

**MASS APPRAISAL REPORT
FOR
2017 APPRAISAL YEAR
FOR
THE ELLIS
APPRAISAL DISTRICT**

By

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Table of Contents

Introduction	3
Summary of Properties Appraised	4
General Assumptions and Limiting Conditions	6
Market Value	7
Overview of Types of Properties Appraised	8
Highest and Best Use Analysis	11
Market Analysis	12
Data Collection and Validation	13
Valuation Analysis	14
Cost Approach to Value	15
Income Approach to Value	18
Sales Comparison (Market) Approach to Value	20
Statistical Analysis	20
Ratio Study Standards	22
Individual Value Review Procedures	23
Performance Tests	25
Certification	26

Appendices

A-EAD Market Area Description and Adjustment Info	27
B-EAD Classing Information	32
C-EAD Improvement and Land Cost Schedules	46
D-EAD Depreciation Tables	90

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 2017 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 25 positions and currently consists of the Chief Appraiser, Deputy Chief Appraiser, Property Owner Assistance Manager, nine 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 Patrick Lantrip, Director of Appraisal Operations, Mark Jones, Lead Residential Appraiser, Tonya DeTavernier, Lead Commercial Appraiser and Cari McCall, Darla Sorrells and Stephanie Rippey, 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 42 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 Alma	Ferris ISD
City of Bardwell	Frost ISD
City of Cedar Hill	Italy ISD
City of Ennis	Maypearl ISD
City of Ferris	Midlothian ISD
City of Garrett	Milford ISD
City of Glenn Heights	Palmer ISD
City of Grand Prairie	Red Oak ISD
City of Italy	Waxahachie ISD
City of Mansfield	Ellis County ES District #1
City of Maypearl	Ellis County ES District #2
City of Midlothian	Ellis County ES District #3
City of Milford	Ellis County ES District #4
City of Oak Leaf	Ellis County ES District #5
City of Ovilla	Ellis County ES District #6
City of Palmer	Ellis County ES District #7
City of Pecan Hill	Ellis County ES District #8
City of Red Oak	Ellis County ES District #9
City of Venus	Ellis County Fresh Water District #1
City of Waxahachie	

The 2016 certified tax roll for the Ellis Appraisal District consisted of 81,262 parcels. The breakdown of these parcels was as follows:

Single Family Residential	50,634
Multi Family Residential	846
Mobile Homes	3,909
Vacant Lots	7,383
Vacant Acreage	7,904
Commercial	2,568
Minerals	1,257
Utilities	666
Personal Property	3,591
Exempt Property	2,504

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, 2016, all appraisals are as of January 1, 2017. To receive the September 1 appraisal date, the property owner must have filed an application by July 31, 2016. The date of this report is April 1, 2017.

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
- 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 2017 mass appraisal are as follows:

Category	# of Sales	Median Ratio	COD	PRD
A	2,894	.99	4.87	1.00
C	175	.99	7.85	1.00
D/E	310	1.01	7.38	.98
F	22	1.00	3.71	1.00

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 2016 appraisal roll, were reported to the district on January 31, 2017. The overall median appraisal ratio for Ellis CAD was reported at .99.

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 2016 preliminary 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 <https://comptroller.texas.gov/taxes/property-tax/pvs/2016p/070index.php>

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 2015. The results of the review, reported to the chief appraiser on January 22, 2015 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/2015/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

