74	MA	RFGD+	2014	1,400	89.04
COMM	IHAC	2014	5,000	15.75	MA	RFGD+	2014	1,600	86.71
COMM	IHAC	2014	7,500	14.75	MA	RFGD+	2014	1,800	84.74
COMM	IHAC	2014	10,000	13.75	MA	RFGD+	2014	2,000	83.03
COMM	IHAC	2014	15,000	12.50	MA	RFGD+	2014	2,200	81.52
COMM	IHAC	2014	15,000	12.50	MA	RFGD+	2014	2,400	80.19
COMM	IHAC	2014	999999999	12.50	MA	RFGD+	2014	2,600	78.98
COMM	IHAF	2014	5,000	15.75	MA	RFGD+	2014	2,800	77.89
COMM	IHAF	2014	7,500	14.75	MA	RFGD+	2014	3,000	76.90
COMM	IHAF	2014	10,000	13.75	MA	RFGD+	2014	3,200	75.98
COMM	IHAF	2014	15,000	12.50	MA	RFGD+	2014	3,400	75.13
COMM	IHAF	2014	15,000	12.50	MA	RFGD+	2014	3,600	74.35
COMM	IHAF	2014	999999999	12.50	MA	RFGD+	2014	3,800	73.61
COMM	IHAS	2014	5,000	15.75	MA	RFGD+	2014	4,000	72.92
COMM	IHAS	2014	7,500	14.75	MA	RFGD+	2014	4,000	72.92
COMM	IHAS	2014	10,000	13.75	MA	RFGD+	2014	999999999	72.92
COMM	IHAS	2014	15,000	12.50	MA	RFLC-	2014	400	61.25
COMM	IHAS	2014	15,000	12.50	MA	RFLC-	2014	500	57.53
COMM	IHAS	2014	999999999	12.50	MA	RFLC-	2014	600	54.70
COMM	IHEC	2014	5,000	22.85	MA	RFLC-	2014	700	52.44
COMM	IHEC	2014	7,500	21.85	MA	RFLC-	2014	800	50.56
COMM	IHEC	2014	10,000	20.85	MA	RFLC-	2014	900	48.97
COMM	IHEC	2014	15,000	19.50	MA	RFLC-	2014	1,000	47.59
COMM	IHEC	2014	15,000	19.50	MA	RFLC-	2014	1,200	45.31
COMM	IHEC	2014	999999999	19.50	MA	RFLC-	2014	1,400	43.47
COMM	IHEF	2014	5,000	22.85	MA	RFLC-	2014	1,400	43.47
COMM	IHEF	2014	7,500	21.85	MA	RFLC-	2014	999999999	43.47
COMM	IHEF	2014	10,000	20.85	MA	RFLC	2014	400	63.50
COMM	IHEF	2014	15,000	19.50	MA	RFLC	2014	500	59.78
COMM	IHEF	2014	15,000	19.50	MA	RFLC	2014	600	56.95
COMM	IHEF	2014	999999999	19.50	MA	RFLC	2014	700	54.69
COMM	IHES	2014	5,000	22.85	MA	RFLC	2014	800	52.81
COMM	IHES	2014	7,500	21.85	MA	RFLC	2014	900	51.22
COMM	IHES	2014	10,000	20.85	MA	RFLC	2014	1,000	49.84
COMM	IHES	2014	15,000	19.50	MA	RFLC	2014	1,200	47.56
COMM	IHES	2014	15,000	19.50	MA	RFLC	2014	1,400	45.72
COMM	IHES	2014	999999999	19.50	MA	RFLC	2014	1,400	45.72
COMM	IHPC	2014	5,000	12.60	MA	RFLC	2014	999999999	45.72
COMM	IHPC	2014	7,500	11.60	MA	RFLC+	2014	400	65.75
COMM	IHPC	2014	10,000	10.60	MA	RFLC+	2014	500	62.03
COMM	IHPC	2014	15,000	9.50	MA	RFLC+	2014	600	59.20
COMM	IHPC	2014	15,000	9.50	MA	RFLC+	2014	700	56.94

2014 Improvement Cost Schedules

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Type	Class	Year	Range max	Price	Type	Class	Year	Range max	Price
COMM	IHPC	2014	999999999	9.50	MA	RFLC+	2014	800	55.06
COMM	IHPF	2014	5,000	12.60	MA	RFLC+	2014	900	53.47
COMM	IHPF	2014	7,500	11.60	MA	RFLC+	2014	1,000	52.09
COMM	IHPF	2014	10,000	10.60	MA	RFLC+	2014	1,200	49.81
COMM	IHPF	2014	15,000	9.50	MA	RFLC+	2014	1,400	47.97
COMM	IHPF	2014	15,000	9.50	MA	RFLC+	2014	1,400	47.97
COMM	IHPF	2014	999999999	9.50	MA	RFLC+	2014	999999999	47.97
COMM	IHPS	2014	5,000	12.60	MA	RFVG-	2014	1,200	91.75
COMM	IHPS	2014	7,500	11.60	MA	RFVG-	2014	1,400	91.75
COMM	IHPS	2014	10,000	10.60	MA	RFVG-	2014	1,600	91.75
COMM	IHPS	2014	15,000	9.50	MA	RFVG-	2014	1,800	89.25
COMM	IHPS	2014	15,000	9.50	MA	RFVG-	2014	2,000	87.08
COMM	IHPS	2014	999999999	9.50	MA	RFVG-	2014	2,200	85.19
COMM	IMAC	2014	20,000	41.50	MA	RFVG-	2014	2,400	83.51
COMM	IMAC	2014	50,000	41.50	MA	RFVG-	2014	2,600	82.00
COMM	IMAC	2014	200,000	41.50	MA	RFVG-	2014	2,800	80.63
COMM	IMAC	2014	999999999	41.50	MA	RFVG-	2014	3,000	79.38
COMM	IMAS	2014	20,000	41.50	MA	RFVG-	2014	3,200	78.24
COMM	IMAS	2014	50,000	41.50	MA	RFVG-	2014	3,400	77.19
COMM	IMAS	2014	200,000	41.50	MA	RFVG-	2014	3,600	76.21
COMM	IMAS	2014	999999999	41.50	MA	RFVG-	2014	3,800	75.29
COMM	IMEC	2014	20,000	132.07	MA	RFVG-	2014	4,000	74.44
COMM	IMEC	2014	50,000	132.07	MA	RFVG-	2014	4,200	73.63
COMM	IMEC	2014	200,000	132.07	MA	RFVG-	2014	4,400	72.87
COMM	IMEC	2014	999999999	132.07	MA	RFVG-	2014	4,400	72.87
COMM	IMES	2014	20,000	132.07	MA	RFVG-	2014	999999999	72.87
COMM	IMES	2014	50,000	132.07	MA	RFVG	2014	1,200	95.75
COMM	IMES	2014	200,000	132.07	MA	RFVG	2014	1,400	95.75
COMM	IMES	2014	999999999	132.07	MA	RFVG	2014	1,600	95.75
COMM	IMGS	2014	20,000	71.63	MA	RFVG	2014	1,800	93.25
COMM	IMGS	2014	50,000	71.63	MA	RFVG	2014	2,000	91.08
COMM	IMGS	2014	200,000	71.63	MA	RFVG	2014	2,200	89.19
COMM	IMGS	2014	999999999	71.63	MA	RFVG	2014	2,400	87.51
COMM	IMPC	2014	20,000	29.49	MA	RFVG	2014	2,600	86.00
COMM	IMPC	2014	50,000	29.49	MA	RFVG	2014	2,800	84.63
COMM	IMPC	2014	200,000	29.49	MA	RFVG	2014	3,000	83.38
COMM	IMPC	2014	999999999	29.49	MA	RFVG	2014	3,200	82.24
COMM	IMPS	2014	20,000	29.49	MA	RFVG	2014	3,400	81.19
COMM	IMPS	2014	50,000	29.49	MA	RFVG	2014	3,600	80.21
COMM	IMPS	2014	200,000	29.49	MA	RFVG	2014	3,800	79.29
COMM	IMPS	2014	999999999	29.49	MA	RFVG	2014	4,000	78.44
COMM	IOAC	2014	2,000	28.46	MA	RFVG	2014	4,200	77.63
COMM	IOAC	2014	5,000	28.46	MA	RFVG	2014	4,400	76.87
COMM	IOAC	2014	10,000	28.46	MA	RFVG	2014	4,400	76.87
COMM	IOAC	2014	20,000	28.46	MA	RFVG	2014	999999999	76.87
COMM	IOAC	2014	999999999	28.46	MA	RFVG+	2014	1,200	106.75

2014 Improvement Cost Schedules

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Type	Class	Year	Range max	Price	Type	Class	Year	Range max	Price
COMM	IOAF	2014	2,000	21.89	MA	RFVG+	2014	1,400	106.75
COMM	IOAF	2014	5,000	21.89	MA	RFVG+	2014	1,600	106.75
COMM	IOAF	2014	10,000	21.89	MA	RFVG+	2014	1,800	104.25
COMM	IOAF	2014	20,000	21.89	MA	RFVG+	2014	2,000	102.08
COMM	IOAF	2014	99999999	21.89	MA	RFVG+	2014	2,200	100.19
COMM	IOAS	2014	2,000	21.43	MA	RFVG+	2014	2,400	98.51
COMM	IOAS	2014	5,000	21.43	MA	RFVG+	2014	2,600	97.00
COMM	IOAS	2014	10,000	21.43	MA	RFVG+	2014	2,800	95.63
COMM	IOAS	2014	20,000	21.43	MA	RFVG+	2014	3,000	94.38
COMM	IOAS	2014	99999999	21.43	MA	RFVG+	2014	3,200	93.24
COMM	IOGC	2014	2,000	37.84	MA	RFVG+	2014	3,400	92.19
COMM	IOGC	2014	5,000	37.84	MA	RFVG+	2014	3,600	91.21
COMM	IOGC	2014	10,000	37.84	MA	RFVG+	2014	3,800	90.29
COMM	IOGC	2014	20,000	37.84	MA	RFVG+	2014	4,000	89.44
COMM	IOGC	2014	99999999	37.84	MA	RFVG+	2014	4,200	88.63
COMM	IOGF	2014	2,000	31.05	MA	RFVG+	2014	4,400	87.87
COMM	IOGF	2014	5,000	31.05	MA	RFVG+	2014	4,400	87.87
COMM	IOGF	2014	10,000	31.05	MA	RFVG+	2014	99999999	87.87
COMM	IOGF	2014	20,000	31.05	MA	RVAV-	2014	600	81.04
COMM	IOGF	2014	99999999	31.05	MA	RVAV-	2014	800	75.49
COMM	IOGS	2014	2,000	29.63	MA	RVAV-	2014	1,000	71.52
COMM	IOGS	2014	5,000	29.63	MA	RVAV-	2014	1,200	68.47
COMM	IOGS	2014	10,000	29.63	MA	RVAV-	2014	1,400	66.02
COMM	IOGS	2014	20,000	29.63	MA	RVAV-	2014	1,600	63.97
COMM	IOGS	2014	99999999	29.63	MA	RVAV-	2014	1,800	62.22
COMM	IOPC	2014	2,000	24.29	MA	RVAV-	2014	2,000	60.71
COMM	IOPC	2014	5,000	24.29	MA	RVAV-	2014	2,200	59.37
COMM	IOPC	2014	10,000	24.29	MA	RVAV-	2014	2,400	58.19
COMM	IOPC	2014	20,000	24.29	MA	RVAV-	2014	2,600	57.12
COMM	IOPC	2014	99999999	24.29	MA	RVAV-	2014	2,800	56.14
COMM	IOPF	2014	2,000	18.33	MA	RVAV-	2014	3,000	55.25
COMM	IOPF	2014	5,000	18.33	MA	RVAV-	2014	3,200	54.43
COMM	IOPF	2014	10,000	18.33	MA	RVAV-	2014	3,400	53.67
COMM	IOPF	2014	20,000	18.33	MA	RVAV-	2014	3,600	52.95
COMM	IOPF	2014	99999999	18.33	MA	RVAV-	2014	3,800	52.29
COMM	IOPS	2014	2,000	17.84	MA	RVAV-	2014	4,000	52.29
COMM	IOPS	2014	5,000	17.84	MA	RVAV-	2014	99999999	52.29
COMM	IOPS	2014	10,000	17.84	MA	RVAV	2014	600	84.04
COMM	IOPS	2014	20,000	17.84	MA	RVAV	2014	800	78.49
COMM	IOPS	2014	99999999	17.84	MA	RVAV	2014	1,000	74.52
COMM	IWAS	2014	3,000	29.98	MA	RVAV	2014	1,200	71.47
COMM	IWAS	2014	6,000	29.98	MA	RVAV	2014	1,400	69.02
COMM	IWAS	2014	6,000	29.98	MA	RVAV	2014	1,600	66.97
COMM	IWAS	2014	99999999	29.98	MA	RVAV	2014	1,800	65.22
COMM	IWFS	2014	3,000	22.40	MA	RVAV	2014	2,000	63.71
COMM	IWFS	2014	6,000	22.40	MA	RVAV	2014	2,200	62.37

2014 Improvement Cost Schedules

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Type	Class	Year	Range max	Price	Type	Class	Year	Range max	Price
COMM	IWFS	2014	6,000	22.40	MA	RVAV	2014	2,400	61.19
COMM	IWFS	2014	999999999	22.40	MA	RVAV	2014	2,600	60.12
COMM	IWGS	2014	3,000	40.11	MA	RVAV	2014	2,800	59.14
COMM	IWGS	2014	6,000	40.11	MA	RVAV	2014	3,000	58.25
COMM	IWGS	2014	6,000	40.11	MA	RVAV	2014	3,200	57.43
COMM	IWGS	2014	999999999	40.11	MA	RVAV	2014	3,400	56.67
COMM	IWPS	2014	3,000	16.61	MA	RVAV	2014	3,600	55.95
COMM	IWPS	2014	6,000	16.61	MA	RVAV	2014	3,800	55.29
COMM	IWPS	2014	6,000	16.61	MA	RVAV	2014	4,000	55.29
COMM	IWPS	2014	999999999	16.61	MA	RVAV	2014	999999999	55.29
COMM	LOAD DOCK	2014	999999999	25,000.00	MA	RVAV+	2014	600	91.04
COMM	MCAC	2014	2,000	79.63	MA	RVAV+	2014	800	85.49
COMM	MCAC	2014	4,000	79.63	MA	RVAV+	2014	1,000	81.52
COMM	MCAC	2014	6,000	79.63	MA	RVAV+	2014	1,200	78.47
COMM	MCAC	2014	8,000	79.63	MA	RVAV+	2014	1,400	76.02
COMM	MCAC	2014	10,000	79.63	MA	RVAV+	2014	1,600	73.97
COMM	MCAC	2014	20,000	79.63	MA	RVAV+	2014	1,800	72.22
COMM	MCAC	2014	50,000	79.63	MA	RVAV+	2014	2,000	70.71
COMM	MCAC	2014	100,000	79.63	MA	RVAV+	2014	2,200	69.37
COMM	MCAC	2014	999999999	79.63	MA	RVAV+	2014	2,400	68.19
COMM	MCAF	2014	2,000	73.83	MA	RVAV+	2014	2,600	67.12
COMM	MCAF	2014	4,000	73.83	MA	RVAV+	2014	2,800	66.14
COMM	MCAF	2014	6,000	73.83	MA	RVAV+	2014	3,000	65.25
COMM	MCAF	2014	8,000	73.83	MA	RVAV+	2014	3,200	64.43
COMM	MCAF	2014	10,000	73.83	MA	RVAV+	2014	3,400	63.67
COMM	MCAF	2014	20,000	73.83	MA	RVAV+	2014	3,600	62.95
COMM	MCAF	2014	50,000	73.83	MA	RVAV+	2014	3,800	62.29
COMM	MCAF	2014	100,000	73.83	MA	RVAV+	2014	4,000	62.29
COMM	MCAF	2014	999999999	73.83	MA	RVAV+	2014	999999999	62.29
COMM	MCAS	2014	2,000	74.06	MA	RVEX-	2014	1,600	122.25
COMM	MCAS	2014	4,000	74.06	MA	RVEX-	2014	1,800	122.25
COMM	MCAS	2014	6,000	74.06	MA	RVEX-	2014	2,000	119.38
COMM	MCAS	2014	8,000	74.06	MA	RVEX-	2014	2,200	116.88
COMM	MCAS	2014	10,000	74.06	MA	RVEX-	2014	2,400	114.64
COMM	MCAS	2014	20,000	74.06	MA	RVEX-	2014	2,600	112.64
COMM	MCAS	2014	50,000	74.06	MA	RVEX-	2014	2,800	110.83
COMM	MCAS	2014	100,000	74.06	MA	RVEX-	2014	3,000	109.17
COMM	MCAS	2014	999999999	74.06	MA	RVEX-	2014	3,200	107.65
COMM	MCEC	2014	2,000	118.15	MA	RVEX-	2014	3,400	106.24
COMM	MCEC	2014	4,000	118.15	MA	RVEX-	2014	3,600	104.94
COMM	MCEC	2014	6,000	118.15	MA	RVEX-	2014	3,800	103.72
COMM	MCEC	2014	8,000	118.15	MA	RVEX-	2014	4,000	102.58
COMM	MCEC	2014	10,000	118.15	MA	RVEX-	2014	4,200	101.51
COMM	MCEC	2014	20,000	118.15	MA	RVEX-	2014	4,400	100.50
COMM	MCEC	2014	50,000	118.15	MA	RVEX-	2014	4,800	98.65
COMM	MCEC	2014	100,000	118.15	MA	RVEX-	2014	5,200	96.98

2014 Improvement Cost Schedules

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Type	Class	Year	Range max	Price	Type	Class	Year	Range max	Price
COMM	MCEC	2014	999999999	118.15	MA	RVEX-	2014	5,600	95.46
COMM	MCEF	2014	2,000	110.49	MA	RVEX-	2014	6,000	94.07
COMM	MCEF	2014	4,000	110.49	MA	RVEX-	2014	6,000	94.07
COMM	MCEF	2014	6,000	110.49	MA	RVEX-	2014	999999999	94.07
COMM	MCEF	2014	8,000	110.49	MA	RVEX	2014	1,600	133.25
COMM	MCEF	2014	10,000	110.49	MA	RVEX	2014	1,800	133.25
COMM	MCEF	2014	20,000	110.49	MA	RVEX	2014	2,000	130.38
COMM	MCEF	2014	50,000	110.49	MA	RVEX	2014	2,200	127.88
COMM	MCEF	2014	100,000	110.49	MA	RVEX	2014	2,400	125.64
COMM	MCEF	2014	999999999	110.49	MA	RVEX	2014	2,600	123.64
COMM	MCES	2014	2,000	113.39	MA	RVEX	2014	2,800	121.83
COMM	MCES	2014	4,000	113.39	MA	RVEX	2014	3,000	120.17
COMM	MCES	2014	6,000	113.39	MA	RVEX	2014	3,200	118.65
COMM	MCES	2014	8,000	113.39	MA	RVEX	2014	3,400	117.24
COMM	MCES	2014	10,000	113.39	MA	RVEX	2014	3,600	115.94
COMM	MCES	2014	20,000	113.39	MA	RVEX	2014	3,800	114.72
COMM	MCES	2014	50,000	113.39	MA	RVEX	2014	4,000	113.58
COMM	MCES	2014	100,000	113.39	MA	RVEX	2014	4,200	112.51
COMM	MCES	2014	999999999	113.39	MA	RVEX	2014	4,400	111.50
COMM	MCGC	2014	2,000	98.95	MA	RVEX	2014	4,800	109.65
COMM	MCGC	2014	4,000	98.95	MA	RVEX	2014	5,200	107.98
COMM	MCGC	2014	6,000	98.95	MA	RVEX	2014	5,600	106.46
COMM	MCGC	2014	8,000	98.95	MA	RVEX	2014	6,000	105.07
COMM	MCGC	2014	10,000	98.95	MA	RVEX	2014	6,000	105.07
COMM	MCGC	2014	20,000	98.95	MA	RVEX	2014	999999999	105.07
COMM	MCGC	2014	50,000	98.95	MA	RVEX+	2014	1,600	144.25
COMM	MCGC	2014	100,000	98.95	MA	RVEX+	2014	1,800	144.25
COMM	MCGC	2014	999999999	98.95	MA	RVEX+	2014	2,000	141.38
COMM	MCGF	2014	2,000	92.28	MA	RVEX+	2014	2,200	138.88
COMM	MCGF	2014	4,000	92.28	MA	RVEX+	2014	2,400	136.64
COMM	MCGF	2014	6,000	92.28	MA	RVEX+	2014	2,600	134.64
COMM	MCGF	2014	8,000	92.28	MA	RVEX+	2014	2,800	132.83
COMM	MCGF	2014	10,000	92.28	MA	RVEX+	2014	3,000	131.17
COMM	MCGF	2014	20,000	92.28	MA	RVEX+	2014	3,200	129.65
COMM	MCGF	2014	50,000	92.28	MA	RVEX+	2014	3,400	128.24
COMM	MCGF	2014	100,000	92.28	MA	RVEX+	2014	3,600	126.94
COMM	MCGF	2014	999999999	92.28	MA	RVEX+	2014	3,800	125.72
COMM	MCGS	2014	2,000	93.61	MA	RVEX+	2014	4,000	124.58
COMM	MCGS	2014	4,000	93.61	MA	RVEX+	2014	4,200	123.51
COMM	MCGS	2014	6,000	93.61	MA	RVEX+	2014	4,400	122.50
COMM	MCGS	2014	8,000	93.61	MA	RVEX+	2014	4,800	120.65
COMM	MCGS	2014	10,000	93.61	MA	RVEX+	2014	5,200	118.98
COMM	MCGS	2014	20,000	93.61	MA	RVEX+	2014	5,600	117.46
COMM	MCGS	2014	50,000	93.61	MA	RVEX+	2014	6,000	116.07
COMM	MCGS	2014	100,000	93.61	MA	RVEX+	2014	6,000	116.07
COMM	MCGS	2014	999999999	93.61	MA	RVEX+	2014	999999999	116.07

2014 Improvement Cost Schedules

(Prices expressed in **Thousands are per unit** -Prices expressed in **hundreds or lower are per square foot**)

Type	Class	Year	Range max	Price	Type	Class	Year	Range max	Price
COMM	MCPC	2014	2,000	64.26	MA	RVFR-	2014	600	68.43
COMM	MCPC	2014	4,000	64.26	MA	RVFR-	2014	800	63.13
COMM	MCPC	2014	6,000	64.26	MA	RVFR-	2014	1,000	59.34
COMM	MCPC	2014	8,000	64.26	MA	RVFR-	2014	1,200	56.43
COMM	MCPC	2014	10,000	64.26	MA	RVFR-	2014	1,400	54.08
COMM	MCPC	2014	20,000	64.26	MA	RVFR-	2014	1,600	52.13
COMM	MCPC	2014	50,000	64.26	MA	RVFR-	2014	1,800	50.47
COMM	MCPC	2014	100,000	64.26	MA	RVFR-	2014	2,000	49.03
COMM	MCPC	2014	999999999	64.26	MA	RVFR-	2014	2,200	47.77
COMM	MCPC	2014	999999999	64.26	MA	RVFR-	2014	2,200	47.77
COMM	MCPC	2014	999999999	64.26	MA	RVFR-	2014	2,200	47.77
COMM	MCPF	2014	2,000	59.24	MA	RVFR-	2014	2,400	46.63
COMM	MCPF	2014	4,000	59.24	MA	RVFR-	2014	2,600	45.62
COMM	MCPF	2014	6,000	59.24	MA	RVFR-	2014	2,800	44.69
COMM	MCPF	2014	8,000	59.24	MA	RVFR-	2014	2,800	43.85
COMM	MCPF	2014	10,000	59.24	MA	RVFR-	2014	999999999	43.85
COMM	MCPF	2014	20,000	59.24	MA	RVFR	2014	600	74.43
COMM	MCPF	2014	50,000	59.24	MA	RVFR	2014	800	69.13
COMM	MCPF	2014	100,000	59.24	MA	RVFR	2014	1,000	65.34
COMM	MCPF	2014	999999999	59.24	MA	RVFR	2014	1,200	62.43
COMM	MCPF	2014	999999999	59.24	MA	RVFR	2014	1,200	62.43
COMM	MCPF	2014	999999999	59.24	MA	RVFR	2014	1,200	62.43
COMM	MCPS	2014	2,000	58.72	MA	RVFR	2014	1,400	60.08
COMM	MCPS	2014	4,000	58.72	MA	RVFR	2014	1,600	58.13
COMM	MCPS	2014	6,000	58.72	MA	RVFR	2014	1,800	56.47
COMM	MCPS	2014	8,000	58.72	MA	RVFR	2014	2,000	55.03
COMM	MCPS	2014	10,000	58.72	MA	RVFR	2014	2,200	53.77
COMM	MCPS	2014	20,000	58.72	MA	RVFR	2014	2,400	52.63
COMM	MCPS	2014	50,000	58.72	MA	RVFR	2014	2,600	51.62
COMM	MCPS	2014	100,000	58.72	MA	RVFR	2014	2,800	50.69
COMM	MCPS	2014	999999999	58.72	MA	RVFR	2014	2,800	49.85
COMM	MCPS	2014	999999999	58.72	MA	RVFR	2014	2,800	49.85
COMM	MDAC	2014	2,000	92.74	MA	RVFR	2014	999999999	49.85
COMM	MDAC	2014	4,000	92.74	MA	RVFR+	2014	600	77.43
COMM	MDAC	2014	6,000	92.74	MA	RVFR+	2014	800	72.13
COMM	MDAC	2014	8,000	92.74	MA	RVFR+	2014	1,000	68.34
COMM	MDAC	2014	10,000	92.74	MA	RVFR+	2014	1,200	65.43
COMM	MDAC	2014	20,000	92.74	MA	RVFR+	2014	1,400	63.08
COMM	MDAC	2014	999999999	92.74	MA	RVFR+	2014	1,600	61.13
COMM	MDAF	2014	2,000	86.66	MA	RVFR+	2014	1,800	59.47
COMM	MDAF	2014	4,000	86.66	MA	RVFR+	2014	2,000	58.03
COMM	MDAF	2014	6,000	86.66	MA	RVFR+	2014	2,200	56.77
COMM	MDAF	2014	8,000	86.66	MA	RVFR+	2014	2,400	55.63
COMM	MDAF	2014	10,000	86.66	MA	RVFR+	2014	2,600	54.62
COMM	MDAF	2014	20,000	86.66	MA	RVFR+	2014	2,800	53.69
COMM	MDAF	2014	999999999	86.66	MA	RVFR+	2014	2,800	52.85
COMM	MDAF	2014	999999999	86.66	MA	RVFR+	2014	2,800	52.85
COMM	MDEC	2014	2,000	131.93	MA	RVFR+	2014	999999999	52.85
COMM	MDEC	2014	4,000	131.93	MA	RVGD-	2014	800	92.76
COMM	MDEC	2014	6,000	131.93	MA	RVGD-	2014	1,000	92.76
COMM	MDEC	2014	8,000	131.93	MA	RVGD-	2014	1,200	88.69
COMM	MDEC	2014	10,000	131.93	MA	RVGD-	2014	1,400	85.42

2014 Improvement Cost Schedules

(Prices expressed in **Thousands are per unit** -Prices expressed in **hundreds or lower are per square foot**)

Type	Class	Year	Range max	Price	Type	Class	Year	Range max	Price
COMM	MDEC	2014	20,000	131.93	MA	RVGD-	2014	1,600	82.72
COMM	MDEC	2014	999999999	131.93	MA	RVGD-	2014	1,800	80.41
COMM	MDEF	2014	2,000	123.98	MA	RVGD-	2014	2,000	78.42
COMM	MDEF	2014	4,000	123.98	MA	RVGD-	2014	2,200	76.67
COMM	MDEF	2014	6,000	123.98	MA	RVGD-	2014	2,400	75.11
COMM	MDEF	2014	8,000	123.98	MA	RVGD-	2014	2,600	73.71
COMM	MDEF	2014	10,000	123.98	MA	RVGD-	2014	2,800	72.43
COMM	MDEF	2014	20,000	123.98	MA	RVGD-	2014	3,000	71.28
COMM	MDEF	2014	999999999	123.98	MA	RVGD-	2014	3,200	70.21
COMM	MDGC	2014	2,000	110.49	MA	RVGD-	2014	3,400	69.22
COMM	MDGC	2014	4,000	110.49	MA	RVGD-	2014	3,600	68.30
COMM	MDGC	2014	6,000	110.49	MA	RVGD-	2014	3,800	67.45
COMM	MDGC	2014	8,000	110.49	MA	RVGD-	2014	4,000	66.64
COMM	MDGC	2014	10,000	110.49	MA	RVGD-	2014	4,200	65.88
COMM	MDGC	2014	20,000	110.49	MA	RVGD-	2014	4,400	65.16
COMM	MDGC	2014	999999999	110.49	MA	RVGD-	2014	4,600	64.49
COMM	MDGF	2014	2,000	103.53	MA	RVGD-	2014	4,800	63.88
COMM	MDGF	2014	4,000	103.53	MA	RVGD-	2014	5,000	63.32
COMM	MDGF	2014	6,000	103.53	MA	RVGD-	2014	999999999	63.32
COMM	MDGF	2014	8,000	103.53	MA	RVGD	2014	800	99.76
COMM	MDGF	2014	10,000	103.53	MA	RVGD	2014	1,000	99.76
COMM	MDGF	2014	20,000	103.53	MA	RVGD	2014	1,200	95.69
COMM	MDGF	2014	999999999	103.53	MA	RVGD	2014	1,400	92.42
COMM	MDPC	2014	2,000	78.04	MA	RVGD	2014	1,600	89.72
COMM	MDPC	2014	4,000	78.04	MA	RVGD	2014	1,800	87.41
COMM	MDPC	2014	6,000	78.04	MA	RVGD	2014	2,000	85.42
COMM	MDPC	2014	8,000	78.04	MA	RVGD	2014	2,200	83.67
COMM	MDPC	2014	10,000	78.04	MA	RVGD	2014	2,400	82.11
COMM	MDPC	2014	20,000	78.04	MA	RVGD	2014	2,600	80.71
COMM	MDPC	2014	999999999	78.04	MA	RVGD	2014	2,800	79.43
COMM	MDPF	2014	2,000	72.75	MA	RVGD	2014	3,000	78.28
COMM	MDPF	2014	4,000	72.75	MA	RVGD	2014	3,200	77.21
COMM	MDPF	2014	6,000	72.75	MA	RVGD	2014	3,400	76.22
COMM	MDPF	2014	8,000	72.75	MA	RVGD	2014	3,600	75.30
COMM	MDPF	2014	10,000	72.75	MA	RVGD	2014	3,800	74.45
COMM	MDPF	2014	20,000	72.75	MA	RVGD	2014	4,000	73.64
COMM	MDPF	2014	999999999	72.75	MA	RVGD	2014	4,200	72.88
COMM	MDPS	2014	2,000	72.62	MA	RVGD	2014	4,400	72.16
COMM	MDPS	2014	4,000	72.62	MA	RVGD	2014	4,600	71.49
COMM	MDPS	2014	6,000	72.62	MA	RVGD	2014	4,800	70.88
COMM	MDPS	2014	8,000	72.62	MA	RVGD	2014	5,000	70.32
COMM	MDPS	2014	10,000	72.62	MA	RVGD	2014	999999999	70.32
COMM	MDPS	2014	20,000	72.62	MA	RVGD+	2014	800	102.76
COMM	MDPS	2014	999999999	72.62	MA	RVGD+	2014	1,000	102.76
COMM	MGAC	2014	10,000	76.94	MA	RVGD+	2014	1,200	98.69
COMM	MGAC	2014	20,000	76.94	MA	RVGD+	2014	1,400	95.42



2014 Improvement Cost Schedules

(Prices expressed in **Thousands are per unit** -Prices expressed in **hundreds or lower are per square foot**)