2017 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>
ENN01	South 287/Alma/Rice	132	2	1.52%	0.85	92.92%	92.92%	0.09	1.01
ENN01A	South 287/Alma/Rice(\$100,001 TO \$200,00)	180	3	1.67%	0.92	96.07%	95.35%	0.05	1.00
ENN01B	South 287/Alma/Rice(\$200,00 & UP)	128	2	1.56%	0.87	99.49	99.49	0.02	1.00
ENN02A	HIGHLAND PARK/CRESTVIEW	198	7	3.54%	1.02	99.95%	97.71%	9.50	1.01
ENN03	Southgate	195	8	4.10%	0.98	99.78%	97.68%	4.59	1.00
ENN05	COLONIAL EST/WILLOW CR/JAMESTOWN	260	6	2.31%	1.00	98.57%	99.20%	3.07	1.00
ENN06	Ennis STRAT5 (ICL \$50,001 TO \$100K) NORTH HWY 34	380	5	1.32%	0.98	100.09%	101.53%	8.91	1.02
ENN06A	Ennis RFFR- & BETTER STRAT 6 (ICL 100K UP)	397	8	2.02%	1.12	100.15%	100.07%	7.69	1.01
ENN06B	Ennis STRAT5 (ICL \$50,001 TO \$100K) SOUTH HWY 34	596	8	1.34%	0.99	99.80%	101.18%	5.57	1.01
ENN07	ENNIS NW GD- AND UP	294	13	4.42%	0.90	100.89%	97.85%	5.90	1.00
ENN08	Lyndale/Sunset/Sunset North	324	9	2.78%	1.27	100.13%	98.45%	7.18	0.99
ENN10	Casa Linda/Preston Hollow+ pre 1995	333	6	1.80%	1.06	99.95%	99.58%	3.83	0.99
ENN10A	Casa Linda/Preston Hollow+ 1995+	159	13	8.18%	0.95	100.43%	99.92%	4.71	1.00
ENN11	Garrett	272	6	2.21%	1.07	100.05%	103.69%	4.89	1.00
ENN12	Ennis OCL 0 TO \$199,999	457	10	2.19%	0.93	101.67%	96.69%	7.47	1.00
ENN12B	Ennis OCL Stratum 2 (over \$200,001)	313	8	2.56%	1.02	98.40%	101.29%	7.30	1.02
ENN14	OAK CREEK/ PROMONTORY POINT	102	4	3.92%	0.79	99.96%	98.35%	4.76	0.99
ENN15	NORTH RIDGE/EAGLE VIEW	69	3	4.35%	0.97	100.16%	96.28%	5.43	1.02
ENNEAST	Ennis East side	541	6	1.11%	0.97	99.81%	100.65%	3.51	0.99
ENNSTRAT1	Ennis ICL up to \$50,000	769	1	0.13%	0.90	100.09%	100.09%	0.00	1.00
FER01	Ferris ICL STRAT 4 UNDER \$50,000.00	225	3	1.33%	0.95	99.78%	106.73%	9.04	1.00
FER02	Ferris ICL STRAT 5 \$50,001 - \$100,000	293	5	1.71%	0.92	99.89%	98.47%	3.58	1.00
FER03	Ferris ICL STRAT 6 \$100,001 & UP	105	10	9.52%	0.95	100.18%	97.74%	9.11	0.99
FER04	TWINLAKES-PECANHOLLOW EST AREA	157	11	7.01%	1.10	100.44%	102.57%	8.05	0.99
FER05	Shaw Creek	112	8	7.14%	0.95	100.47%	100.20%	4.27	1.00
FER06	FER OCL WEST 45	328	8	2.44%	0.96	98.89%	102.70%	8.15	0.99
FER07	FER OCL EAST 45	212	4	1.89%	0.86	99.78%	102.83%	5.19	1.02
FER08	OCL FER Stratum 3 (181K+)	105	3	2.86%	0.98	99.88%	99.99%	2.10	1.00
FER09	ROCK CREEK ESTS	169	6	3.55%	1.01	99.48%	103.06%	7.51	0.99
GRNDECASA1	Grande Casa	406	10	2.46%	1.11	100.14%	100.94%	3.93	1.01
ITA01	STRATUM 1 (0-50K)	276	3	1.09%	0.88	100.26%	94.66%	9.18	1.02
ITA02	STRATUM 2 (50K-125K)	411	12	2.92%	0.92	100.59%	99.92%	11.99	1.03
ITA03	STRATUM 3 (125K-250K)	90	4	4.44%	0.90	99.46%	100.22%	1.38	1.00
ITA05	Hyles/Dunlap NBH	140	5	3.57%	0.90	100.74%	99.06%	8.82	1.02
MAY01	Stratum 1 (0- 75K)	188	4	2.13%	0.81	99.93%	100.08%	2.14	1.00
MAY02	Stratum 2 (75k-125K)	210	6	2.86%	1.06	99.90%	101.35%	8.77	1.02
MAY03	Stratum 3 (125K-20-220K)	236	11	4.66%	1.12	99.61%	102.96%	7.47	1.00
MAY04	Stratum 4 (220,001 TO 300K)	194	13	6.70%	0.99	99.52%	98.76%	3.96	1.00
MAY05	STRAT 5 (300,001 & UP)	178	11	6.18%	0.99	99.44%	99.77%	2.49	1.00
MAYEST	Maypearl Estates	85	5	5.88%	0.86	99.31%	100.21%	3.97	1.00
MID01	STRAT 1 \$0 - \$50k	89	1	1.12%	0.94	100.86%	100.86%	0.00	1.00
MID02	STRAT 2 \$50K - \$115K	408	7	1.72%	1.16	99.92%	100.22%	4.53	1.00
MID03	MID OCL RFLC- TO RFAV+	162	3	1.85%	0.86	100.38%	96.67%	3.82	1.00
MID04	STRAT 3 \$116 - \$175K	151	10	6.62%	1.13	99.73%	100.04%	3.95	1.00
MID05	Midtowne	53	4	7.55%	1.08	100.40%	100.03%	0.05	1.00
MID06	Spring Creek Estates	89	8	8.99%	0.94	100.25%	98.69%	0.04	1.00
MID07	Hillcrest/Fox Run	276	20	7.25%	1.25	100.18%	100.64%	0.06	1.00
MID08	Hunters Glen	158	12	7.59%	1.10	100.17%	101.38%	0.04	1.00
MID09	Midl ICL RVGD- or better	120	8	6.67%	0.97	99.15%	100.40%	7.98	1.00
MID10	OVERLOOK EST/MILLBROOK	501	16	3.19%	1.15	99.61%	100.67%	0.05	1.00
MID11	Midl E of 67 RVFR- TO RVAV+	463	6	1.30%	1.07	99.93%	99.69%	0.14	1.04
MID12	Lawson Farms	99	6	6.06%	1.05	99.68%	101.13%	0.07	0.99
MID13	3 ACRES +	170	3	1.76%	0.88	100.19%	96.93%	5.53	1.01
MID14	Creekbend/Creekwood	153	5	3.27%	1.08	99.53%	100.38%	4.94	1.00
MID14A	Somerset	49	2	4.08%	0.92	100.86%	100.86%	0.00	1.00
MID15	ICL RFFR- to RVAV+ (1996 to present)	138	7	5.07%	1.17	99.72%	99.07%	2.96	1.00
MID16	Kensington Park Ph I & II	256	24	9.38%	1.14	100.04%	100.01%	0.05	1.00

2017 Ellis Appraisal District Market Area Description and Adjustment Information

<u>Market Area</u>	<u>Description</u>	<u># Impr</u>	<u>#</u>	<u>Sample</u>	<u>Market</u>	<u>Med</u>	<u>Mean</u>	<u>COD</u>	<u>PRD</u>
		<u>Props</u>	<u>Sales</u>	<u>%</u>	<u>Adj</u>	<u>Ratio</u>	<u>Ratio</u>		
MID16A	Kensington Park North	84	15	17.86%	1.05	100.18%	101.04%	4.02	1.00
MID17	Cedar Hill	42	1	2.38%	0.82	100.00%	100.00%	0.00	1.00
MID18	Lake Ridge	161	6	3.73%	0.87	100.78%	100.20%	8.89	0.99
MID19	Britton	45	0	0.00%	1.00				
MID20	Brandi Ridge	113	7	6.19%	1.13	99.67%	99.65%	3.00	1.00
MID21	Diamond Creek+	305	14	4.59%	1.11	100.37%	97.41%	5.92	0.99
MID21B	Crystal Forest	300	13	4.33%	1.08	100.24%	99.69%	3.41	1.00
MID22	Cumberland Forest	105	8	7.62%	0.91	100.75%	98.02%	4.36	1.00
MID22A	Glen Eagle /Glen Highlands	160	6	3.75%	0.98	99.66%	100.01%	6.04	1.01
MID22B	Ashmore	111	4	3.60%	1.05	99.93%	101.58%	6.91	1.01
MID23	Lakegrove	152	7	4.61%	1.05	101.09%	99.47%	9.07	1.00
MID24	VENUS/PATRIOT ESTS	32	1	3.13%	0.91	94.70%	94.70%	0.00	1.00
MID24B	VENUS/PATRIOT ESTS	6	6	100.00%	1.12	99.66%	99.13%	1.56	1.00
MID25	Bluegrass/Clearview/Camelot ests	175	10	5.71%	1.30	99.87%	100.23%	4.16	1.00
MID26	Meadows of Longbranch	283	14	4.95%	1.08	100.56%	98.85%	6.45	1.00
MID27	Stonewood	70	3	4.29%	0.96	100.16%	98.66%	3.99	1.01
MID28	Eagles Nest	92	3	3.26%	0.95	100%	102.30%	6.00	1.00
MID29	Longbranch/Park Place Ph VIII	275	16	5.82%	1.08	99.71%	98.77%	3.60	1.00
MID30	Park Place Ph 1-7	637	21	3.30%	1.18	99.68%	100.86%	5.02	1.00
MID30A	Country East +	161	5	3.11%	1.14	100.15%	100.94%	3.63	1.00
MID31	Shiloh Forest/Shiloh Grove	286	12	4.20%	1.01	100.11%	100.63%	4.01	1.00
MID32	SKYLINE ACRES	55	2	3.64%	0.84	71.38%	71.38%	0.13	1.03
MID33	LaRinconada,Pecan Creek,Shady Oaks+	242	10	4.13%	1.00	99.62%	97.69%	9.50	1.01
MID34	Honeysuckle Estates	52	5	9.62%	0.82	100.29%	100.43%	5.58	1.00
MID35	La Vista/Cimarron Meadows	367	14	3.81%	1.05	100.24%	99.87%	9.09	1.00
MID36	Cross Creek/Westchester/The Splendor	168	3	1.79%	1.04	100.05%	102.88%	7.14	1.00
MID37	Northridge 1-4	207	12	5.80%	1.21	99.75%	100.01%	5.36	1.00
MID38	Midlothian Meadows	509	28	5.50%	1.14	99.99%	98.46%	4.78	1.00
MID39	MID S 287 RVFR- TO RVAV+	117	5	4.27%	1.01	100.12%	99.67%	7.05	1.02
MID40	The Rosebud	573	31	5.41%	1.04	99.65%	101.21%	5.01	1.00
MID41	Saddle Back Creek/ Cold Water Creek	273	12	4.40%	1.12	99.94%	101.20%	5.09	1.00
MID42	Country South/Mission Hills/Shallow Creek	352	14	3.98%	1.12	99.55%	93.23%	10.38	1.00
MID43	WINDMILL RIDGE	183	11	6.01%	1.03	99.57%	100.46%	5.07	1.00
MID44	Plum Creek	101	7	6.93%	1.04	99.96%	102.67%	5.29	0.99
MID45	Cotton Creek Ranch	108	8	7.41%	0.90	99.97%	99.73%	3.71	1.00
MID46	Midlothian Estates	29	1	3.45%	0.81				
MID47	BOIS D ARC ESTATES	175	4	2.29%	0.93	100.43%	97.10%	5.25	1.00
MID48	Twin Creeks/Highland Meadow	139	9	6.47%	1.07	100.33%	100.67%	4.71	1.00
MID49	Jordan Run	66	3	4.55%	1.02	99.40%	98.07%	2.18	1.00
MID50	Texanna Ranch	92	7	7.61%	1.00	100.37%	102.04%	2.80	1.00
MID51	Valley View Ests	89	4	4.49%	1.23	99.91%	99.76%	1.77	1.00
MID52	Autumn Run ph 1	45	29	64.44%	1.01	100.49%	100.10%	4.33	1.00
MID53	Plainview Manor	35	3	8.57%	0.97	99.46%	101.18%	3.54	1.00
MID54	Lawson Farms (PH2A & 3)	105	14	13.33%	1.05	100.42%	101.10%	3.04	1.00
MID55	Aviary	10	2	20.00%	1.00	100.04	100.04	4.90	1.00
MID57	Waters Edge			#DIV/0!					
MID58	Billingsley Farms	14	6	42.86%	1.06	99.42%	100.08%	4.21	1.00
MID59	Coventry Crossing	43	21	48.84%	1.03	100.40%	100.07%	5.57	1.00
MID60	Ovilla Parc	153	12	7.84%	0.96	99.96%	100.40%	3.88	1.00
MID61	McAlpin Manor	63	29	46.03%	0.99	100.21	100.10	3.32	1.00
MID62	Springer Estates	26	5	19.23%	0.99	99.68%	98.80%	2.68	1.00
MID63	Estates of Somercrest	5	4	80.00%	1.10	100.55	100.46	3.23	1.00
MID64	Ovilla Oaks	116	7	6.03%	1.08	99.75	100.65	1.23	1.00
MID65	Maple Ridge		0	#DIV/0!					
MID66	Parkside Estates	58	33	56.90%	1.01	100.28	100.78	4.480	1.00
MID67	The Grove	21	9	42.86%	0.97	99.60	100.01	2.44	1.00
MID68	Windermere Estates	17	16	94.12%	1.03	100.52	100.65	5.40	1.00