Type	Class	Year	Range max	Price	Type	Class	Year	Range max	Price
COMM	MGAC	2014	40,000	76.94	MA	RVGD+	2014	1,600	92.72
COMM	MGAC	2014	60,000	76.94	MA	RVGD+	2014	1,800	90.41
COMM	MGAC	2014	80,000	76.94	MA	RVGD+	2014	2,000	88.42
COMM	MGAC	2014	99999999	76.94	MA	RVGD+	2014	2,200	86.67
COMM	MGAF	2014	10,000	70.91	MA	RVGD+	2014	2,400	85.11
COMM	MGAF	2014	20,000	70.91	MA	RVGD+	2014	2,600	83.71
COMM	MGAF	2014	40,000	70.91	MA	RVGD+	2014	2,800	82.43
COMM	MGAF	2014	60,000	70.91	MA	RVGD+	2014	3,000	81.28
COMM	MGAF	2014	80,000	70.91	MA	RVGD+	2014	3,200	80.21
COMM	MGAF	2014	99999999	70.91	MA	RVGD+	2014	3,400	79.22
COMM	MGAS	2014	10,000	70.59	MA	RVGD+	2014	3,600	78.30
COMM	MGAS	2014	20,000	70.59	MA	RVGD+	2014	3,800	77.45
COMM	MGAS	2014	40,000	70.59	MA	RVGD+	2014	4,000	76.64
COMM	MGAS	2014	60,000	70.59	MA	RVGD+	2014	4,200	75.88
COMM	MGAS	2014	80,000	70.59	MA	RVGD+	2014	4,400	75.16
COMM	MGAS	2014	99999999	70.59	MA	RVGD+	2014	4,600	74.49
COMM	MGEC	2014	10,000	112.29	MA	RVGD+	2014	4,800	73.88
COMM	MGEC	2014	20,000	112.29	MA	RVGD+	2014	5,000	73.32
COMM	MGEC	2014	40,000	112.29	MA	RVGD+	2014	99999999	73.32
COMM	MGEC	2014	60,000	112.29	MA	RVVG-	2014	1,200	98.03
COMM	MGEC	2014	80,000	112.29	MA	RVVG-	2014	1,400	98.03
COMM	MGEC	2014	99999999	112.29	MA	RVVG-	2014	1,600	98.03
COMM	MGEF	2014	10,000	104.15	MA	RVVG-	2014	1,800	95.26
COMM	MGEF	2014	20,000	104.15	MA	RVVG-	2014	2,000	92.86
COMM	MGEF	2014	40,000	104.15	MA	RVVG-	2014	2,200	90.77
COMM	MGEF	2014	60,000	104.15	MA	RVVG-	2014	2,400	88.91
COMM	MGEF	2014	80,000	104.15	MA	RVVG-	2014	2,600	87.24
COMM	MGEF	2014	99999999	104.15	MA	RVVG-	2014	2,800	85.72
COMM	MGGC	2014	10,000	96.07	MA	RVVG-	2014	3,000	84.34
COMM	MGGC	2014	20,000	96.07	MA	RVVG-	2014	3,200	83.07
COMM	MGGC	2014	40,000	96.07	MA	RVVG-	2014	3,400	81.90
COMM	MGGC	2014	60,000	96.07	MA	RVVG-	2014	3,600	80.81
COMM	MGGC	2014	80,000	96.07	MA	RVVG-	2014	3,800	79.80
COMM	MGGC	2014	99999999	96.07	MA	RVVG-	2014	4,000	78.86
COMM	MGGF	2014	10,000	87.39	MA	RVVG-	2014	4,200	77.97
COMM	MGGF	2014	20,000	87.39	MA	RVVG-	2014	4,400	77.13
COMM	MGGF	2014	40,000	87.39	MA	RVVG-	2014	4,400	77.13
COMM	MGGF	2014	60,000	87.39	MA	RVVG-	2014	99999999	77.13
COMM	MGGF	2014	80,000	87.39	MA	RVVG	2014	1,200	101.03
COMM	MGGF	2014	99999999	87.39	MA	RVVG	2014	1,400	101.03
COMM	MGGS	2014	10,000	88.43	MA	RVVG	2014	1,600	101.03
COMM	MGGS	2014	20,000	88.43	MA	RVVG	2014	1,800	98.26
COMM	MGGS	2014	40,000	88.43	MA	RVVG	2014	2,000	95.86
COMM	MGGS	2014	60,000	88.43	MA	RVVG	2014	2,200	93.77
COMM	MGGS	2014	80,000	88.43	MA	RVVG	2014	2,400	91.91
COMM	MGGS	2014	99999999	88.43	MA	RVVG	2014	2,600	90.24

2014 Improvement Cost Schedules

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Type	Class	Year	Range max	Price	Type	Class	Year	Range max	Price
COMM	MGPC	2014	10,000	64.76	MA	RVVG	2014	2,800	88.72
COMM	MGPC	2014	20,000	64.76	MA	RVVG	2014	3,000	87.34
COMM	MGPC	2014	40,000	64.76	MA	RVVG	2014	3,200	86.07
COMM	MGPC	2014	60,000	64.76	MA	RVVG	2014	3,400	84.90
COMM	MGPC	2014	80,000	64.76	MA	RVVG	2014	3,600	83.81
COMM	MGPC	2014	99999999	64.76	MA	RVVG	2014	3,800	82.80
COMM	MGPS	2014	10,000	58.38	MA	RVVG	2014	4,000	81.86
COMM	MGPS	2014	20,000	58.38	MA	RVVG	2014	4,200	80.97
COMM	MGPS	2014	40,000	58.38	MA	RVVG	2014	4,400	80.13
COMM	MGPS	2014	60,000	58.38	MA	RVVG	2014	4,400	80.13
COMM	MGPS	2014	80,000	58.38	MA	RVVG	2014	99999999	80.13
COMM	MGPS	2014	99999999	58.38	MA	RVVG+	2014	1,200	112.03
COMM	MRAC	2014	2,000	74.18	MA	RVVG+	2014	1,400	112.03
COMM	MRAC	2014	4,000	74.18	MA	RVVG+	2014	1,600	112.03
COMM	MRAC	2014	6,000	74.18	MA	RVVG+	2014	1,800	109.26
COMM	MRAC	2014	8,000	74.18	MA	RVVG+	2014	2,000	106.86
COMM	MRAC	2014	10,000	74.18	MA	RVVG+	2014	2,200	104.77
COMM	MRAC	2014	20,000	74.18	MA	RVVG+	2014	2,400	102.91
COMM	MRAC	2014	50,000	74.18	MA	RVVG+	2014	2,600	101.24
COMM	MRAC	2014	100,000	74.18	MA	RVVG+	2014	2,800	99.72
COMM	MRAC	2014	99999999	74.18	MA	RVVG+	2014	3,000	98.34
COMM	MRAF	2014	2,000	69.06	MA	RVVG+	2014	3,200	97.07
COMM	MRAF	2014	4,000	69.06	MA	RVVG+	2014	3,400	95.90
COMM	MRAF	2014	6,000	69.06	MA	RVVG+	2014	3,600	94.81
COMM	MRAF	2014	8,000	69.06	MA	RVVG+	2014	3,800	93.80
COMM	MRAF	2014	10,000	69.06	MA	RVVG+	2014	4,000	92.86
COMM	MRAF	2014	20,000	69.06	MA	RVVG+	2014	4,200	91.97
COMM	MRAF	2014	50,000	69.06	MA	RVVG+	2014	4,400	91.13
COMM	MRAF	2014	100,000	69.06	MA	RVVG+	2014	4,400	91.13
COMM	MRAF	2014	99999999	69.06	MA	RVVG+	2014	99999999	91.13
COMM	MRAS	2014	2,000	68.68	MH	MA08	2014	224	49.26
COMM	MRAS	2014	4,000	68.68	MH	MA08	2014	256	48.28
COMM	MRAS	2014	6,000	68.68	MH	MA08	2014	288	47.44
COMM	MRAS	2014	8,000	68.68	MH	MA08	2014	320	46.69
COMM	MRAS	2014	10,000	68.68	MH	MA08	2014	352	46.04
COMM	MRAS	2014	20,000	68.68	MH	MA08	2014	384	45.44
COMM	MRAS	2014	50,000	68.68	MH	MA08	2014	416	44.90
COMM	MRAS	2014	100,000	68.68	MH	MA08	2014	448	44.41
COMM	MRAS	2014	99999999	68.68	MH	MA08	2014	480	46.22
COMM	MREC	2014	2,000	132.26	MH	MA08	2014	512	43.53
COMM	MREC	2014	4,000	132.26	MH	MA08	2014	544	43.14
COMM	MREC	2014	6,000	132.26	MH	MA08	2014	576	42.78
COMM	MREC	2014	8,000	132.26	MH	MA08	2014	608	42.44
COMM	MREC	2014	10,000	132.26	MH	MA08	2014	640	42.44
COMM	MREC	2014	20,000	132.26	MH	MA08	2014	99999999	42.44
COMM	MREC	2014	50,000	132.26	MH	MA10	2014	320	44.21

2014 Improvement Cost Schedules

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Type	Class	Year	Range max	Price	Type	Class	Year	Range max	Price
COMM	MREC	2014	100,000	132.26	MH	MA10	2014	380	43.34
COMM	MREC	2014	999999999	132.26	MH	MA10	2014	420	42.57
COMM	MREF	2014	2,000	124.33	MH	MA10	2014	480	41.89
COMM	MREF	2014	4,000	124.33	MH	MA10	2014	520	41.28
COMM	MREF	2014	6,000	124.33	MH	MA10	2014	580	40.22
COMM	MREF	2014	8,000	124.33	MH	MA10	2014	620	39.76
COMM	MREF	2014	10,000	124.33	MH	MA10	2014	680	39.32
COMM	MREF	2014	20,000	124.33	MH	MA10	2014	720	38.56
COMM	MREF	2014	50,000	124.33	MH	MA10	2014	780	38.21
COMM	MREF	2014	100,000	124.33	MH	MA10	2014	999999999	38.21
COMM	MREF	2014	999999999	124.33	MH	MA12	2014	336	42.45
COMM	MRGC	2014	2,000	97.64	MH	MA12	2014	384	40.14
COMM	MRGC	2014	4,000	97.64	MH	MA12	2014	432	39.24
COMM	MRGC	2014	6,000	97.64	MH	MA12	2014	480	38.44
COMM	MRGC	2014	8,000	97.64	MH	MA12	2014	528	37.75
COMM	MRGC	2014	10,000	97.64	MH	MA12	2014	576	37.12
COMM	MRGC	2014	20,000	97.64	MH	MA12	2014	624	36.55
COMM	MRGC	2014	50,000	97.64	MH	MA12	2014	672	36.03
COMM	MRGC	2014	100,000	97.64	MH	MA12	2014	720	35.56
COMM	MRGC	2014	999999999	97.64	MH	MA12	2014	768	35.12
COMM	MRGF	2014	2,000	91.25	MH	MA12	2014	816	34.71
COMM	MRGF	2014	4,000	91.25	MH	MA12	2014	864	34.34
COMM	MRGF	2014	6,000	91.25	MH	MA12	2014	912	33.98
COMM	MRGF	2014	8,000	91.25	MH	MA12	2014	999999999	33.98
COMM	MRGF	2014	10,000	91.25	MH	MA14	2014	392	38.51
COMM	MRGF	2014	20,000	91.25	MH	MA14	2014	448	37.44
COMM	MRGF	2014	50,000	91.25	MH	MA14	2014	504	36.52
COMM	MRGF	2014	100,000	91.25	MH	MA14	2014	560	35.71
COMM	MRGF	2014	999999999	91.25	MH	MA14	2014	616	35.00
COMM	MRGS	2014	2,000	68.68	MH	MA14	2014	672	34.37
COMM	MRGS	2014	4,000	68.68	MH	MA14	2014	728	33.80
COMM	MRGS	2014	6,000	68.68	MH	MA14	2014	784	33.28
COMM	MRGS	2014	8,000	68.68	MH	MA14	2014	840	32.81
COMM	MRGS	2014	10,000	68.68	MH	MA14	2014	896	32.36
COMM	MRGS	2014	20,000	68.68	MH	MA14	2014	952	31.96
COMM	MRGS	2014	50,000	68.68	MH	MA14	2014	1,008	31.59
COMM	MRGS	2014	100,000	68.68	MH	MA14	2014	1,064	31.23
COMM	MRGS	2014	999999999	68.68	MH	MA14	2014	999999999	31.23
COMM	MRPC	2014	2,000	53.42	MH	MA16	2014	448	36.32
COMM	MRPC	2014	4,000	53.42	MH	MA16	2014	512	35.24
COMM	MRPC	2014	6,000	53.42	MH	MA16	2014	576	34.32
COMM	MRPC	2014	8,000	53.42	MH	MA16	2014	640	33.51
COMM	MRPC	2014	10,000	53.42	MH	MA16	2014	704	32.81
COMM	MRPC	2014	20,000	53.42	MH	MA16	2014	768	32.17
COMM	MRPC	2014	50,000	53.42	MH	MA16	2014	832	31.60
COMM	MRPC	2014	100,000	53.42	MH	MA16	2014	896	31.08

2014 Improvement Cost Schedules

(Prices expressed in **Thousands are per unit** -Prices expressed in **hundreds or lower are per square foot**)

Type	Class	Year	Range max	Price	Type	Class	Year	Range max	Price
COMM	MRPC	2014	999999999	53.42	MH	MA16	2014	960	30.61
COMM	MRPF	2014	2,000	49.34	MH	MA16	2014	1,024	30.18
COMM	MRPF	2014	4,000	49.34	MH	MA16	2014	1,088	29.77
COMM	MRPF	2014	6,000	49.34	MH	MA16	2014	1,152	29.40
COMM	MRPF	2014	8,000	49.34	MH	MA16	2014	1,216	29.05
COMM	MRPF	2014	10,000	49.34	MH	MA16	2014	999999999	29.05
COMM	MRPF	2014	20,000	49.34	MH	MA18	2014	504	35.24
COMM	MRPF	2014	50,000	49.34	MH	MA18	2014	576	34.32
COMM	MRPF	2014	100,000	49.34	MH	MA18	2014	648	33.51
COMM	MRPF	2014	999999999	49.34	MH	MA18	2014	720	32.81
COMM	MRPS	2014	2,000	48.10	MH	MA18	2014	792	32.17
COMM	MRPS	2014	4,000	48.10	MH	MA18	2014	864	31.60
COMM	MRPS	2014	6,000	48.10	MH	MA18	2014	936	31.08
COMM	MRPS	2014	8,000	48.10	MH	MA18	2014	1,008	30.61
COMM	MRPS	2014	10,000	48.10	MH	MA18	2014	1,080	30.18
COMM	MRPS	2014	20,000	48.10	MH	MA18	2014	1,152	29.40
COMM	MRPS	2014	50,000	48.10	MH	MA18	2014	999999999	29.05
COMM	MRPS	2014	100,000	48.10	MH	MA20	2014	560	48.12
COMM	MRPS	2014	999999999	48.10	MH	MA20	2014	640	46.12
COMM	MSAC	2014	10,000	80.35	MH	MA20	2014	720	44.43
COMM	MSAC	2014	20,000	80.35	MH	MA20	2014	800	42.98
COMM	MSAC	2014	50,000	80.35	MH	MA20	2014	880	41.70
COMM	MSAC	2014	80,000	80.35	MH	MA20	2014	960	40.58
COMM	MSAC	2014	120,000	80.35	MH	MA20	2014	1,040	39.57
COMM	MSAC	2014	200,000	80.35	MH	MA20	2014	1,120	38.67
COMM	MSAC	2014	999999999	80.35	MH	MA20	2014	1,200	37.83
COMM	MSAF	2014	10,000	74.51	MH	MA20	2014	1,280	37.08
COMM	MSAF	2014	20,000	74.51	MH	MA20	2014	1,360	36.39
COMM	MSAF	2014	50,000	74.51	MH	MA20	2014	1,440	35.75
COMM	MSAF	2014	80,000	74.51	MH	MA20	2014	1,520	35.15
COMM	MSAF	2014	120,000	74.51	MH	MA20	2014	999999999	35.15
COMM	MSAF	2014	200,000	74.51	MH	MA24	2014	672	44.31
COMM	MSAF	2014	999999999	74.51	MH	MA24	2014	768	42.21
COMM	MSAS	2014	10,000	73.71	MH	MA24	2014	864	40.44
COMM	MSAS	2014	20,000	73.71	MH	MA24	2014	960	38.92
COMM	MSAS	2014	50,000	73.71	MH	MA24	2014	1,056	37.61
COMM	MSAS	2014	80,000	73.71	MH	MA24	2014	1,152	36.45
COMM	MSAS	2014	120,000	73.71	MH	MA24	2014	1,248	35.42
COMM	MSAS	2014	200,000	73.71	MH	MA24	2014	1,344	34.49
COMM	MSAS	2014	999999999	73.71	MH	MA24	2014	1,440	33.65
COMM	MSGC	2014	10,000	96.62	MH	MA24	2014	1,536	32.89
COMM	MSGC	2014	20,000	96.62	MH	MA24	2014	1,632	32.19
COMM	MSGC	2014	50,000	96.62	MH	MA24	2014	1,728	31.54
COMM	MSGC	2014	80,000	96.62	MH	MA24	2014	1,824	30.94
COMM	MSGC	2014	120,000	96.62	MH	MA24	2014	999999999	30.94
COMM	MSGC	2014	200,000	80.35	MH	MA26	2014	784	42.21

2014 Improvement Cost Schedules

(Prices expressed in **Thousands are per unit** -Prices expressed in **hundreds or lower are per square foot**)