2017 Ellis Appraisal District Market Area Description and Adjustment Information

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PAL01	Palmer UNDER \$50K	86	1	1.16%	0.96	-	-	0.00	1.00
PAL02	Americana area GD- AND UP	139	4	2.88%	1.11	99.97%	96.26%	6.01	1.01
PAL03	Palmer OCL \$100,001 TO \$199,999	217	8	3.69%	0.94	100.76%	99.19%	6.17	1.00
PAL04	Palmer OCL up to \$100,000	127	2	1.57%	0.89	100.54%	100.54%	0.02	0.99
PAL05	Meadows of Palmer/Virginia Estates	86	12	13.95%	1.03	100.17%	100.49%	2.52	1.00
PAL06	OCL \$250K AND UP	226	8	3.54%	1.03	99.97%	100.23%	6.03	1.00
PAL07	PALMER ICL \$50,001 TO \$100K	243	6	2.47%	0.92	100.19%	100.49%	7.41	1.01
PAL08	PALMER ICL 100,001 AND UP	65	4	6.15%	1.01	100.90%	99.41%	7.00	1.02
PAL09	PALMER COUNTRY MEADOWS AREA	98	6	6.12%	1.01	100.14%	100.38%	1.17	1.00
PAL10	AMERICANA AREA	140	4	2.86%	1.09	99.64%	99.54%	3.23	1.00
RED01	Beckley Pike/So Hills/Hilltop Ac Biltmore-CedarRdg	265	8	3.02%	0.97	100.88%	99.92%	8.72	1.02
RED02	Brian Terrace/Cobblestone Estates/OakTreeEsts	331	21	6.34%	1.01	99.59%	100.53%	7.19	1.00
RED04	Quail Run	260	10	3.85%	1.02	98.70%	97.93%	3.55	1.02
RED04A	Hickory Creek	135	13	9.63%	0.92	100.36%	99.87%	5.42	0.90
RED05	Magnolia Farms	172	11	6.40%	0.95	99.25%	99.26%	4.14	1.00
RED07	ASHBURNE GLEN/OVILLA CREEK EST/GREENMDWS	172	11	6.40%	0.91	100.37%	101.70%	0.04	1.00
RED07A	Ovilla Creek Estates	46	10	21.74%	0.80	99.85%	101.20%	2.32	1.00
RED08	PLEASANTRIDGE/COUNTRY GARDEN RETIREMENT	69	3	4.35%	0.93	100.66%	100.38%	3.16	1.00
RED09	Country Ranch/Red Oak Club Estates	171	4	2.34%	1.10	100.23%	102.20%	4.96	1.00
RED10	Eastridge South	154	7	4.55%	0.87	99.71%	101.17%	1.40	1.00
RED11	Pecan Hill area (not lg acreage)	185	8	4.32%	1.13	100.61%	99.35%	3.20	1.00
RED12	Ligon/Valley Oaks	293	11	3.75%	1.14	100.53%	101.18%	4.44	1.00
RED13	Mara Estates	116	7	6.03%	1.08	99.65%	100.70%	4.39	1.00
RED14	Big Horn Estates	47	3	6.38%	1.07	100.07%	100.76%	1.47	1.00
RED15	Hollywood (Ovilla)/Southaven	152	4	2.63%	0.92	100.91%	100.36%	4.38	1.00
RED16	Indian Hills/Choate/Oak Leaf Meadows/Oakleaf Farms/Summerhill Estates+ RVGD- & up	217	11	5.07%	1.01	100.72%	100.83%	4.07	0.99
RED18	Waterview Farms up to 2010	113	9	7.96%	0.93	100.17%	100.16%	4.89	1.00
RED18A	Waterview Farms 2014 & newer	72	3	4.17%	1.05	99.90%	102.06%	2.52	1.00
RED19	Rushy Creek/Valley Ridge/Shadowridge/Ridge crest	655	19	2.90%	1.03	99.30%	100.48%	0.0306	1.00
RED19B	Hill Country Acs	201	5	2.49%	1.05	99.78%	95.92%	0.07	0.98
RED20	Harmony	395	28	7.09%	0.96	100.20%	102.02%	5.92	1.01
RED21	Holly Acs/Hugh Mc/Goodloe/Greenvally	151	6	3.97%	1.05	100.25%	101.91%	2.94	1.00
RED22	Brookwood/Prairie View/Spring Branch	290	9	3.10%	1.09	100.48%	98.87%	3.63	1.00
RED23	WEST OF 342	91	3	3.30%	0.83	93.03%	92.51%	0.07	1.02
RED24	Brookwd/Shdwwd/SuburbanEst/ThrnTree/WillowCrkEst/MdwGlen Est	326	7	2.15%	0.98	100.71%	98.23%	4.62	1.00
RED25	Country Ridge/Little Creek/Est of Remington	329	7	2.13%	0.95	100.46%	99.95%	3.95	1.00
RED26	Glenn Heights	524	16	3.05%	1.08	100.44%	99.96%	6.13	1.00
RED28	Josie Acres/Shawnee Mdws(RO)/LowranceEsts	142	6	4.23%	1.12	100.74%	100.53%	4.53	1.00
RED29	HIGHLAND MEADOW/REDOAK ESTATES	170	7	4.12%	1.15	100.27%	100.93%	4.26	1.00
RED30	FOX HOLLOW	428	28	6.54%	1.01	1.037%	102.46%	4.57	1.00
RED31	HAMPTON ACS	93	4	4.30%	1.01	99.97%	96.43%	6.33	1.01
RED32	SUNRISE MEADOWS	143	3	2.10%	1.00	99.98%	100.07%	0.99	1.00
RED32A	SUNRISE MEADOWS PH2	42	12	28.57%	0.99	100.02%	100.26%	0.04	1.00
RED33	Hickory Creek	70	16	22.86%	0.99	100.00%	100.46%	3.91	1.00
RED34	WESTMORELAND ACS, WESTMORELAND ESTS, WOODLAWN ACS	277	10	3.61%	1.03	100.33%	100.30%	5.88	1.00
RED36	SPRING BRANCH/TWIN TREE	104	4	3.85%	1.04	100.16%	96.44%	4.15	1.00
RED37	EAST OF 342 RFLC- TO RVAV+ TEMP	169	5	2.96%	0.97	100.08%	102.69%	4.63	1.02
RED38	EAST OF 342 RFGD- AND UP	193	6	3.11%	0.94	100.03%	99.40%	8.40	1.01
RED39	RED ESTATES	47	3	6.38%	0.81	99.88%	95.76%	0.05	1.02
SOUTH 10	STRATUM 01 (0 TO 50K)	314	2	0.64%	0.79	100.43%	100.43%	0.22	1.00
SOUTH 20	STRATUM 02 (50K TO 125K)	429	6	1.40%	0.82	100.95%	99.74%	2.92	1.01
SOUTH 30	STRATUM 03 (125K TO 250K)	169	4	2.37%	1.00	100.93%	98.91%	9.63	1.00
SOUTH 40	STRATUM 04 (250K+)	157	12	7.64%	0.91	98.85%	102.74%	10.99	1.02
WAX01	ICL UNDER 1250SQFT	450	5	1.11%	1.08	100.36%	100.71%	2.60	1.00

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WAX02	ICL 1250-2000 SQFT	648	15	2.31%	1.18	99.14%	101.83%	7.23	1.01
WAX03	College Hills,Nrthgt,Wax Place,Colonial	404	11	2.72%	1.13	100.19%	97.91%	7.65	1.00
WAX04	ICL OVER 2000SQFT	288	10	3.47%	1.06	100.25%	99.65%	3.00	1.01
WAX04H	ICL RFGD- or better Historic	254	13	5.12%	1.01	100.49%	98.14%	5.72	1.02
WAX05	SOUTH ICL	345	10	2.90%	1.06	100.11%	99.24%	5.47	1.00
WAX06	Indian Hills	460	16	3.48%	1.03	100.24%	99.75%	3.61	1.00
WAX07	Marvin Gardens/Lake Park Area	413	14	3.39%	1.20	100.19%	100.71%	9.04	1.01
WAX08	Garden Valley+	214	9	4.21%	1.03	99.16%	99.37%	2.82	1.00
WAX09	KATY LAKE	86	8	9.30%	1.02	99.90%	100.20%	4.82	1.00
WAX10	Bellevue Area	373	12	3.22%	1.17	99.73%	99.98%	6.26	1.01
WAX11	Mustang Creek/Karsen Heights	464	20	4.31%	0.96	100.35%	99.51%	6.43	1.00
WAX12	Tecumseh Park, +	334	14	4.19%	1.10	99.32%	100.18%	4.27	0.99
WAX13	River Oaks	304	12	3.95%	1.14	99.98%	101.18%	3.49	1.00
WAX14	Enchanted Gardens/University Park+	397	20	5.04%	1.06	100.33%	100.97%	6.28	1.00
WAX15	COUNTRY CLUB VILLAGE	98	3	3.06%	1.08	99.15%	101.72%	3.96	1.01
WAX16	Chapman Ranch	135	6	4.44%	1.11	100.27%	100.50%	4.09	1.00
WAX17	Settlers Glen	360	30	8.33%	1.06	100.61%	100.96%	3.72	1.00
WAX18	Estates of Garden Valley/Chapman 7 & 8+	68	7	10.29%	0.93	100.14%	100.22%	2.47	1.00
WAX19N	Springfield Farms,Oxford Ranch/Kelly Place	136	7	5.15%	1.09	99.76%	101.76%	2.94	1.00
WAX19S	Saddlebrook Estates	255	28	10.98%	0.94	100.38%	100.41%	4.30	1.01
WAX20	Windchase	367	16	4.36%	1.07	100.26%	99.65%	3.25	1.00
WAX21	Cliff Estates	172	7	4.07%	1.05	100.28%	100.78%	3.05	1.00
WAX22	Country Meadows	197	12	6.09%	1.07	100.60%	99.97%	6.17	1.00
WAX23	Country Place & Grove Creek	115	5	4.35%	1.04	100.64%	95.90%	7.05	0.99
WAX24	Highland Vlg/Huntington Crk	162	7	4.32%	1.05	100.91%	98.95%	1.22	1.00
WAX25	Arbor at Willow Grove	201	10	4.98%	0.97	100.56%	99.78%	3.71	1.00
WAX26	Crystal Cove	71	5	7.04%	0.90	100.69%	98.31%	5.73	1.00
WAX27	Hillview/Southpark/High Pointe	273	5	1.83%	1.13	100.33%	99.99%	1.46	1.00
WAX27A	Quail Creek Village/Carlton Estates	230	11	4.78%	1.14	100.17%	97.74%	9.04	1.01
WAX28	Spring Creek Crossing & Farm +	157	7	4.46%	1.00	102.82%	101.63%	6.59	1.01
WAX29	Spg Crk Grv & Mdw	100	6	6.00%	1.02	99.95%	100.84%	5.78	0.99
WAX30	Brookbend Grove	123	5	4.07%	0.98	100.57%	100.16%	4.34	1.00
WAX31A	DORCESTER, BENT CREEK, ROYAL PARK	201	5	2.49%	1.16	100.44%	100.50%	4.50	1.00
WAX32	EAST RURAL UP TO \$199,900K	385	5	1.30%	0.85	98.82%	98.91%	4.84	0.99
WAX33	EAST RURAL \$200K UP	182	9	4.95%	0.91	99.66%	99.88%	3.14	1.00
WAX35	West Rural up to 199,999k	464	12	2.59%	1.05	99.51%	98.22%	6.79	1.01
WAX36	West Rural 200k to 349,999k	291	10	3.44%	1.02	100.27%	100.41%	5.35	1.00
WAX37	West Rural 350k up	144	7	4.86%	1.07	99.57%	100.93%	3.51	1.00
WAX39	Springfield Lakes & Summit Estates	68	8	11.76%	1.05	99.97%	100.27%	4.45	1.00
WAX41	GINGERBREAD VILLAGE	250	6	2.40%	1.19	99.40%	100.69%	5.18	1.00
WAX42	BUFFALO RIDGE	206	9	4.37%	1.01	100.51%	99.81%	1.80	1.00
WAX43	NORTHEAST MEADOWS	196	13	6.63%	1.03	100.13%	97.75%	6.66	1.00
WAX44	SOUTH PARK PH 2	29	4	13.79%	1.05	100.30%	100.31%	5.97	1.00
WAX45	PARK PLACE	182	9	4.95%	0.98	100.91%	98.66%	2.51	1.00
WAX46	SANDSTONE RANCH PH 1	15	5	33.33%	1.02	100.25%	100.70%	1.36	1.00
WAX47	Delaney Park	1	0	0.00%	1.00	-	-	-	-
WAX50	DEER CREEK	63	2	3.17%	0.90	100.49%	100.49%	4.10	1.00
WAX52	PECAN VALLEY	45	3	6.67%	1.04	99.65%	100.15%	1.08	1.00
WAX53	VILLAS AT COUNTRY LANE	9	2	22.22%	1.60	97.15%	97.15%	1.21	1.00
WAXEAST	Waxahachie east side ICL	683	7	1.02%	0.88	99.89%	97.99%	3.97	0.99
WAXLAKE	Lake north side	91	5	5.49%	1.04	98.77%	99.82%	6.35	1.00
WAXLAKE2	Wax Lake area	119	7	5.88%	0.95	101.15%	97.01%	5.86	1.01

Appendices B

EAD Classing Information

Residential Classes

RVEX	Excellent quality brick veneer.
RVVG	Very Good quality brick veneer.
RVGD	Good quality brick veneer.
RVAV	Average quality brick veneer.
RVFR	Fair quality brick veneer.
RFEX	Excellent quality frame construction.
RFVG	Very Good quality frame construction.
RFGD	Good quality frame construction.
RFAV	Average quality frame construction.
RFER	Fair quality frame construction.
RFLC	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

2017 Improvement Cost Schedules

C-Comm	Type	Class	Year	Range Max	Price
R-Res					
C	ASPH	IMPROVED	2017	50,000	4.52
C	ASPH	IMPROVED	2017	100,000	4.20
C	ASPH	IMPROVED	2017	150,000	3.84
C	ASPH	IMPROVED	2017	250,000	3.12
C	ASPH	IMPROVED	2017	999,999+	3.12
C	ASPH	UNIMPROVED	2017	50,000	3.27
C	ASPH	UNIMPROVED	2017	100,000	3.11
C	ASPH	UNIMPROVED	2017	150,000	2.78
C	ASPH	UNIMPROVED	2017	200,000	2.29
C	ASPH	UNIMPROVED	2017	999,999+	2.29
C	CNPY	CNPA	2017	999,999+	16.50
C	CNPY	CNPE	2017	999,999+	27.00
C	CNPY	CNPG	2017	999,999+	21.00
C	CNPY	CNPP	2017	999,999+	5.00
C	COMM	ACAC	2017	10,000	112.84
C	COMM	ACAC	2017	25,000	108.26
C	COMM	ACAC	2017	999,999+	103.35
C	COMM	ACAF	2017	10,000	111.44
C	COMM	ACAF	2017	25,000	106.91
C	COMM	ACAF	2017	999,999+	102.06
C	COMM	ACAS	2017	10,000	100.05
C	COMM	ACAS	2017	25,000	95.99
C	COMM	ACAS	2017	999,999+	91.63
C	COMM	ACEC	2017	10,000	214.86
C	COMM	ACEC	2017	25,000	206.13
C	COMM	ACEC	2017	999,999+	196.78
C	COMM	ACEF	2017	10,000	206.30
C	COMM	ACEF	2017	25,000	197.92
C	COMM	ACEF	2017	999,999+	188.94
C	COMM	ACGC	2017	10,000	158.22
C	COMM	ACGC	2017	25,000	151.79
C	COMM	ACGC	2017	999,999+	144.91
C	COMM	ACGF	2017	10,000	151.85
C	COMM	ACGF	2017	25,000	145.68
C	COMM	ACGF	2017	999,999+	139.07
C	COMM	ACGS	2017	10,000	138.47
C	COMM	ACGS	2017	25,000	132.84
C	COMM	ACGS	2017	999,999+	126.82
C	COMM	ACPC	2017	10,000	79.84
C	COMM	ACPC	2017	25,000	76.60
C	COMM	ACPC	2017	999,999+	73.12
C	COMM	ACPF	2017	10,000	78.66
C	COMM	ACPF	2017	25,000	75.47
C	COMM	ACPF	2017	999,999+	72.04
C	COMM	ACPS	2017	10,000	71.77
C	COMM	ACPS	2017	25,000	68.85
C	COMM	ACPS	2017	999,999+	65.73
C	COMM	AMAC	2017	2,000	117.87
C	COMM	AMAC	2017	4,000	112.75