Type	Class	Year	Range max	Price	Type	Class	Year	Range max	Price
COMM	MSGC	2014	999999999	80.35	MH	MA26	2014	896	40.44
COMM	MSGF	2014	10,000	90.05	MH	MA26	2014	1,008	38.92
COMM	MSGF	2014	20,000	90.05	MH	MA26	2014	1,120	36.45
COMM	MSGF	2014	50,000	90.05	MH	MA26	2014	1,232	35.42
COMM	MSGF	2014	80,000	90.05	MH	MA26	2014	1,344	34.49
COMM	MSGF	2014	120,000	90.05	MH	MA26	2014	1,456	33.65
COMM	MSGF	2014	200,000	90.05	MH	MA26	2014	1,568	32.89
COMM	MSGF	2014	999999999	90.05	MH	MA26	2014	1,680	32.19
COMM	MSPC	2014	10,000	63.60	MH	MA26	2014	1,792	31.54
COMM	MSPC	2014	20,000	63.60	MH	MA26	2014	1,904	30.94
COMM	MSPC	2014	50,000	63.60	MH	MA26	2014	999999999	30.94
COMM	MSPC	2014	80,000	63.60	MH	MA28	2014	784	41.33
COMM	MSPC	2014	120,000	63.60	MH	MA28	2014	896	39.15
COMM	MSPC	2014	200,000	63.60	MH	MA28	2014	1,008	37.34
COMM	MSPC	2014	999999999	63.60	MH	MA28	2014	1,120	35.80
COMM	MSPF	2014	10,000	58.44	MH	MA28	2014	1,232	34.46
COMM	MSPF	2014	20,000	58.44	MH	MA28	2014	1,344	33.28
COMM	MSPF	2014	50,000	58.44	MH	MA28	2014	1,456	32.24
COMM	MSPF	2014	80,000	58.44	MH	MA28	2014	1,568	31.31
COMM	MSPF	2014	120,000	58.44	MH	MA28	2014	1,680	30.47
COMM	MSPF	2014	200,000	58.44	MH	MA28	2014	1,792	29.71
COMM	MSPF	2014	999999999	58.44	MH	MA28	2014	1,904	29.01
COMM	MSPS	2014	10,000	57.87	MH	MA28	2014	2,016	28.37
COMM	MSPS	2014	20,000	57.87	MH	MA28	2014	2,128	27.78
COMM	MSPS	2014	50,000	57.87	MH	MA28	2014	999999999	27.78
COMM	MSPS	2014	80,000	57.87	MH	MA30	2014	896	40.12
COMM	MSPS	2014	120,000	57.87	MH	MA30	2014	1,024	37.93
COMM	MSPS	2014	200,000	57.87	MH	MA30	2014	1,152	36.10
COMM	MSPS	2014	999999999	57.87	MH	MA30	2014	1,280	34.55
COMM	PAD-A	2014	999999999	10,445.00	MH	MA30	2014	1,408	33.21
COMM	PAD-F	2014	999999999	7,475.00	MH	MA30	2014	1,536	31.00
COMM	PAD-P	2014	999999999	4,455.00	MH	MA30	2014	1,664	30.07
COMM	PBAC	2014	2,000	158.93	MH	MA30	2014	1,792	29.23
COMM	PBAC	2014	4,000	158.93	MH	MA30	2014	1,920	28.47
COMM	PBAC	2014	6,000	158.93	MH	MA30	2014	2,048	27.78
COMM	PBAC	2014	8,000	158.93	MH	MA30	2014	2,176	27.14
COMM	PBAC	2014	10,000	158.93	MH	MA30	2014	2,304	26.55
COMM	PBAC	2014	20,000	158.93	MH	MA30	2014	999999999	26.55
COMM	PBAC	2014	999999999	158.93	MH	MA32	2014	896	38.91
COMM	PBAF	2014	2,000	149.90	MH	MA32	2014	1,024	36.70
COMM	PBAF	2014	4,000	149.90	MH	MA32	2014	1,152	34.87
COMM	PBAF	2014	6,000	149.90	MH	MA32	2014	1,280	33.31
COMM	PBAF	2014	8,000	149.90	MH	MA32	2014	1,408	31.97
COMM	PBAF	2014	10,000	149.90	MH	MA32	2014	1,536	30.79
COMM	PBAF	2014	20,000	149.90	MH	MA32	2014	1,664	29.75
COMM	PBAF	2014	999999999	149.90	MH	MA32	2014	1,792	28.82

2014 Improvement Cost Schedules

(Prices expressed in **Thousands are per unit** -Prices expressed in **hundreds or lower are per square foot**)

Type	Class	Year	Range max	Price	Type	Class	Year	Range max	Price
COMM	PBAS	2014	2,000	143.52	MH	MA32	2014	1,920	27.99
COMM	PBAS	2014	4,000	143.52	MH	MA32	2014	2,048	27.23
COMM	PBAS	2014	6,000	143.52	MH	MA32	2014	2,176	26.54
COMM	PBAS	2014	8,000	143.52	MH	MA32	2014	2,304	25.91
COMM	PBAS	2014	10,000	143.52	MH	MA32	2014	999999999	25.33
COMM	PBAS	2014	20,000	143.52	MH	MA36	2014	1,008	36.70
COMM	PBAS	2014	999999999	143.52	MH	MA36	2014	1,152	34.87
COMM	PBEC	2014	2,000	300.85	MH	MA36	2014	1,296	33.31
COMM	PBEC	2014	4,000	300.85	MH	MA36	2014	1,440	31.97
COMM	PBEC	2014	6,000	300.85	MH	MA36	2014	1,584	30.79
COMM	PBEC	2014	8,000	300.85	MH	MA36	2014	1,728	29.75
COMM	PBEC	2014	10,000	300.85	MH	MA36	2014	1,872	28.82
COMM	PBEC	2014	20,000	300.85	MH	MA36	2014	2,016	27.23
COMM	PBEC	2014	999999999	300.85	MH	MA36	2014	2,160	26.54
COMM	PBEF	2014	2,000	285.03	MH	MA36	2014	2,304	25.91
COMM	PBEF	2014	4,000	285.03	MH	MA36	2014	2,448	25.33
COMM	PBEF	2014	6,000	285.03	MH	MA36	2014	999999999	25.33
COMM	PBEF	2014	8,000	285.03	MH	MA42	2014	1,008	36.70
COMM	PBEF	2014	10,000	285.03	MH	MA42	2014	1,152	34.87
COMM	PBEF	2014	20,000	285.03	MH	MA42	2014	1,296	33.31
COMM	PBEF	2014	999999999	285.03	MH	MA42	2014	1,440	31.97
COMM	PBGC	2014	2,000	218.96	MH	MA42	2014	1,584	30.79
COMM	PBGC	2014	4,000	218.96	MH	MA42	2014	1,728	29.75
COMM	PBGC	2014	6,000	218.96	MH	MA42	2014	1,872	28.82
COMM	PBGC	2014	8,000	218.96	MH	MA42	2014	2,016	27.23
COMM	PBGC	2014	10,000	218.96	MH	MA42	2014	2,160	26.54
COMM	PBGC	2014	20,000	218.96	MH	MA42	2014	2,304	25.91
COMM	PBGC	2014	999999999	218.96	MH	MA42	2014	2,448	25.33
COMM	PBGF	2014	2,000	207.45	MH	MA42	2014	999999999	25.33
COMM	PBGF	2014	4,000	207.45	MH	ME12	2014	336	63.13
COMM	PBGF	2014	6,000	207.45	MH	ME12	2014	384	60.79
COMM	PBGF	2014	8,000	207.45	MH	ME12	2014	432	58.88
COMM	PBGF	2014	10,000	207.45	MH	ME12	2014	480	57.28
COMM	PBGF	2014	20,000	207.45	MH	ME12	2014	528	55.91
COMM	PBGF	2014	999999999	207.45	MH	ME12	2014	576	54.71
COMM	PBGS	2014	2,000	189.61	MH	ME12	2014	624	53.66
COMM	PBGS	2014	4,000	189.61	MH	ME12	2014	672	52.72
COMM	PBGS	2014	6,000	189.61	MH	ME12	2014	720	51.87
COMM	PBGS	2014	8,000	189.61	MH	ME12	2014	768	51.09
COMM	PBGS	2014	10,000	189.61	MH	ME12	2014	816	50.39
COMM	PBGS	2014	20,000	189.61	MH	ME12	2014	864	49.73
COMM	PBGS	2014	999999999	189.61	MH	ME12	2014	999999999	49.13
COMM	PBPC	2014	2,000	118.73	MH	ME14	2014	392	57.45
COMM	PBPC	2014	4,000	118.73	MH	ME14	2014	448	55.44
COMM	PBPC	2014	6,000	118.73	MH	ME14	2014	504	53.79
COMM	PBPC	2014	8,000	118.73	MH	ME14	2014	560	52.41

2014 Improvement Cost Schedules

(Prices expressed in **Thousands are per unit** -Prices expressed in **hundreds or lower are per square foot**)

Type	Class	Year	Range max	Price	Type	Class	Year	Range max	Price
COMM	PBPC	2014	10,000	118.73	MH	ME14	2014	616	51.23
COMM	PBPC	2014	20,000	118.73	MH	ME14	2014	672	50.20
COMM	PBPC	2014	999999999	118.73	MH	ME14	2014	728	49.29
COMM	PBPF	2014	2,000	113.23	MH	ME14	2014	784	48.47
COMM	PBPF	2014	4,000	113.23	MH	ME14	2014	840	47.73
COMM	PBPF	2014	6,000	113.23	MH	ME14	2014	896	47.06
COMM	PBPF	2014	8,000	113.23	MH	ME14	2014	952	46.44
COMM	PBPF	2014	10,000	113.23	MH	ME14	2014	1,008	45.87
COMM	PBPF	2014	20,000	113.23	MH	ME14	2014	1,064	45.35
COMM	PBPF	2014	999999999	113.23	MH	ME14	2014	999999999	45.35
COMM	PBPS	2014	2,000	109.66	MH	ME16	2014	448	54.53
COMM	PBPS	2014	4,000	109.66	MH	ME16	2014	512	52.51
COMM	PBPS	2014	6,000	109.66	MH	ME16	2014	576	50.86
COMM	PBPS	2014	8,000	109.66	MH	ME16	2014	640	49.47
COMM	PBPS	2014	10,000	109.66	MH	ME16	2014	704	48.29
COMM	PBPS	2014	20,000	109.66	MH	ME16	2014	768	47.26
COMM	PBPS	2014	999999999	109.66	MH	ME16	2014	832	46.35
COMM	PCAC	2014	2,000	134.77	MH	ME16	2014	896	45.54
COMM	PCAC	2014	4,000	134.77	MH	ME16	2014	960	44.80
COMM	PCAC	2014	6,000	134.77	MH	ME16	2014	1,024	44.14
COMM	PCAC	2014	8,000	134.77	MH	ME16	2014	1,088	43.52
COMM	PCAC	2014	10,000	134.77	MH	ME16	2014	1,152	42.96
COMM	PCAC	2014	20,000	134.77	MH	ME16	2014	999999999	42.44
COMM	PCAC	2014	999999999	134.77	MH	ME18	2014	504	52.51
COMM	PCAF	2014	2,000	129.25	MH	ME18	2014	576	50.86
COMM	PCAF	2014	4,000	129.25	MH	ME18	2014	648	49.47
COMM	PCAF	2014	6,000	129.25	MH	ME18	2014	720	48.29
COMM	PCAF	2014	8,000	129.25	MH	ME18	2014	792	47.26
COMM	PCAF	2014	10,000	129.25	MH	ME18	2014	864	46.35
COMM	PCAF	2014	20,000	129.25	MH	ME18	2014	936	44.80
COMM	PCAF	2014	999999999	129.25	MH	ME18	2014	1,008	44.14
COMM	PCAS	2014	2,000	124.68	MH	ME18	2014	1,080	43.52
COMM	PCAS	2014	4,000	124.68	MH	ME18	2014	1,152	42.96
COMM	PCAS	2014	6,000	124.68	MH	ME18	2014	1,224	42.44
COMM	PCAS	2014	8,000	124.68	MH	ME18	2014	999999999	42.44
COMM	PCAS	2014	10,000	124.68	MH	ME20	2014	560	76.74
COMM	PCAS	2014	20,000	124.68	MH	ME20	2014	640	72.38
COMM	PCAS	2014	999999999	124.68	MH	ME20	2014	720	68.90
COMM	PCEC	2014	2,000	236.12	MH	ME20	2014	800	66.04
COMM	PCEC	2014	4,000	236.12	MH	ME20	2014	880	63.62
COMM	PCEC	2014	6,000	236.12	MH	ME20	2014	960	61.54
COMM	PCEC	2014	8,000	236.12	MH	ME20	2014	1,040	59.73
COMM	PCEC	2014	10,000	236.12	MH	ME20	2014	1,120	58.12
COMM	PCEC	2014	20,000	236.12	MH	ME20	2014	1,200	56.69
COMM	PCEC	2014	999999999	236.12	MH	ME20	2014	1,280	55.40
COMM	PCEF	2014	2,000	218.13	MH	ME20	2014	1,360	54.23

2014 Improvement Cost Schedules

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Type	Class	Year	Range max	Price	Type	Class	Year	Range max	Price
COMM	PCEF	2014	4,000	218.13	MH	ME20	2014	1,440	53.15
COMM	PCEF	2014	6,000	218.13	MH	ME20	2014	1,520	52.17
COMM	PCEF	2014	8,000	218.13	MH	ME20	2014	999999999	52.17
COMM	PCEF	2014	10,000	218.13	MH	ME24	2014	672	71.69
COMM	PCEF	2014	20,000	218.13	MH	ME24	2014	768	67.05
COMM	PCEF	2014	999999999	218.13	MH	ME24	2014	864	63.40
COMM	PCGC	2014	2,000	178.67	MH	ME24	2014	960	60.42
COMM	PCGC	2014	4,000	178.67	MH	ME24	2014	1,056	57.91
COMM	PCGC	2014	6,000	178.67	MH	ME24	2014	1,152	55.77
COMM	PCGC	2014	8,000	178.67	MH	ME24	2014	1,248	53.90
COMM	PCGC	2014	10,000	178.67	MH	ME24	2014	1,344	52.26
COMM	PCGC	2014	20,000	178.67	MH	ME24	2014	1,440	50.81
COMM	PCGC	2014	999999999	178.67	MH	ME24	2014	1,536	49.50
COMM	PCGF	2014	2,000	171.70	MH	ME24	2014	1,632	48.31
COMM	PCGF	2014	4,000	171.70	MH	ME24	2014	1,728	47.24
COMM	PCGF	2014	6,000	171.70	MH	ME24	2014	1,824	46.25
COMM	PCGF	2014	8,000	171.70	MH	ME24	2014	999999999	46.25
COMM	PCGF	2014	10,000	171.70	MH	ME26	2014	784	67.05
COMM	PCGF	2014	20,000	171.70	MH	ME26	2014	896	63.40
COMM	PCGF	2014	999999999	171.70	MH	ME26	2014	1,008	60.42
COMM	PCPC	2014	2,000	103.36	MH	ME26	2014	1,120	57.91
COMM	PCPC	2014	4,000	103.36	MH	ME26	2014	1,232	53.90
COMM	PCPC	2014	6,000	103.36	MH	ME26	2014	1,344	52.26
COMM	PCPC	2014	8,000	103.36	MH	ME26	2014	1,456	50.81
COMM	PCPC	2014	10,000	103.36	MH	ME26	2014	1,568	49.50
COMM	PCPC	2014	20,000	103.36	MH	ME26	2014	1,680	48.31
COMM	PCPC	2014	999999999	103.36	MH	ME26	2014	1,792	47.24
COMM	PCPF	2014	2,000	98.90	MH	ME26	2014	2,016	46.25
COMM	PCPF	2014	4,000	98.90	MH	ME26	2014	999999999	46.25
COMM	PCPF	2014	6,000	98.90	MH	ME28	2014	784	67.66
COMM	PCPF	2014	8,000	98.90	MH	ME28	2014	896	62.85
COMM	PCPF	2014	10,000	98.90	MH	ME28	2014	1,008	59.08
COMM	PCPF	2014	20,000	98.90	MH	ME28	2014	1,120	56.02
COMM	PCPF	2014	999999999	98.90	MH	ME28	2014	1,232	53.46
COMM	PCPS	2014	2,000	95.67	MH	ME28	2014	1,344	51.29
COMM	PCPS	2014	4,000	95.67	MH	ME28	2014	1,456	49.41
COMM	PCPS	2014	6,000	95.67	MH	ME28	2014	1,568	47.77
COMM	PCPS	2014	8,000	95.67	MH	ME28	2014	1,680	46.31
COMM	PCPS	2014	10,000	95.67	MH	ME28	2014	1,792	45.01
COMM	PCPS	2014	20,000	95.67	MH	ME28	2014	1,904	43.83
COMM	PCPS	2014	999999999	95.67	MH	ME28	2014	2,016	42.76
COMM	PDAC	2014	50,000	160.63	MH	ME28	2014	999999999	41.78
COMM	PDAC	2014	100,000	160.63	MH	ME30	2014	840	64.96
COMM	PDEC	2014	50,000	241.22	MH	ME30	2014	960	60.31
COMM	PDEC	2014	999999999	241.22	MH	ME30	2014	1,080	56.66
COMM	PDGC	2014	50,000	196.49	MH	ME30	2014	1,200	53.71