C-Comm	Type	Class	Year	Range Max	Price
R-Res					
R	BARN	EQPA	2017	600	12.00
R	BARN	EQPA	2017	1,200	10.00
R	BARN	EQPA	2017	2,400	8.50
R	BARN	EQPA	2017	3,600	7.50
R	BARN	EQPA	2017	3,600	7.50
R	BARN	EQPA	2017	999,999+	7.50
R	BARN	EQPE	2017	600	15.00
R	BARN	EQPE	2017	1,200	13.00
R	BARN	EQPE	2017	2,400	11.50
R	BARN	EQPE	2017	3,600	10.50
R	BARN	EQPE	2017	3,600	10.50
R	BARN	EQPE	2017	999,999+	10.50
R	BARN	LVSA	2017	600	12.00
R	BARN	LVSA	2017	1,200	10.00
R	BARN	LVSA	2017	2,400	8.50
R	BARN	LVSA	2017	3,600	7.50
R	BARN	LVSA	2017	3,600	7.50
R	BARN	LVSA	2017	999,999+	7.50
R	BARN	LVSE	2017	600	15.00
R	BARN	LVSE	2017	1,200	13.00
R	BARN	LVSE	2017	2,400	11.50
R	BARN	LVSE	2017	3,600	10.50
R	BARN	LVSE	2017	3,600	10.50
R	BARN	LVSE	2017	999,999+	10.50
R	BARN	LVSP	2017	999,999+	4.00
R	BARN	UTL	2017	600	3.00
R	BARN	UTL	2017	1,200	2.50
R	BARN	UTL	2017	2,400	2.00
R	BARN	UTL	2017	999,999+	1.75
R	BOAT DOCK	A	2017	999,999+	10,000.00
R	BOAT DOCK	E	2017	999,999+	15,000.00
R	BOAT DOCK	P	2017	999,999+	5,000.00
R	CABANA	A	2017	999,999+	10,000.00
R	CABANA	E	2017	999,999+	20,000.00
R	CABANA	P	2017	999,999+	3,000.00
R	CNPA	CNPA	2017	999,999+	5.00
R	CNPE	CNPE	2017	999,999+	10.50
R	CP	*	2017	999,999+	2.50
R	CV	ACPA	2017	999,999+	5.00
R	CV	ADNA	2017	999,999+	40.00
R	CV	ATT GAR	2017	999,999+	25.00
R	CV	RFAV-	2017	600	81.14
R	CV	RFAV-	2017	800	75.86
R	CV	RFAV-	2017	1,000	72.09
R	CV	RFAV-	2017	1,200	69.21
R	CV	RFAV-	2017	1,400	66.88
R	CV	RFAV-	2017	1,600	64.95
R	CV	RFAV-	2017	1,800	63.30
R	CV	RFAV-	2017	2,000	61.88

2017 Improvement Cost Schedules

<u>C-Comm</u>	<u>R-Res</u>	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Range Max</u>	<u>Price</u>
C	COMM	AMAC	2017	10,000	102.24	
C	COMM	AMAC	2017	20,000	95.55	
C	COMM	AMAC	2017	999,999+	91.91	
C	COMM	AMAF	2017	2,000	115.59	
C	COMM	AMAF	2017	4,000	110.58	
C	COMM	AMAF	2017	10,000	100.26	
C	COMM	AMAF	2017	20,000	93.70	
C	COMM	AMAF	2017	999,999+	90.14	
C	COMM	AMAS	2017	2,000	110.51	
C	COMM	AMAS	2017	4,000	105.72	
C	COMM	AMAS	2017	10,000	95.86	
C	COMM	AMAS	2017	20,000	89.59	
C	COMM	AMAS	2017	999,999+	86.18	
C	COMM	AMEC	2017	2,000	214.09	
C	COMM	AMEC	2017	4,000	204.80	
C	COMM	AMEC	2017	10,000	185.70	
C	COMM	AMEC	2017	20,000	173.56	
C	COMM	AMEC	2017	999,999+	166.95	
C	COMM	AMEF	2017	2,000	208.02	
C	COMM	AMEF	2017	4,000	199.00	
C	COMM	AMEF	2017	10,000	180.44	
C	COMM	AMEF	2017	20,000	168.64	
C	COMM	AMEF	2017	999,999+	162.22	
C	COMM	AMGC	2017	2,000	157.99	
C	COMM	AMGC	2017	4,000	151.14	
C	COMM	AMGC	2017	10,000	137.04	
C	COMM	AMGC	2017	20,000	128.08	
C	COMM	AMGC	2017	999,999+	123.21	
C	COMM	AMGF	2017	2,000	154.28	
C	COMM	AMGF	2017	4,000	147.59	
C	COMM	AMGF	2017	10,000	133.82	
C	COMM	AMGF	2017	20,000	125.07	
C	COMM	AMGF	2017	999,999+	120.31	
C	COMM	AMPC	2017	2,000	84.13	
C	COMM	AMPC	2017	4,000	80.48	
C	COMM	AMPC	2017	10,000	72.97	
C	COMM	AMPC	2017	20,000	68.20	
C	COMM	AMPC	2017	999,999+	65.60	
C	COMM	AMPF	2017	2,000	82.83	
C	COMM	AMPF	2017	4,000	79.24	
C	COMM	AMPF	2017	10,000	71.85	
C	COMM	AMPF	2017	20,000	67.15	
C	COMM	AMPF	2017	999,999+	64.59	
C	COMM	AOAC	2017	5,000	102.58	
C	COMM	AOAC	2017	10,000	101.49	
C	COMM	AOAC	2017	15,000	101.10	
C	COMM	AOAC	2017	20,000	99.11	
C	COMM	AOAC	2017	999,999+	99.11	