2014 Improvement Cost Schedules

(Prices expressed in **Thousands are per unit** -Prices expressed in **hundreds or lower are per square foot**)

Type	Class	Year	Range max	Price	Type	Class	Year	Range max	Price
COMM	PDGC	2014	999999999	196.49	MH	ME30	2014	1,320	51.24
COMM	PHAC	2014	1,000,000	203.23	MH	ME30	2014	1,440	49.15
COMM	PHAC	2014	999999999	203.23	MH	ME30	2014	1,560	47.34
COMM	PHAF	2014	20,000	194.09	MH	ME30	2014	1,680	45.75
COMM	PHAF	2014	999999999	194.09	MH	ME30	2014	1,800	44.35
COMM	PHAS	2014	20,000	189.10	MH	ME30	2014	1,920	43.10
COMM	PHAS	2014	999999999	189.10	MH	ME30	2014	2,040	41.96
COMM	PHEC	2014	1,000,000	361.09	MH	ME30	2014	2,160	40.93
COMM	PHEC	2014	999999999	361.09	MH	ME30	2014	999999999	39.99
COMM	PHGC	2014	1,000,000	270.45	MH	ME32	2014	896	62.25
COMM	PHGC	2014	999999999	270.45	MH	ME32	2014	1,024	57.76
COMM	PHGF	2014	20,000	257.20	MH	ME32	2014	1,152	54.25
COMM	PHGF	2014	999999999	257.20	MH	ME32	2014	1,280	51.39
COMM	PHGS	2014	20,000	251.11	MH	ME32	2014	1,408	49.02
COMM	PHGS	2014	999999999	251.11	MH	ME32	2014	1,536	47.00
COMM	PHPC	2014	50,000	151.33	MH	ME32	2014	1,664	45.26
COMM	PHPC	2014	999999999	151.33	MH	ME32	2014	1,792	43.73
COMM	PHPF	2014	20,000	146.56	MH	ME32	2014	1,920	42.38
COMM	PHPF	2014	999999999	146.56	MH	ME32	2014	2,048	41.18
COMM	PHPS	2014	20,000	141.79	MH	ME32	2014	2,176	40.09
COMM	PHPS	2014	999999999	141.79	MH	ME32	2014	2,304	39.10
COMM	PMAC	2014	2,000	132.85	MH	ME32	2014	999999999	38.21
COMM	PMAC	2014	4,000	132.85	MH	ME36	2014	896	62.25
COMM	PMAC	2014	6,000	132.85	MH	ME36	2014	1,008	57.76
COMM	PMAC	2014	8,000	132.85	MH	ME36	2014	1,120	54.25
COMM	PMAC	2014	10,000	132.85	MH	ME36	2014	1,232	51.39
COMM	PMAC	2014	20,000	132.85	MH	ME36	2014	1,344	49.02
COMM	PMAC	2014	20,000	132.85	MH	ME36	2014	1,568	47.00
COMM	PMAC	2014	999999999	132.85	MH	ME36	2014	1,680	45.26
COMM	PMAF	2014	2,000	127.08	MH	ME36	2014	1,792	43.73
COMM	PMAF	2014	4,000	127.08	MH	ME36	2014	1,904	42.38
COMM	PMAF	2014	6,000	127.08	MH	ME36	2014	2,016	41.18
COMM	PMAF	2014	8,000	127.08	MH	ME36	2014	2,128	40.09
COMM	PMAF	2014	10,000	127.08	MH	ME36	2014	999999999	38.21
COMM	PMAF	2014	20,000	127.08	MH	ME42	2014	896	62.25
COMM	PMAF	2014	20,000	127.08	MH	ME42	2014	1,008	57.76
COMM	PMAF	2014	999999999	127.08	MH	ME42	2014	1,120	54.25
COMM	PMAS	2014	2,000	116.29	MH	ME42	2014	1,232	51.39
COMM	PMAS	2014	4,000	116.29	MH	ME42	2014	1,456	49.02
COMM	PMAS	2014	6,000	116.29	MH	ME42	2014	1,568	47.00
COMM	PMAS	2014	8,000	116.29	MH	ME42	2014	1,680	45.26
COMM	PMAS	2014	10,000	116.29	MH	ME42	2014	1,792	43.73
COMM	PMAS	2014	20,000	116.29	MH	ME42	2014	1,904	42.38
COMM	PMAS	2014	20,000	116.29	MH	ME42	2014	2,016	41.18
COMM	PMAS	2014	999999999	116.29	MH	ME42	2014	2,128	40.09
COMM	PMEC	2014	2,000	230.81	MH	ME42	2014	999999999	38.21

2014 Improvement Cost Schedules

(Prices expressed in **Thousands are per unit** -Prices expressed in **hundreds or lower are per square foot**)

Type	Class	Year	Range max	Price	Type	Class	Year	Range max	Price
COMM	PMEC	2014	4,000	230.81	MH	MG12	2014	336	52.60
COMM	PMEC	2014	6,000	230.81	MH	MG12	2014	384	50.66
COMM	PMEC	2014	8,000	230.81	MH	MG12	2014	432	49.06
COMM	PMEC	2014	10,000	230.81	MH	MG12	2014	480	47.74
COMM	PMEC	2014	20,000	230.81	MH	MG12	2014	528	46.60
COMM	PMEC	2014	20,000	230.81	MH	MG12	2014	576	45.60
COMM	PMEC	2014	999999999	230.81	MH	MG12	2014	624	44.72
COMM	PMEF	2014	2,000	211.31	MH	MG12	2014	672	43.93
COMM	PMEF	2014	4,000	211.31	MH	MG12	2014	720	43.22
COMM	PMEF	2014	6,000	211.31	MH	MG12	2014	768	42.58
COMM	PMEF	2014	8,000	211.31	MH	MG12	2014	816	41.99
COMM	PMEF	2014	10,000	211.31	MH	MG12	2014	864	41.44
COMM	PMEF	2014	20,000	211.31	MH	MG12	2014	999999999	40.94
COMM	PMEF	2014	20,000	211.31	MH	MG14	2014	392	47.88
COMM	PMEF	2014	999999999	211.31	MH	MG14	2014	448	46.20
COMM	PMGC	2014	2,000	175.29	MH	MG14	2014	504	44.83
COMM	PMGC	2014	4,000	175.29	MH	MG14	2014	560	43.67
COMM	PMGC	2014	6,000	175.29	MH	MG14	2014	616	42.69
COMM	PMGC	2014	8,000	175.29	MH	MG14	2014	672	41.83
COMM	PMGC	2014	10,000	175.29	MH	MG14	2014	728	41.07
COMM	PMGC	2014	20,000	175.29	MH	MG14	2014	784	40.39
COMM	PMGC	2014	20,000	175.29	MH	MG14	2014	840	39.77
COMM	PMGC	2014	999999999	175.29	MH	MG14	2014	952	38.70
COMM	PMGF	2014	2,000	167.65	MH	MG14	2014	1,008	38.22
COMM	PMGF	2014	4,000	167.65	MH	MG14	2014	1,064	37.79
COMM	PMGF	2014	6,000	167.65	MH	MG14	2014	999999999	37.79
COMM	PMGF	2014	8,000	167.65	MH	MG16	2014	448	45.44
COMM	PMGF	2014	10,000	167.65	MH	MG16	2014	512	43.75
COMM	PMGF	2014	20,000	167.65	MH	MG16	2014	576	42.38
COMM	PMGF	2014	20,000	167.65	MH	MG16	2014	640	41.22
COMM	PMGF	2014	999999999	167.65	MH	MG16	2014	704	40.24
COMM	PMGS	2014	2,000	158.97	MH	MG16	2014	768	39.38
COMM	PMGS	2014	4,000	158.97	MH	MG16	2014	832	38.62
COMM	PMGS	2014	6,000	158.97	MH	MG16	2014	896	37.95
COMM	PMGS	2014	8,000	158.97	MH	MG16	2014	960	37.33
COMM	PMGS	2014	10,000	158.97	MH	MG16	2014	1,024	36.78
COMM	PMGS	2014	20,000	158.97	MH	MG16	2014	1,088	36.27
COMM	PMGS	2014	20,000	158.97	MH	MG16	2014	1,152	35.80
COMM	PMGS	2014	999999999	158.97	MH	MG16	2014	1,216	35.36
COMM	PMPC	2014	2,000	101.15	MH	MG16	2014	999999999	35.36
COMM	PMPC	2014	4,000	101.15	MH	MG18	2014	504	45.44
COMM	PMPC	2014	6,000	101.15	MH	MG18	2014	576	42.38
COMM	PMPC	2014	8,000	101.15	MH	MG18	2014	648	41.22
COMM	PMPC	2014	10,000	101.15	MH	MG18	2014	720	40.24
COMM	PMPC	2014	20,000	101.15	MH	MG18	2014	792	39.38
COMM	PMPC	2014	20,000	101.15	MH	MG18	2014	864	38.62

2014 Improvement Cost Schedules

(Prices expressed in **Thousands are per unit** -Prices expressed in **hundreds or lower are per square foot**)

Type	Class	Year	Range max	Price	Type	Class	Year	Range max	Price
COMM	PMPC	2014	999999999	101.15	MH	MG18	2014	936	37.95
COMM	PMPF	2014	2,000	96.80	MH	MG18	2014	1,008	37.33
COMM	PMPF	2014	4,000	96.80	MH	MG18	2014	1,080	36.27
COMM	PMPF	2014	6,000	96.80	MH	MG18	2014	1,152	35.80
COMM	PMPF	2014	8,000	96.80	MH	MG18	2014	1,224	35.36
COMM	PMPF	2014	10,000	96.80	MH	MG18	2014	999999999	35.36
COMM	PMPF	2014	20,000	96.80	MH	MG20	2014	560	63.95
COMM	PMPF	2014	20,000	96.80	MH	MG20	2014	640	60.31
COMM	PMPF	2014	999999999	96.80	MH	MG20	2014	720	57.42
COMM	PMPS	2014	2,000	88.75	MH	MG20	2014	800	55.03
COMM	PMPS	2014	4,000	88.75	MH	MG20	2014	880	53.02
COMM	PMPS	2014	6,000	88.75	MH	MG20	2014	960	51.29
COMM	PMPS	2014	8,000	88.75	MH	MG20	2014	1,040	49.77
COMM	PMPS	2014	10,000	88.75	MH	MG20	2014	1,120	48.44
COMM	PMPS	2014	20,000	88.75	MH	MG20	2014	1,200	47.24
COMM	PMPS	2014	20,000	88.75	MH	MG20	2014	1,280	46.17
COMM	PMPS	2014	999999999	88.75	MH	MG20	2014	1,360	45.19
COMM	POAC	2014	2,000	105.46	MH	MG20	2014	1,440	44.29
COMM	POAC	2014	4,000	105.46	MH	MG20	2014	1,520	43.47
COMM	POAC	2014	6,000	105.46	MH	MG20	2014	999999999	43.47
COMM	POAC	2014	8,000	105.46	MH	MG24	2014	672	59.74
COMM	POAC	2014	10,000	105.46	MH	MG24	2014	768	55.88
COMM	POAC	2014	20,000	105.46	MH	MG24	2014	864	52.83
COMM	POAC	2014	50,000	105.46	MH	MG24	2014	960	50.35
COMM	POAC	2014	100,000	105.46	MH	MG24	2014	1,056	48.26
COMM	POAC	2014	999999999	105.46	MH	MG24	2014	1,152	46.47
COMM	POAF	2014	2,000	100.01	MH	MG24	2014	1,248	44.91
COMM	POAF	2014	4,000	100.01	MH	MG24	2014	1,344	43.55
COMM	POAF	2014	6,000	100.01	MH	MG24	2014	1,440	42.34
COMM	POAF	2014	8,000	100.01	MH	MG24	2014	1,536	41.25
COMM	POAF	2014	10,000	100.01	MH	MG24	2014	1,632	40.26
COMM	POAF	2014	20,000	100.01	MH	MG24	2014	1,728	39.36
COMM	POAF	2014	50,000	100.01	MH	MG24	2014	1,824	38.54
COMM	POAF	2014	100,000	100.01	MH	MG24	2014	999999999	38.54
COMM	POAF	2014	999999999	100.01	MH	MG26	2014	784	55.88
COMM	POAS	2014	2,000	91.83	MH	MG26	2014	896	52.83
COMM	POAS	2014	4,000	91.83	MH	MG26	2014	1,008	50.35
COMM	POAS	2014	6,000	91.83	MH	MG26	2014	1,120	46.47
COMM	POAS	2014	8,000	91.83	MH	MG26	2014	1,232	44.91
COMM	POAS	2014	10,000	91.83	MH	MG26	2014	1,344	43.55
COMM	POAS	2014	20,000	91.83	MH	MG26	2014	1,456	42.34
COMM	POAS	2014	50,000	91.83	MH	MG26	2014	1,568	41.25
COMM	POAS	2014	100,000	91.83	MH	MG26	2014	1,680	40.26
COMM	POAS	2014	999999999	91.83	MH	MG26	2014	1,792	39.36
COMM	POEC	2014	2,000	212.82	MH	MG26	2014	2,016	36.54
COMM	POEC	2014	4,000	212.82	MH	MG26	2014	999999999	36.54

2014 Improvement Cost Schedules

(Prices expressed in **Thousands are per unit** -Prices expressed in **hundreds or lower are per square foot**)

Type	Class	Year	Range max	Price	Type	Class	Year	Range max	Price
COMM	POEC	2014	6,000	212.82	MH	MG28	2014	784	56.38
COMM	POEC	2014	8,000	212.82	MH	MG28	2014	896	52.37
COMM	POEC	2014	10,000	212.82	MH	MG28	2014	1,008	49.23
COMM	POEC	2014	20,000	212.82	MH	MG28	2014	1,120	46.68
COMM	POEC	2014	50,000	212.82	MH	MG28	2014	1,232	44.55
COMM	POEC	2014	100,000	212.82	MH	MG28	2014	1,344	42.75
COMM	POEC	2014	999999999	212.82	MH	MG28	2014	1,456	41.18
COMM	POEF	2014	2,000	202.88	MH	MG28	2014	1,568	39.81
COMM	POEF	2014	4,000	202.88	MH	MG28	2014	1,680	38.59
COMM	POEF	2014	6,000	202.88	MH	MG28	2014	1,792	37.51
COMM	POEF	2014	8,000	202.88	MH	MG28	2014	1,904	36.52
COMM	POEF	2014	10,000	202.88	MH	MG28	2014	2,016	35.63
COMM	POEF	2014	20,000	202.88	MH	MG28	2014	2,128	34.82
COMM	POEF	2014	50,000	202.88	MH	MG28	2014	999999999	34.82
COMM	POEF	2014	100,000	202.88	MH	MG30	2014	784	56.38
COMM	POEF	2014	999999999	202.88	MH	MG30	2014	896	52.37
COMM	POGC	2014	2,000	148.70	MH	MG30	2014	1,008	49.23
COMM	POGC	2014	4,000	148.70	MH	MG30	2014	1,120	46.68
COMM	POGC	2014	6,000	148.70	MH	MG30	2014	1,232	44.55
COMM	POGC	2014	8,000	148.70	MH	MG30	2014	1,344	42.75
COMM	POGC	2014	10,000	148.70	MH	MG30	2014	1,456	41.18
COMM	POGC	2014	20,000	148.70	MH	MG30	2014	1,568	39.81
COMM	POGC	2014	50,000	148.70	MH	MG30	2014	1,680	38.59
COMM	POGC	2014	100,000	148.70	MH	MG30	2014	1,792	37.51
COMM	POGC	2014	999999999	148.70	MH	MG30	2014	1,904	36.52
COMM	POGF	2014	2,000	141.33	MH	MG30	2014	2,016	35.63
COMM	POGF	2014	4,000	141.33	MH	MG30	2014	2,128	34.82
COMM	POGF	2014	6,000	141.33	MH	MG30	2014	999999999	34.82
COMM	POGF	2014	8,000	141.33	MH	MG32	2014	896	51.88
COMM	POGF	2014	10,000	141.33	MH	MG32	2014	1,024	48.14
COMM	POGF	2014	20,000	141.33	MH	MG32	2014	1,152	45.21
COMM	POGF	2014	50,000	141.33	MH	MG32	2014	1,280	42.83
COMM	POGF	2014	100,000	141.33	MH	MG32	2014	1,408	40.85
COMM	POGF	2014	999999999	141.33	MH	MG32	2014	1,536	39.17
COMM	POGS	2014	2,000	133.77	MH	MG32	2014	1,664	37.72
COMM	POGS	2014	4,000	133.77	MH	MG32	2014	1,792	36.44
COMM	POGS	2014	6,000	133.77	MH	MG32	2014	1,920	35.32
COMM	POGS	2014	8,000	133.77	MH	MG32	2014	2,048	34.32
COMM	POGS	2014	10,000	133.77	MH	MG32	2014	2,176	33.41
COMM	POGS	2014	20,000	133.77	MH	MG32	2014	2,304	32.59
COMM	POGS	2014	50,000	133.77	MH	MG32	2014	2,432	31.84
COMM	POGS	2014	100,000	133.77	MH	MG32	2014	999999999	31.84
COMM	POGS	2014	999999999	133.77	MH	MG36	2014	1,008	48.14
COMM	POPC	2014	2,000	71.13	MH	MG36	2014	1,152	45.21
COMM	POPC	2014	4,000	71.13	MH	MG36	2014	1,296	42.83
COMM	POPC	2014	6,000	71.13	MH	MG36	2014	1,440	40.85

2014 Improvement Cost Schedules

(Prices expressed in **Thousands are per unit** -Prices expressed in **hundreds or lower are per square foot**)

Type	Class	Year	Range max	Price	Type	Class	Year	Range max	Price
COMM	POPC	2014	8,000	71.13	MH	MG36	2014	1,584	39.17
COMM	POPC	2014	10,000	71.13	MH	MG36	2014	1,728	37.72
COMM	POPC	2014	20,000	71.13	MH	MG36	2014	1,872	36.44
COMM	POPC	2014	50,000	71.13	MH	MG36	2014	2,016	34.32
COMM	POPC	2014	100,000	71.13	MH	MG36	2014	2,160	33.41
COMM	POPC	2014	99999999	71.13	MH	MG36	2014	2,304	32.59
COMM	POPF	2014	2,000	67.10	MH	MG36	2014	2,448	31.84
COMM	POPF	2014	4,000	67.10	MH	MG36	2014	99999999	31.84
COMM	POPF	2014	6,000	67.10	MH	MG42	2014	1,008	48.14
COMM	POPF	2014	8,000	67.10	MH	MG42	2014	1,152	45.21
COMM	POPF	2014	10,000	67.10	MH	MG42	2014	1,296	42.83
COMM	POPF	2014	20,000	67.10	MH	MG42	2014	1,440	40.85
COMM	POPF	2014	50,000	67.10	MH	MG42	2014	1,584	39.17
COMM	POPF	2014	100,000	67.10	MH	MG42	2014	1,728	37.72
COMM	POPF	2014	99999999	67.10	MH	MG42	2014	1,872	36.44
COMM	POPS	2014	2,000	62.28	MH	MG42	2014	2,016	34.32
COMM	POPS	2014	4,000	62.28	MH	MG42	2014	2,160	33.41
COMM	POPS	2014	6,000	62.28	MH	MG42	2014	2,304	32.59
COMM	POPS	2014	8,000	62.28	MH	MG42	2014	2,448	31.84
COMM	POPS	2014	10,000	62.28	MH	MG42	2014	99999999	31.84
COMM	POPS	2014	20,000	62.28	MH	MP08	2014	160	34.65
COMM	POPS	2014	50,000	62.28	MH	MP08	2014	192	33.71
COMM	POPS	2014	100,000	62.28	MH	MP08	2014	224	32.93
COMM	POPS	2014	99999999	62.28	MH	MP08	2014	256	32.28
COMM	QAAC	2014	5,000	69.71	MH	MP08	2014	288	31.71
COMM	QAAC	2014	10,000	69.71	MH	MP08	2014	320	31.21
COMM	QAAC	2014	20,000	69.71	MH	MP08	2014	352	30.76
COMM	QAAC	2014	40,000	69.71	MH	MP08	2014	384	30.37
COMM	QAAC	2014	100,000	69.71	MH	MP08	2014	416	30.00
COMM	QAAC	2014	99999999	69.71	MH	MP08	2014	448	29.67
COMM	QAAF	2014	5,000	67.07	MH	MP08	2014	480	29.37
COMM	QAAF	2014	10,000	67.07	MH	MP08	2014	512	29.09
COMM	QAAF	2014	20,000	67.07	MH	MP08	2014	544	28.82
COMM	QAAF	2014	40,000	67.07	MH	MP08	2014	576	28.58
COMM	QAAF	2014	100,000	67.07	MH	MP08	2014	608	28.35
COMM	QAAF	2014	99999999	67.07	MH	MP08	2014	99999999	28.35
COMM	QAEC	2014	5,000	127.01	MH	MP10	2014	200	29.56
COMM	QAEC	2014	10,000	127.01	MH	MP10	2014	240	28.51
COMM	QAEC	2014	20,000	127.01	MH	MP10	2014	280	27.65
COMM	QAEC	2014	40,000	127.01	MH	MP10	2014	320	26.93
COMM	QAEC	2014	100,000	127.01	MH	MP10	2014	360	26.31
COMM	QAEC	2014	99999999	127.01	MH	MP10	2014	400	25.77
COMM	QAEF	2014	5,000	120.77	MH	MP10	2014	440	25.29
COMM	QAEF	2014	10,000	120.77	MH	MP10	2014	480	24.86
COMM	QAEF	2014	20,000	120.77	MH	MP10	2014	520	24.47
COMM	QAEF	2014	40,000	120.77	MH	MP10	2014	560	24.12

2014 Improvement Cost Schedules

(Prices expressed in **Thousands are per unit** -Prices expressed in **hundreds or lower are per square foot**)

Type	Class	Year	Range max	Price	Type	Class	Year	Range max	Price
COMM	QAEF	2014	100,000	120.77	MH	MP10	2014	600	23.80
COMM	QAEF	2014	999999999	120.77	MH	MP10	2014	640	23.50
COMM	QAGC	2014	5,000	94.25	MH	MP10	2014	680	23.22
COMM	QAGC	2014	10,000	94.25	MH	MP10	2014	720	22.97
COMM	QAGC	2014	20,000	94.25	MH	MP10	2014	760	22.72
COMM	QAGC	2014	40,000	94.25	MH	MP10	2014	999999999	22.72
COMM	QAGC	2014	100,000	94.25	MH	MP12	2014	240	22.91
COMM	QAGC	2014	999999999	94.25	MH	MP12	2014	288	22.15
COMM	QAGF	2014	5,000	88.95	MH	MP12	2014	336	21.53
COMM	QAGF	2014	10,000	88.95	MH	MP12	2014	384	21.01
COMM	QAGF	2014	20,000	88.95	MH	MP12	2014	432	20.56
COMM	QAGF	2014	40,000	88.95	MH	MP12	2014	480	20.17
COMM	QAGF	2014	100,000	88.95	MH	MP12	2014	528	19.82
COMM	QAGF	2014	999999999	88.95	MH	MP12	2014	576	19.51
COMM	QAPC	2014	5,000	60.57	MH	MP12	2014	624	19.23
COMM	QAPC	2014	10,000	60.57	MH	MP12	2014	672	18.97
COMM	QAPC	2014	20,000	60.57	MH	MP12	2014	720	18.74
COMM	QAPC	2014	40,000	60.57	MH	MP12	2014	768	18.52
COMM	QAPC	2014	100,000	60.57	MH	MP12	2014	816	18.32
COMM	QAPC	2014	999999999	60.57	MH	MP12	2014	864	18.13
COMM	QAPF	2014	5,000	56.48	MH	MP12	2014	912	17.95
COMM	QAPF	2014	10,000	56.48	MH	MP12	2014	999999999	17.95
COMM	QAPF	2014	20,000	56.48	MH	MP14	2014	280	27.84
COMM	QAPF	2014	40,000	56.48	MH	MP14	2014	336	26.76
COMM	QAPF	2014	100,000	56.48	MH	MP14	2014	392	25.89
COMM	QAPF	2014	999999999	56.48	MH	MP14	2014	448	25.16
COMM	QFAC	2014	2,000	101.48	MH	MP14	2014	504	24.53
COMM	QFAC	2014	4,000	101.48	MH	MP14	2014	560	23.97
COMM	QFAC	2014	10,000	101.48	MH	MP14	2014	616	23.49
COMM	QFAC	2014	20,000	101.48	MH	MP14	2014	672	23.06
COMM	QFAC	2014	999999999	101.48	MH	MP14	2014	728	22.67
COMM	QFAF	2014	2,000	94.64	MH	MP14	2014	784	22.32
COMM	QFAF	2014	4,000	94.64	MH	MP14	2014	840	21.99
COMM	QFAF	2014	10,000	94.64	MH	MP14	2014	896	21.69
COMM	QFAF	2014	20,000	94.64	MH	MP14	2014	952	21.41
COMM	QFAF	2014	999999999	94.64	MH	MP14	2014	1,008	21.15
COMM	QFAS	2014	2,000	90.49	MH	MP14	2014	1,064	20.91
COMM	QFAS	2014	4,000	90.49	MH	MP14	2014	999999999	20.91
COMM	QFAS	2014	10,000	90.49	MH	MP16	2014	448	24.46
COMM	QFAS	2014	20,000	90.49	MH	MP16	2014	512	23.72
COMM	QFAS	2014	999999999	90.49	MH	MP16	2014	576	23.08
COMM	QFEC	2014	2,000	185.21	MH	MP16	2014	640	22.53
COMM	QFEC	2014	4,000	185.21	MH	MP16	2014	704	22.04
COMM	QFEC	2014	10,000	185.21	MH	MP16	2014	768	21.61
COMM	QFEC	2014	20,000	185.21	MH	MP16	2014	832	21.22
COMM	QFEC	2014	999999999	185.21	MH	MP16	2014	896	20.86

2014 Improvement Cost Schedules

(Prices expressed in **Thousands are per unit** -Prices expressed in **hundreds or lower are per square foot**)

Type	Class	Year	Range max	Price	Type	Class	Year	Range max	Price
COMM	QFEF	2014	2,000	177.22	MH	MP16	2014	960	20.54
COMM	QFEF	2014	4,000	177.22	MH	MP16	2014	1,024	20.24
COMM	QFEF	2014	10,000	177.22	MH	MP16	2014	1,088	19.97
COMM	QFEF	2014	20,000	177.22	MH	MP16	2014	1,152	19.71
COMM	QFEF	2014	99999999	177.22	MH	MP16	2014	99999999	19.47
COMM	QFPC	2014	2,000	73.41	MH	MP20	2014	480	33.53
COMM	QFPC	2014	4,000	73.41	MH	MP20	2014	560	31.84
COMM	QFPC	2014	10,000	73.41	MH	MP20	2014	640	30.45
COMM	QFPC	2014	20,000	73.41	MH	MP20	2014	720	29.28
COMM	QFPC	2014	99999999	73.41	MH	MP20	2014	800	28.28
COMM	QFPF	2014	2,000	67.49	MH	MP20	2014	880	27.39
COMM	QFPF	2014	4,000	67.49	MH	MP20	2014	960	26.62
COMM	QFPF	2014	10,000	67.49	MH	MP20	2014	1,040	25.93
COMM	QFPF	2014	20,000	67.49	MH	MP20	2014	1,120	25.30
COMM	QFPF	2014	99999999	67.49	MH	MP20	2014	1,200	24.73
COMM	QFPS	2014	2,000	63.96	MH	MP20	2014	1,280	24.21
COMM	QFPS	2014	4,000	63.96	MH	MP20	2014	99999999	22.89
COMM	QFPS	2014	10,000	63.96	MH	MP24	2014	576	31.18
COMM	QFPS	2014	20,000	63.96	MH	MP24	2014	672	29.40
COMM	QFPS	2014	99999999	63.96	MH	MP24	2014	768	27.96
COMM	QMAC	2014	10,000	81.98	MH	MP24	2014	864	26.75
COMM	QMAC	2014	20,000	81.98	MH	MP24	2014	960	25.71
COMM	QMAC	2014	40,000	81.98	MH	MP24	2014	1,056	24.81
COMM	QMAC	2014	99999999	81.98	MH	MP24	2014	1,152	24.02
COMM	QMAF	2014	10,000	78.19	MH	MP24	2014	1,248	23.32
COMM	QMAF	2014	20,000	78.19	MH	MP24	2014	1,344	22.69
COMM	QMAF	2014	40,000	78.19	MH	MP24	2014	1,440	22.12
COMM	QMAF	2014	99999999	78.19	MH	MP24	2014	1,536	21.59
COMM	QMEC	2014	10,000	151.72	MH	MP24	2014	1,632	21.12
COMM	QMEC	2014	20,000	151.72	MH	MP24	2014	99999999	20.27
COMM	QMEC	2014	40,000	151.72	MH	MP28	2014	672	29.31
COMM	QMEC	2014	99999999	151.72	MH	MP28	2014	784	27.50
COMM	QMEF	2014	10,000	145.83	MH	MP28	2014	896	26.02
COMM	QMEF	2014	20,000	145.83	MH	MP28	2014	1,008	24.79
COMM	QMEF	2014	40,000	145.83	MH	MP28	2014	1,120	23.74
COMM	QMEF	2014	99999999	145.83	MH	MP28	2014	1,232	22.83
COMM	QMGC	2014	10,000	112.80	MH	MP28	2014	1,344	22.04
COMM	QMGC	2014	20,000	112.80	MH	MP28	2014	1,456	21.34
COMM	QMGC	2014	40,000	112.80	MH	MP28	2014	1,568	20.71
COMM	QMGC	2014	99999999	112.80	MH	MP28	2014	1,680	20.14
COMM	QMGF	2014	10,000	108.06	MH	MP28	2014	1,792	19.63
COMM	QMGF	2014	20,000	108.06	MH	MP28	2014	1,904	19.16
COMM	QMGF	2014	40,000	108.06	MH	MP28	2014	99999999	18.32
COMM	QMGF	2014	99999999	108.06	PATA	A	2014	25	8.50
COMM	QMPC	2014	10,000	71.52	PATA	A	2014	50	7.50
COMM	QMPC	2014	20,000	71.52	PATA	A	2014	100	6.50

2014 Improvement Cost Schedules

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Type	Class	Year	Range max	Price	Type	Class	Year	Range max	Price
COMM	QMPC	2014	40,000	71.52	PATA	A	2014	999999999	5.50
COMM	QMPC	2014	999999999	71.52	PATE	E	2014	25	12.50
COMM	QMPC	2014	10,000	68.14	PATE	E	2014	50	11.50
COMM	QMPC	2014	20,000	68.14	PATE	E	2014	100	10.50
COMM	QMPC	2014	40,000	68.14	PATE	E	2014	300	9.50
COMM	QMPC	2014	999999999	68.14	PATE	E	2014	999999999	9.50
COMM	SBAC	2014	100	185.00	POOL	A1	2014	999999999	7,500.00
COMM	SBAC	2014	200	185.00	POOL	A1	2014	999999999	10,000.00
COMM	SBAC	2014	999999999	185.00	POOL	A2	2014	999999999	12,500.00
COMM	SBAF	2014	100	185.00	POOL	A3	2014	999999999	12,500.00
COMM	SBAF	2014	200	185.00	POOL	E1	2014	999999999	15,000.00
COMM	SBAF	2014	999999999	185.00	POOL	E2	2014	999999999	20,000.00
COMM	SBAS	2014	100	185.00	POOL	E2	2014	999999999	20,000.00
COMM	SBAS	2014	200	185.00	POOL	E3	2014	999999999	25,000.00
COMM	SBAS	2014	999999999	185.00	POOL	FLV	2014	999999999	0.00
COMM	SBGS	2014	100	335.00	POOL	P1	2014	999999999	3,000.00
COMM	SBGS	2014	200	335.00	POOL	PNV	2014	999999999	10.00
COMM	SBGS	2014	999999999	335.00	SHED	SHDA	2014	999999999	2.50
COMM	SBPC	2014	100	120.00	SHED	SHDE	2014	999999999	3.50
COMM	SBPC	2014	200	120.00	SHED	SHDP	2014	999999999	1.50
COMM	SBPC	2014	999999999	120.00	SLAB	SLAB	2014	999999999	1.50
COMM	SBPF	2014	100	120.00	SLAB	SLAB	2014	999999999	1.50
COMM	SBPF	2014	200	120.00	STGA	STGA	2014	999999999	5.00
COMM	SBPF	2014	999999999	120.00	STGA	STGA	2014	999999999	5.00
COMM	SBPS	2014	100	120.00	STGE	STGE	2014	999999999	7.50
COMM	SBPS	2014	200	120.00	STGE	STGE	2014	999999999	7.50
COMM	SBPS	2014	999999999	120.00	STGP	STGP	2014	999999999	3.50
COMM	SDAC	2014	999999999	84.30	STGP	STGP	2014	999999999	3.50
COMM	SDGC	2014	999999999	101.44	STORM	STORM	2014	2,500	3,000.00
COMM	SGAC	2014	2,000	24.29	TCC	TCC	2014	999999999	20,000.00
COMM	SGAC	2014	5,000	24.29	TCH	TCH	2014	999999999	12,000.00
COMM	SGAC	2014	10,000	24.29	TCLC	TCLC	2014	999999999	26,500.00
COMM	SGAC	2014	20,000	24.29	TCLH	TCLH	2014	999999999	18,500.00
COMM	SGAC	2014	999999999	24.29	WINDSOL/ *		2014	1	5,000.00
COMM	SGAF	2014	2,000	18.33					
COMM	SGAF	2014	5,000	18.33					
COMM	SGAF	2014	10,000	18.33					
COMM	SGAF	2014	20,000	18.33					
COMM	SGAF	2014	999999999	18.33					
COMM	SGAS	2014	2,000	17.84					
COMM	SGAS	2014	5,000	17.84					
COMM	SGAS	2014	10,000	17.84					
COMM	SGAS	2014	20,000	17.84					
COMM	SGAS	2014	999999999	17.84					