<u>C-Comm</u>	<u>R-Res</u>	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Range Max</u>	<u>Price</u>
R	CV	RFAV-	2017	2,200	60.62	
R	CV	RFAV-	2017	2,400	59.50	
R	CV	RFAV-	2017	2,600	58.49	
R	CV	RFAV-	2017	2,800	57.57	
R	CV	RFAV-	2017	999,999+	56.00	
R	CV	RFAV	2017	600	84.92	
R	CV	RFAV	2017	800	79.34	
R	CV	RFAV	2017	1,000	75.38	
R	CV	RFAV	2017	1,200	72.35	
R	CV	RFAV	2017	1,400	69.91	
R	CV	RFAV	2017	1,600	67.89	
R	CV	RFAV	2017	1,800	66.16	
R	CV	RFAV	2017	2,000	64.67	
R	CV	RFAV	2017	2,200	63.36	
R	CV	RFAV	2017	2,400	62.18	
R	CV	RFAV	2017	2,600	61.13	
R	CV	RFAV	2017	2,800	60.17	
R	CV	RFAV	2017	999,999+	59.29	
R	CV	RFFR-	2017	600	70.53	
R	CV	RFFR-	2017	800	65.83	
R	CV	RFFR-	2017	1,000	62.43	
R	CV	RFFR-	2017	1,200	59.83	
R	CV	RFFR-	2017	1,400	57.72	
R	CV	RFFR-	2017	1,600	56.15	
R	CV	RFFR-	2017	1,800	54.73	
R	CV	RFFR-	2017	2,000	53.50	
R	CV	RFFR-	2017	2,200	52.42	
R	CV	RFFR-	2017	2,400	51.44	
R	CV	RFFR-	2017	2,600	50.56	
R	CV	RFFR-	2017	999,999+	49.77	
R	CV	RFFR	2017	600	73.56	
R	CV	RFFR	2017	800	68.88	
R	CV	RFFR	2017	1,000	65.51	
R	CV	RFFR	2017	1,200	62.93	
R	CV	RFFR	2017	1,400	60.83	
R	CV	RFFR	2017	1,600	59.09	
R	CV	RFFR	2017	1,800	57.59	
R	CV	RFFR	2017	2,000	56.29	
R	CV	RFFR	2017	2,200	55.15	
R	CV	RFFR	2017	2,400	54.13	
R	CV	RFFR	2017	2,600	53.21	
R	CV	RFFR	2017	2,800	52.37	
R	CV	RFFR	2017	999,999+	52.37	
R	CV	RFFR+	2017	600	77.35	
R	CV	RFFR+	2017	800	72.37	
R	CV	RFFR+	2017	1,000	68.80	
R	CV	RFFR+	2017	1,200	66.07	
R	CV	RFFR+	2017	1,600	62.02	

2017 Improvement Cost Schedules

<u>C-Comm</u>					
<u>R-Res</u>	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Range</u>	<u>Max</u>
					<u>Price</u>
C	COMM	AOAF	2017	5,000	100.81
C	COMM	AOAF	2017	10,000	99.74
C	COMM	AOAF	2017	15,000	99.35
C	COMM	AOAF	2017	20,000	97.40
C	COMM	AOAF	2017	999,999+	97.40
C	COMM	AOAS	2017	5,000	92.86
C	COMM	AOAS	2017	10,000	91.87
C	COMM	AOAS	2017	15,000	91.51
C	COMM	AOAS	2017	20,000	89.71
C	COMM	AOAS	2017	999,999+	89.71
C	COMM	AOEC	2017	5,000	188.85
C	COMM	AOEC	2017	10,000	186.84
C	COMM	AOEC	2017	15,000	186.11
C	COMM	AOEC	2017	20,000	182.46
C	COMM	AOEC	2017	999,999+	182.46
C	COMM	AOGC	2017	5,000	141.57
C	COMM	AOGC	2017	10,000	140.07
C	COMM	AOGC	2017	15,000	139.52
C	COMM	AOGC	2017	20,000	136.78
C	COMM	AOGC	2017	999,999+	136.78
C	COMM	AOGF	2017	5,000	140.61
C	COMM	AOGF	2017	10,000	139.11
C	COMM	AOGF	2017	15,000	138.57
C	COMM	AOGF	2017	20,000	135.85
C	COMM	AOGF	2017	999,999+	135.85
C	COMM	AOPC	2017	5,000	73.77
C	COMM	AOPC	2017	10,000	72.99
C	COMM	AOPC	2017	15,000	72.70
C	COMM	AOPC	2017	20,000	71.28
C	COMM	AOPC	2017	999,999+	71.28
C	COMM	AOPF	2017	5,000	71.68
C	COMM	AOPF	2017	10,000	70.92
C	COMM	AOPF	2017	15,000	70.64
C	COMM	AOPF	2017	20,000	69.26
C	COMM	AOPF	2017	999,999+	69.26
C	COMM	AOPS	2017	5,000	66.46
C	COMM	AOPS	2017	10,000	65.75
C	COMM	AOPS	2017	15,000	65.49
C	COMM	AOPS	2017	20,000	64.21
C	COMM	AOPS	2017	999,999+	64.21
C	COMM	APAC	2017	2,000	109.37
C	COMM	APAC	2017	4,000	105.93
C	COMM	APAC	2017	10,000	96.78
C	COMM	APAC	2017	20,000	94.52
C	COMM	APAC	2017	999,999+	91.07
C	COMM	APAF	2017	2,000	107.56
C	COMM	APAF	2017	4,000	104.17
C	COMM	APAF	2017	10,000	95.18

<u>C-Comm</u>				<u>Range</u>	
<u>R-Res</u>	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Max</u>	<u>Price</u>
R	CV	RFFR+	2017	1,800	60.45
R	CV	RFFR+	2017	2,000	59.09
R	CV	RFFR+	2017	2,200	57.89
R	CV	RFFR+	2017	2,400	56.81
R	CV	RFFR+	2017	2,600	55.85
R	CV	RFFR+	2017	2,800	54.97
R	CV	RFFR+	2017	999,999+	54.97
R	CV	RFLC-	2017	400	69.73
R	CV	RFLC-	2017	500	65.47
R	CV	RFLC-	2017	600	61.44
R	CV	RFLC-	2017	800	56.65
R	CV	RFLC-	2017	900	53.20
R	CV	RFLC-	2017	1,000	50.53
R	CV	RFLC-	2017	999,999+	48.39
R	CV	RFLC	2017	400	71.98
R	CV	RFLC	2017	500	67.72
R	CV	RFLC	2017	600	64.47
R	CV	RFLC	2017	800	59.71
R	CV	RFLC	2017	1,000	56.28
R	CV	RFLC	2017	1,200	53.63
R	CV	RFLC	2017	1,400	51.50
R	CV	RFLC	2017	999,999+	51.50
R	CV	RFLC+	2017	400	74.23
R	CV	RFLC+	2017	500	69.97
R	CV	RFLC+	2017	600	67.50
R	CV	RFLC+	2017	800	62.77
R	CV	RFLC+	2017	1,000	59.36
R	CV	RFLC+	2017	1,200	56.73
R	CV	RFLC+	2017	999,999+	54.61
R	CV	RFLC+	2017	1,400	54.61
R	CV	RVAV-	2017	600	88.02
R	CV	RVAV-	2017	800	81.99
R	CV	RVAV-	2017	1,000	77.68
R	CV	RVAV-	2017	1,200	74.38
R	CV	RVAV-	2017	1,400	71.72
R	CV	RVAV-	2017	1,600	69.51
R	CV	RVAV-	2017	1,800	67.63
R	CV	RVAV-	2017	2,000	66.00
R	CV	RVAV-	2017	2,200	64.56
R	CV	RVAV-	2017	2,400	63.28
R	CV	RVAV-	2017	2,600	62.12
R	CV	RVAV-	2017	2,800	61.07
R	CV	RVAV-	2017	3,000	60.12
R	CV	RVAV-	2017	999,999+	59.16
R	CV	RVAV	2017	600	92.89
R	CV	RVAV	2017	800	86.43
R	CV	RVAV	2017	1,000	81.84
R	CV	RVAV	2017	1,200	78.33