2014 Land Cost Schedules

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2014	BA	A	34.41		2014	FV75C	M	75,500.00
2014	DCA	A	386.80		2014	FV76A	M	76,000.00
2014	DCE	A	415.81		2014	FV77A	M	77,000.00
2014	DCP	A	290.10		2014	FV77C	M	77,500.00
2014	IP	A	125.00		2014	FV77D	M	77,750.00
2014	IPE	A	125.00		2014	FV78A	M	78,000.00
2014	IPP	A	125.00		2014	FV78C	M	78,500.00
2014	NP	A	100.00		2014	FV79A	M	79,000.00
2014	NPE	A	100.00		2014	FV79C	M	79,500.00
2014	NPP	A	100.00		2014	FV80A	M	80,000.00
2014	NS	A	1,600.00		2014	FV80C	M	80,500.00
2014	O	A	382.73		2014	FV81A	M	81,000.00
2014	OC	A	750.00		2014	FV82A	M	82,000.00
2014	OCE	A	750.00		2014	FV82C	M	82,500.00
2014	OCP	A	750.00		2014	FV83A	M	83,000.00
2014	W	A	30.00		2014	FV83C	M	83,500.00
2014	WBA	A	34.41		2014	FV84A	M	84,000.00
2014	WDCA	A	386.80		2014	FV84C	M	84,500.00
2014	WDCE	A	415.81		2014	FV85A	M	85,000.00
2014	WDCP	A	290.10		2014	FV86A	M	86,000.00
2014	WIP	A	125.00		2014	FV87A	M	87,000.00
2014	WIPE	A	125.00		2014	FV87C	M	87,500.00
2014	WIPP	A	125.00		2014	FV88A	M	88,000.00
2014	WNP	A	100.00		2014	FV89A	M	89,000.00
2014	WNPE	A	100.00		2014	FV89C	M	89,500.00
2014	WNPP	A	100.00		2014	FV90A	M	90,000.00
2014	WNS	A	1,600.00		2014	FV91A	M	91,000.00
2014	WO	A	382.73		2014	FV92A	M	92,000.00
2014	WOC	A	750.00		2014	FV92C	M	92,500.00
2014	FV00B	M	500.00		2014	FV93A	M	93,000.00
2014	FV01A	M	1,000.00		2014	FV94A	M	94,000.00
2014	FV01B	M	1,250.00		2014	FV95A	M	95,000.00
2014	FV01C	M	1,500.00		2014	FV96A	M	96,000.00
2014	FV01D	M	1,750.00		2014	FV98A	M	98,000.00
2014	FV02A	M	2,000.00		2014	FV98D	M	98,750.00
2014	FV02B	M	2,250.00		2014	FV99A	M	99,000.00
2014	FV02C	M	2,500.00		2014	FV99C	M	99,500.00
2014	FV02D	M	2,750.00		2014	R1	M	13,000.00
2014	FV03A	M	3,000.00		2014	R10	M	5,000.00
2014	FV03B	M	3,250.00		2014	R100	M	3,000.00
2014	FV03C	M	3,500.00		2014	R150	M	2,850.00
2014	FV03D	M	3,750.00		2014	R1K	M	1,700.00
2014	FV04A	M	4,000.00		2014	R2	M	10,700.00
2014	FV04B	M	4,250.00		2014	R20	M	4,700.00
2014	FV04C	M	4,500.00		2014	R200	M	2,700.00
2014	FV04D	M	4,750.00		2014	R3	M	9,500.00
2014	FV05A	M	5,000.00		2014	R30	M	4,400.00

2014 Land Cost Schedules

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2014	FV05B	M	5,250.00		2014	R300	M	2,400.00
2014	FV05C	M	5,500.00		2014	R3K	M	1,500.00
2014	FV05D	M	5,750.00		2014	R4	M	8,500.00
2014	FV06A	M	6,000.00		2014	R40	M	4,200.00
2014	FV06B	M	6,250.00		2014	R400	M	2,200.00
2014	FV06C	M	6,500.00		2014	R5	M	7,600.00
2014	FV06D	M	6,750.00		2014	R50	M	4,000.00
2014	FV07A	M	7,000.00		2014	R500	M	2,100.00
2014	FV07B	M	7,250.00		2014	R6	M	6,900.00
2014	FV07C	M	7,500.00		2014	R60	M	3,800.00
2014	FV07D	M	7,750.00		2014	R600	M	2,000.00
2014	FV08A	M	8,000.00		2014	R7	M	6,400.00
2014	FV08B	M	8,250.00		2014	R70	M	3,600.00
2014	FV08C	M	8,500.00		2014	R700	M	1,900.00
2014	FV08D	M	8,750.00		2014	R8	M	5,900.00
2014	FV09A	M	9,000.00		2014	R80	M	3,400.00
2014	FV09B	M	9,250.00		2014	R800	M	1,850.00
2014	FV09C	M	9,500.00		2014	R9	M	5,400.00
2014	FV09D	M	9,750.00		2014	R90	M	3,200.00
2014	FV100A	M	100,000.00		2014	R900	M	1,800.00
2014	FV105A	M	105,000.00		2014	R99	M	1,300.00
2014	FV10A	M	10,000.00		2014	SF0005	M	0.05
2014	FV10B	M	10,250.00		2014	SF0010	M	0.10
2014	FV10C	M	10,500.00		2014	SF0015	M	0.15
2014	FV10D	M	10,750.00		2014	SF0020	M	0.20
2014	FV110A	M	110,000.00		2014	SF0025	M	0.25
2014	FV115D	M	115,750.00		2014	SF0030	M	0.30
2014	FV116A	M	1,166,000.00		2014	SF0035	M	0.35
2014	FV117A	M	117,000.00		2014	SF0040	M	0.40
2014	FV11A	M	11,000.00		2014	SF0045	M	0.45
2014	FV11B	M	11,250.00		2014	SF0050	M	0.50
2014	FV11C	M	11,500.00		2014	SF0055	M	0.55
2014	FV11D	M	11,750.00		2014	SF0060	M	0.60
2014	FV120A	M	120,000.00		2014	SF0065	M	0.65
2014	FV122A	M	122,000.00		2014	SF0070	M	0.70
2014	FV125A	M	125,000.00		2014	SF0075	M	0.75
2014	FV125B	M	125,500.00		2014	SF0080	M	0.80
2014	FV125C	M	125,500.00		2014	SF0085	M	0.85
2014	FV127A	M	127,000.00		2014	SF0090	M	0.90
2014	FV12A	M	12,000.00		2014	SF0095	M	0.95
2014	FV12B	M	12,250.00		2014	SF0100	M	1.00
2014	FV12C	M	12,500.00		2014	SF0105	M	1.05
2014	FV12D	M	12,750.00		2014	SF0110	M	1.10
2014	FV130A	M	130,000.00		2014	SF0115	M	1.15
2014	FV135A	M	135,000.00		2014	SF0120	M	1.20
2014	FV137A	M	137,000.00		2014	SF0125	M	1.25
2014	FV13A	M	13,000.00		2014	SF0130	M	1.30

2014 Land Cost Schedules

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2014	FV13B	M	13,250.00		2014	SF0135	M	1.35
2014	FV13C	M	13,500.00		2014	SF0140	M	1.40
2014	FV13D	M	13,750.00		2014	SF0145	M	1.45
2014	FV140A	M	140,000.00		2014	SF0150	M	1.50
2014	FV14A	M	14,000.00		2014	SF0155	M	1.55
2014	FV14B	M	14,250.00		2014	SF0160	M	1.60
2014	FV14C	M	14,500.00		2014	SF0165	M	1.65
2014	FV14D	M	14,750.00		2014	SF0170	M	1.70
2014	FV150A	M	150,000.00		2014	SF0175	M	1.75
2014	FV15A	M	15,000.00		2014	SF0180	M	1.80
2014	FV15B	M	15,250.00		2014	SF0185	M	1.85
2014	FV15C	M	15,500.00		2014	SF0190	M	1.90
2014	FV15D	M	15,750.00		2014	SF0195	M	1.95
2014	FV160A	M	160,000.00		2014	SF0200	M	2.00
2014	FV165A	M	165,000.00		2014	SF0205	M	2.05
2014	FV16A	M	16,000.00		2014	SF0210	M	2.10
2014	FV16B	M	16,250.00		2014	SF0215	M	2.15
2014	FV16C	M	16,500.00		2014	SF0220	M	2.20
2014	FV16D	M	16,750.00		2014	SF0225	M	2.25
2014	FV170A	M	170,000.00		2014	SF0230	M	2.30
2014	FV175A	M	175,000.00		2014	SF0235	M	2.35
2014	FV17A	M	17,000.00		2014	SF0240	M	2.40
2014	FV17B	M	17,250.00		2014	SF0245	M	2.45
2014	FV17C	M	17,500.00		2014	SF0250	M	2.50
2014	FV17D	M	17,750.00		2014	SF0255	M	2.55
2014	FV180A	M	180,000.00		2014	SF0260	M	2.60
2014	FV18A	M	18,000.00		2014	SF0265	M	2.65
2014	FV18B	M	18,250.00		2014	SF0270	M	2.70
2014	FV18C	M	18,500.00		2014	SF0275	M	2.75
2014	FV18D	M	18,750.00		2014	SF0280	M	2.80
2014	FV190A	M	19,000.00		2014	SF0285	M	2.85
2014	FV19A	M	19,000.00		2014	SF0290	M	2.90
2014	FV19B	M	19,250.00		2014	SF0295	M	2.95
2014	FV19C	M	19,500.00		2014	SF0300	M	3.00
2014	FV19D	M	19,750.00		2014	SF0305	M	3.05
2014	FV200A	M	200,000.00		2014	SF0310	M	3.10
2014	FV20A	M	20,000.00		2014	SF0315	M	3.15
2014	FV20B	M	20,250.00		2014	SF0320	M	3.20
2014	FV20C	M	20,500.00		2014	SF0325	M	3.25
2014	FV20D	M	20,750.00		2014	SF0330	M	3.30
2014	FV21A	M	21,000.00		2014	SF0335	M	3.35
2014	FV21B	M	21,250.00		2014	SF0340	M	3.40
2014	FV21C	M	21,500.00		2014	SF0345	M	3.45
2014	FV21D	M	21,750.00		2014	SF0350	M	3.50
2014	FV220A	M	220,000.00		2014	SF0355	M	3.55
2014	FV225A	M	225,000.00		2014	SF0360	M	3.60
2014	FV22A	M	22,000.00		2014	SF0365	M	3.65

2014 Land Cost Schedules

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2014	FV22B	M	22,250.00		2014	SF0370	M	3.70
2014	FV22C	M	22,500.00		2014	SF0375	M	3.75
2014	FV22D	M	22,750.00		2014	SF0380	M	3.80
2014	FV230A	M	230,000.00		2014	SF0385	M	3.85
2014	FV23A	M	23,000.00		2014	SF0390	M	3.90
2014	FV23B	M	23,250.00		2014	SF0395	M	3.95
2014	FV23C	M	23,500.00		2014	SF0400	M	4.00
2014	FV23D	M	23,750.00		2014	SF0405	M	4.05
2014	FV24A	M	24,000.00		2014	SF0410	M	4.10
2014	FV24B	M	24,250.00		2014	SF0415	M	4.15
2014	FV24C	M	24,500.00		2014	SF0420	M	4.20
2014	FV24D	M	24,750.00		2014	SF0425	M	4.25
2014	FV250A	M	250,000.00		2014	SF0430	M	4.30
2014	FV25A	M	25,000.00		2014	SF0435	M	4.35
2014	FV25B	M	25,250.00		2014	SF0440	M	4.40
2014	FV25C	M	25,500.00		2014	SF0445	M	4.45
2014	FV25D	M	25,750.00		2014	SF0450	M	4.50
2014	FV26A	M	26,000.00		2014	SF0455	M	4.55
2014	FV26B	M	26,250.00		2014	SF0460	M	4.60
2014	FV26C	M	26,500.00		2014	SF0465	M	4.65
2014	FV26D	M	26,750.00		2014	SF0470	M	4.70
2014	FV27A	M	27,000.00		2014	SF0475	M	4.75
2014	FV27B	M	27,250.00		2014	SF0480	M	4.80
2014	FV27C	M	27,500.00		2014	SF0485	M	4.85
2014	FV27D	M	27,750.00		2014	SF0490	M	4.90
2014	FV28A	M	28,000.00		2014	SF0495	M	4.95
2014	FV28B	M	28,250.00		2014	SF0500	M	5.00
2014	FV28C	M	28,500.00		2014	SF0505	M	5.05
2014	FV28D	M	28,750.00		2014	SF0510	M	5.10
2014	FV295A	M	295,000.00		2014	SF0515	M	5.15
2014	FV29A	M	29,000.00		2014	SF0520	M	5.20
2014	FV29B	M	29,250.00		2014	SF0525	M	5.25
2014	FV29C	M	29,500.00		2014	SF0530	M	5.30
2014	FV29D	M	29,750.00		2014	SF0535	M	5.35
2014	FV300A	M	300,000.00		2014	SF0540	M	5.40
2014	FV30A	M	30,000.00		2014	SF0545	M	5.45
2014	FV30B	M	30,250.00		2014	SF0550	M	5.50
2014	FV30C	M	30,500.00		2014	SF0555	M	5.55
2014	FV30D	M	30,750.00		2014	SF0560	M	5.60
2014	FV31A	M	31,000.00		2014	SF0565	M	5.65
2014	FV31B	M	31,250.00		2014	SF0570	M	5.70
2014	FV31C	M	31,500.00		2014	SF0575	M	5.75
2014	FV31D	M	31,750.00		2014	SF0580	M	5.80
2014	FV32A	M	32,000.00		2014	SF0585	M	5.85
2014	FV32B	M	32,250.00		2014	SF0590	M	5.90
2014	FV32C	M	32,500.00		2014	SF0595	M	5.95
2014	FV32D	M	32,750.00		2014	SF0600	M	6.00

2014 Land Cost Schedules

(Prices expressed in **thousands or hundreds are per acre** - Prices expressed in **tens or lower are per square foot**)

<u>Year</u>	<u>Code</u>	<u>Ag/Mkt</u>	<u>Price</u>		<u>Year</u>	<u>Code</u>	<u>Ag/Mkt</u>	<u>Price</u>
2014	FV33A	M	33,000.00		2014	SF0605	M	6.05
2014	FV33B	M	33,250.00		2014	SF0610	M	6.10
2014	FV33C	M	33,500.00		2014	SF0615	M	6.15
2014	FV33D	M	33,750.00		2014	SF0620	M	6.20
2014	FV34A	M	34,000.00		2014	SF0625	M	6.25
2014	FV34B	M	34,250.00		2014	SF0630	M	6.30
2014	FV34C	M	34,500.00		2014	SF0635	M	6.35
2014	FV34D	M	34,750.00		2014	SF0640	M	6.40
2014	FV35A	M	35,000.00		2014	SF0645	M	6.45
2014	FV35B	M	35,250.00		2014	SF0650	M	6.50
2014	FV35C	M	35,500.00		2014	SF0655	M	6.55
2014	FV35D	M	35,750.00		2014	SF0660	M	6.60
2014	FV36A	M	36,000.00		2014	SF0665	M	6.65
2014	FV36B	M	36,250.00		2014	SF0670	M	6.70
2014	FV36C	M	36,500.00		2014	SF0675	M	6.75
2014	FV36D	M	36,750.00		2014	SF0680	M	6.80
2014	FV37A	M	37,000.00		2014	SF0685	M	6.85
2014	FV37B	M	37,250.00		2014	SF0690	M	6.90
2014	FV37C	M	37,500.00		2014	SF0695	M	6.95
2014	FV37D	M	37,750.00		2014	SF0700	M	7.00
2014	FV38A	M	38,000.00		2014	SF0705	M	7.05
2014	FV38B	M	38,250.00		2014	SF0710	M	7.10
2014	FV38C	M	38,500.00		2014	SF0715	M	7.15
2014	FV38D	M	38,750.00		2014	SF0720	M	7.20
2014	FV39A	M	39,000.00		2014	SF0725	M	7.25
2014	FV39B	M	39,250.00		2014	SF0730	M	7.30
2014	FV39C	M	39,500.00		2014	SF0735	M	7.35
2014	FV39D	M	39,750.00		2014	SF0740	M	7.40
2014	FV40A	M	40,000.00		2014	SF0745	M	7.45
2014	FV40B	M	40,250.00		2014	SF0750	M	7.50
2014	FV40C	M	40,500.00		2014	SF0755	M	7.55
2014	FV40D	M	40,750.00		2014	SF0760	M	7.60
2014	FV41A	M	41,000.00		2014	SF0765	M	7.65
2014	FV41B	M	41,250.00		2014	SF0770	M	7.70
2014	FV41C	M	41,500.00		2014	SF0775	M	7.75
2014	FV41D	M	41,750.00		2014	SF0780	M	7.80
2014	FV42A	M	42,000.00		2014	SF0785	M	7.85
2014	FV42B	M	42,250.00		2014	SF0790	M	7.90
2014	FV42C	M	42,500.00		2014	SF0795	M	7.95
2014	FV42D	M	42,750.00		2014	SF0800	M	8.00
2014	FV43A	M	43,000.00		2014	SF0805	M	8.05
2014	FV43B	M	43,250.00		2014	SF0810	M	8.10
2014	FV43C	M	43,500.00		2014	SF0815	M	8.15
2014	FV43D	M	43,750.00		2014	SF0820	M	8.20
2014	FV44A	M	44,000.00		2014	SF0825	M	8.25
2014	FV44B	M	44,250.00		2014	SF0830	M	8.30
2014	FV44C	M	44,500.00		2014	SF0835	M	8.35

2014 Land Cost Schedules

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<u>Year</u>	<u>Code</u>	<u>Ag/Mkt</u>	<u>Price</u>		<u>Year</u>	<u>Code</u>	<u>Ag/Mkt</u>	<u>Price</u>
2014	FV44D	M	44,750.00		2014	SF0840	M	8.40
2014	FV45A	M	45,000.00		2014	SF0845	M	8.45
2014	FV45B	M	45,250.00		2014	SF0850	M	8.50
2014	FV45C	M	45,500.00		2014	SF0855	M	8.55
2014	FV45D	M	45,750.00		2014	SF0860	M	8.60
2014	FV46A	M	46,000.00		2014	SF0865	M	8.65
2014	FV46B	M	46,250.00		2014	SF0870	M	8.70
2014	FV46C	M	46,500.00		2014	SF0875	M	8.75
2014	FV46D	M	46,750.00		2014	SF0880	M	8.80
2014	FV47A	M	47,000.00		2014	SF0885	M	8.85
2014	FV47B	M	47,250.00		2014	SF0890	M	8.90
2014	FV47C	M	47,500.00		2014	SF0895	M	8.95
2014	FV47D	M	47,750.00		2014	SF0900	M	9.00
2014	FV48A	M	48,000.00		2014	SF0905	M	9.05
2014	FV48B	M	48,250.00		2014	SF0910	M	9.10
2014	FV48C	M	48,500.00		2014	SF0915	M	9.15
2014	FV48D	M	48,750.00		2014	SF0920	M	9.20
2014	FV49A	M	49,000.00		2014	SF0925	M	9.25
2014	FV49B	M	49,250.00		2014	SF0930	M	9.30
2014	FV49C	M	49,500.00		2014	SF0935	M	9.35
2014	FV49D	M	49,750.00		2014	SF0940	M	9.40
2014	FV50A	M	50,000.00		2014	SF0945	M	9.45
2014	FV50B	M	50,250.00		2014	SF0950	M	9.50
2014	FV50C	M	50,500.00		2014	SF0955	M	9.55
2014	FV50D	M	50,750.00		2014	SF0960	M	9.60
2014	FV51A	M	51,000.00		2014	SF0965	M	9.65
2014	FV51B	M	51,250.00		2014	SF0970	M	9.70
2014	FV51C	M	51,500.00		2014	SF0975	M	9.75
2014	FV51D	M	51,750.00		2014	SF0980	M	9.80
2014	FV52A	M	52,000.00		2014	SF0985	M	9.85
2014	FV52B	M	52,250.00		2014	SF0990	M	9.90
2014	FV52C	M	52,500.00		2014	SF0995	M	9.95
2014	FV52D	M	52,750.00		2014	SF1000	M	10.00
2014	FV53A	M	53,000.00		2014	SF1005	M	10.05
2014	FV53B	M	53,250.00		2014	SF1010	M	10.10
2014	FV53C	M	53,500.00		2014	SF1015	M	10.15
2014	FV53D	M	53,750.00		2014	SF1020	M	10.20
2014	FV54A	M	54,000.00		2014	SF1025	M	10.25
2014	FV54B	M	54,250.00		2014	SF1030	M	10.30
2014	FV54C	M	54,500.00		2014	SF1035	M	10.35
2014	FV54D	M	54,750.00		2014	SF1040	M	10.40
2014	FV55A	M	55,000.00		2014	SF1045	M	10.45
2014	FV55B	M	55,250.00		2014	SF1050	M	10.50
2014	FV55C	M	55,500.00		2014	SF1055	M	10.55
2014	FV55D	M	55,750.00		2014	SF1060	M	10.60
2014	FV56A	M	56,000.00		2014	SF1065	M	10.65
2014	FV56B	M	56,250.00		2014	SF1070	M	10.70

2014 Land Cost Schedules

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2014	FV56C	M	56,500.00		2014	SF1075	M	10.75
2014	FV56D	M	56,750.00		2014	SF1080	M	10.80
2014	FV57A	M	57,000.00		2014	SF1085	M	10.85
2014	FV57B	M	57,250.00		2014	SF1090	M	10.90
2014	FV57C	M	57,500.00		2014	SF1095	M	10.95
2014	FV57D	M	57,750.00		2014	SF1100	M	11.00
2014	FV58A	M	58,000.00		2014	SF1105	M	11.05
2014	FV58B	M	58,250.00		2014	SF1110	M	11.10
2014	FV58C	M	58,500.00		2014	SF1115	M	11.15
2014	FV58D	M	58,750.00		2014	SF1120	M	11.20
2014	FV59A	M	59,000.00		2014	SF1125	M	11.25
2014	FV59B	M	59,250.00		2014	SF1130	M	11.30
2014	FV59C	M	59,500.00		2014	SF1135	M	11.35
2014	FV59D	M	59,750.00		2014	SF1140	M	11.40
2014	FV60A	M	60,000.00		2014	SF1145	M	11.45
2014	FV60B	M	60,250.00		2014	SF1150	M	11.50
2014	FV60C	M	60,500.00		2014	SF1155	M	11.55
2014	FV61A	M	61,000.00		2014	SF1160	M	11.60
2014	FV61C	M	61,500.00		2014	SF1165	M	11.65
2014	FV62A	M	62,000.00		2014	SF1170	M	11.70
2014	FV62B	M	62,250.00		2014	SF1175	M	11.75
2014	FV62C	M	62,500.00		2014	SF1180	M	11.80
2014	FV62D	M	62,750.00		2014	SF1185	M	11.85
2014	FV63A	M	63,000.00		2014	SF1190	M	11.90
2014	FV63C	M	63,500.00		2014	SF1195	M	11.95
2014	FV63D	M	63,750.00		2014	SF1200	M	12.00
2014	FV64A	M	64,000.00		2014	SF1225	M	12.25
2014	FV64C	M	64,500.00		2014	SF1250	M	12.50
2014	FV64D	M	64,750.00		2014	SF1275	M	12.75
2014	FV65A	M	65,000.00		2014	SF1300	M	13.00
2014	FV65B	M	65,250.00		2014	SF1325	M	13.25
2014	FV65C	M	65,500.00		2014	SF1350	M	13.50
2014	FV65D	M	65,750.00		2014	SF1375	M	13.75
2014	FV66A	M	66,000.00		2014	SF1400	M	14.00
2014	FV66B	M	66,250.00		2014	SF1425	M	14.25
2014	FV66C	M	66,500.00		2014	SF1450	M	14.50
2014	FV66D	M	66,750.00		2014	SF1475	M	14.75
2014	FV67A	M	67,000.00		2014	SF1500	M	15.00
2014	FV67B	M	67,250.00		2014	SF1525	M	15.25
2014	FV67C	M	67,500.00		2014	SF1550	M	15.50
2014	FV67D	M	67,750.00		2014	SF1575	M	15.75
2014	FV68A	M	68,000.00		2014	SF1600	M	16.00
2014	FV68B	M	68,250.00		2014	SF1625	M	16.25
2014	FV68C	M	68,750.00		2014	SF1650	M	16.50
2014	FV69A	M	69,000.00		2014	SF1675	M	16.75
2014	FV70A	M	70,000.00		2014	SF1700	M	17.00
2014	FV70C	M	70,500.00		2014	SF1725	M	17.25

2014 Land Cost Schedules

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<u>Year</u>	<u>Code</u>	<u>Ag/Mkt</u>	<u>Price</u>		<u>Year</u>	<u>Code</u>	<u>Ag/Mkt</u>	<u>Price</u>
2014	FV71A	M	71,000.00		2014	SF1750	M	17.50
2014	FV71C	M	71,500.00		2014	SF1775	M	17.75
2014	FV72A	M	72,000.00		2014	SF1800	M	18.00
2014	FV72C	M	72,500.00		2014	SF1825	M	18.25
2014	FV73A	M	73,000.00		2014	SF1850	M	18.50
2014	FV74A	M	74,000.00		2014	SF1875	M	18.75
2014	FV74B	M	74,250.00		2014	SF1900	M	19.00
2014	FV74C	M	74,500.00		2014	SF1925	M	19.25
2014	FV75A	M	75,000.00		2014	SF1950	M	19.50
2014	FV75B	M	75,250.00		2014	SF2000	M	20.00



## Appendices D

### EAD Residential and Mobile Home Depreciation Schedules

<u>EFF AGE</u>	<u>YRS</u>	<u>VG/EX</u>	<u>AV/GD</u>	<u>FR</u>	<u>LC</u>
2012	1	0%	0%	1%	1%
2011	2	1%	1%	2%	2%
2010	3	1%	2%	2%	3%
2009	4	2%	3%	3%	4%
2008	5	2%	4%	4%	6%
2007	6	3%	4%	5%	7%
2006	7	4%	5%	6%	8%
2005	8	4%	6%	7%	10%
2004	9	5%	7%	8%	11%
2003	10	5%	8%	9%	13%
2002	11	6%	9%	10%	14%
2001	12	7%	10%	11%	15%
2000	13	8%	11%	12%	17%
1999	14	8%	12%	13%	19%
1998	15	9%	12%	14%	21%
1997	16	10%	13%	15%	23%
1996	17	10%	14%	16%	25%
1995	18	11%	15%	17%	27%
1994	19	12%	16%	18%	28%
1993	20	13%	17%	19%	29%
1992	21	13%	18%	20%	30%
1991	22	14%	19%	21%	32%
1990	23	15%	20%	22%	33%
1989	24	16%	21%	23%	35%
1988	25	17%	22%	24%	37%
1987	26	18%	22%	25%	39%
1986	27	19%	23%	26%	40%
1985	28	20%	23%	27%	41%
1984	29	21%	24%	28%	43%
1983	30	22%	25%	29%	45%
1982	31	23%	26%	30%	47%
1981	32	24%	27%	31%	49%
1980	33	25%	28%	32%	50%
1979	34	27%	29%	33%	52%
1978	35	27%	30%	34%	54%
1977	36	28%	31%	35%	56%
1976	37	28%	32%	36%	58%
1975	38	29%	33%	37%	60%
1974	39	29%	34%	38%	62%
1973	40	30%	35%	39%	64%
1972	41	30%	36%	40%	65%
1971	42	31%	37%	41%	66%
1970	43	31%	38%	42%	68%
1969	44	32%	39%	43%	69%
1968	45	32%	40%	44%	70%
1967	46	33%	41%	45%	71%
1966	47	34%	42%	46%	72%
1965	48	34%	43%	47%	73%
1964	49	35%	44%	48%	74%
1963	50	35%	45%	49%	75%
1962	51	36%	46%	50%	76%
1961	52	36%	47%	51%	77%
1960	53	37%	48%	52%	78%
1959	54	37%	49%	53%	79%
1958	55	38%	50%	54%	80%
1957	56	38%	51%	55%	
1956	57	39%	52%	56%	
1955	58	39%	53%	57%	
1954	59	40%	54%	58%	
1953	60	40%	55%	59%	
1952	61	41%	56%	60%	
1951	62	41%	57%	61%	
1950	63	42%	58%	62%	
1949	64	42%	59%	63%	
1948	65	43%	60%	64%	
1947	66	43%	61%	65%	
1946	67	44%	62%	66%	
1945	68	45%	63%	67%	
1944	69	45%	64%	68%	
1943	70	46%	65%	69%	
1942	71	46%	66%	70%	
1941	72	47%	67%	71%	
1940	73	47%	68%	72%	
1939	74	48%	69%	73%	
1938	75	48%	70%	74%	
1937	76	49%	71%	75%	
1936	77	49%	72%	76%	
1935	78	50%	73%	77%	
1934	79	50%	74%	78%	
1933	80	51%	75%	79%	
1932	81	52%	76%	80%	
1931	82	53%	77%		
1930	83	54%	78%		
1929	84	55%	79%		
1928	85	56%	80%		
1927	86	57%			
1926	87	58%			
1925	88	59%			
1924	89	60%			

Mobile Home  
2014 Depreciation Schedules

<u>EFF AGE</u>	<u>YRS</u>	<u>ME/MG</u>	<u>MA</u>	<u>MP</u>
2013	1	1%	2%	2%
2012	2	3%	4%	4%
2011	3	4%	5%	6%
2010	4	5%	7%	9%
2009	5	7%	9%	12%
2008	6	9%	11%	14%
2007	7	10%	13%	17%
2006	8	12%	15%	19%
2005	9	14%	17%	22%
2004	10	16%	20%	25%
2003	11	18%	22%	28%
2002	12	20%	27%	31%
2001	13	22%	26%	34%
2000	14	24%	29%	37%
1999	15	26%	32%	40%
1998	16	28%	34%	43%
1997	17	30%	36%	46%
1996	18	32%	38%	50%
1995	19	34%	40%	53%
1994	20	37%	42%	56%
1993	21	39%	45%	59%
1992	22	42%	48%	62%
1991	23	44%	51%	65%
1990	24	47%	54%	68%
1989	25	50%	57%	71%
1988	26	52%	50%	74%
1987	27	55%	62%	75%
1986	28	57%	65%	77%
1985	29	59%	68%	78%
1984	30	62%	70%	79%
1983	31	64%	72%	79%
1982	32	67%	74%	80%
1981	33	68%	75%	80%
1980	34	69%	75%	80%
1979	35	70%	75%	80%
1978	36	71%	75%	80%
1977	37	72%	75%	80%
1976	38	73%	75%	80%
1975	39	74%	75%	80%
1974	40	75%	75%	80%
1973	41	75%	75%	80%
1972	42	75%	75%	80%
1971	43	75%	75%	80%
1970	44	75%	75%	80%
1969	45	75%	75%	80%
1968	46	75%	75%	80%
1967	47	75%	75%	80%
1966	48	75%	75%	80%
1965	49	75%	75%	80%
1964	50	75%	75%	80%