2017 Improvement Cost Schedules

C-Comm	R-Res	Type	Class	Year	Range Max	Price
C	COMM	APAF	2017	20,000	92.95	
C	COMM	APAF	2017	999,999+	89.57	
C	COMM	APAS	2017	2,000	100.82	
C	COMM	APAS	2017	4,000	97.64	
C	COMM	APAS	2017	10,000	89.21	
C	COMM	APAS	2017	20,000	87.13	
C	COMM	APAS	2017	999,999+	83.95	
C	COMM	APEC	2017	2,000	203.14	
C	COMM	APEC	2017	4,000	196.74	
C	COMM	APEC	2017	10,000	179.75	
C	COMM	APEC	2017	20,000	175.55	
C	COMM	APEC	2017	999,999+	169.16	
C	COMM	APEF	2017	2,000	199.83	
C	COMM	APEF	2017	4,000	193.54	
C	COMM	APEF	2017	10,000	176.83	
C	COMM	APEF	2017	20,000	172.70	
C	COMM	APEF	2017	999,999+	166.41	
C	COMM	APGS	2017	2,000	137.39	
C	COMM	APGS	2017	4,000	133.07	
C	COMM	APGS	2017	10,000	121.58	
C	COMM	APGS	2017	20,000	118.73	
C	COMM	APGS	2017	999,999+	114.41	
C	COMM	APPC	2017	2,000	81.00	
C	COMM	APPC	2017	4,000	78.45	
C	COMM	APPC	2017	10,000	71.68	
C	COMM	APPC	2017	20,000	70.00	
C	COMM	APPC	2017	999,999+	67.45	
C	COMM	APPF	2017	2,000	78.40	
C	COMM	APPF	2017	4,000	75.93	
C	COMM	APPF	2017	10,000	69.37	
C	COMM	APPF	2017	20,000	67.75	
C	COMM	APPF	2017	999,999+	65.29	
C	COMM	APPS	2017	2,000	73.53	
C	COMM	APPS	2017	4,000	71.21	
C	COMM	APPS	2017	10,000	65.06	
C	COMM	APPS	2017	20,000	63.54	
C	COMM	APPS	2017	999,999+	61.23	
C	COMM	EBAC	2017	10,000	67.43	
C	COMM	EBAC	2017	20,000	65.93	
C	COMM	EBAC	2017	999,999+	60.00	
C	COMM	EBAF	2017	10,000	63.40	
C	COMM	EBAF	2017	20,000	61.99	
C	COMM	EBAF	2017	999,999+	56.41	
C	COMM	EBAS	2017	10,000	57.91	
C	COMM	EBAS	2017	20,000	56.62	
C	COMM	EBAS	2017	999,999+	51.53	
C	COMM	EBEC	2017	10,000	105.28	
C	COMM	EBEC	2017	20,000	102.94	

C-Comm	R-Res	Type	Class	Year	Range Max	Price
R	CV	RVAV	2017	1,400	75.50	
R	CV	RVAV	2017	1,600	73.16	
R	CV	RVAV	2017	1,800	71.16	
R	CV	RVAV	2017	2,000	69.43	
R	CV	RVAV	2017	2,200	67.91	
R	CV	RVAV	2017	2,400	66.55	
R	CV	RVAV	2017	2,600	65.33	
R	CV	RVAV	2017	2,800	64.22	
R	CV	RVAV	2017	3,000	63.21	
R	CV	RVAV	2017	999,999+	62.28	
R	CV	RVFR-	2017	600	73.42	
R	CV	RVFR-	2017	800	68.65	
R	CV	RVFR-	2017	1,000	65.20	
R	CV	RVFR-	2017	1,200	62.53	
R	CV	RVFR-	2017	1,400	60.37	
R	CV	RVFR-	2017	1,600	58.57	
R	CV	RVFR-	2017	1,800	57.04	
R	CV	RVFR-	2017	2,000	55.69	
R	CV	RVFR-	2017	2,200	54.50	
R	CV	RVFR-	2017	2,400	53.45	
R	CV	RVFR-	2017	2,600	52.50	
R	CV	RVFR-	2017	2,800	51.63	
R	CV	RVFR-	2017	999,999+	50.84	
R	CV	RVFR	2017	600	78.29	
R	CV	RVFR	2017	800	73.10	
R	CV	RVFR	2017	1,000	69.36	
R	CV	RVFR	2017	1,200	66.48	
R	CV	RVFR	2017	1,400	64.16	
R	CV	RVFR	2017	1,600	62.22	
R	CV	RVFR	2017	1,800	60.57	
R	CV	RVFR	2017	2,000	59.13	
R	CV	RVFR	2017	2,200	57.85	
R	CV	RVFR	2017	2,400	56.73	
R	CV	RVFR	2017	2,600	55.71	
R	CV	RVFR	2017	2,800	54.77	
R	CV	RVFR	2017	999,999+	53.93	
R	CV	STR2	2017	999,999+	25.00	
R	DECK	A	2017	25	9.00	
R	DECK	A	2017	50	8.00	
R	DECK	A	2017	100	7.00	
R	DECK	A	2017	300	6.00	
R	DECK	A	2017	999,999+	6.00	
R	DECK	E	2017	25	12.50	
R	DECK	E	2017	50	11.50	
R	DECK	E	2017	100	11.00	
R	DECK	E	2017	300	10.00	
R	DECK	E	2017	999,999+	9.50	
R	DECK	P	2017	25	4.50	

2017 Improvement Cost Schedules

C-Comm	R-Res	Type	Class	Year	Range Max	Price
C	COMM	EBEC	2017	999,999+	93.68	
C	COMM	EBEF	2017	10,000	102.97	
C	COMM	EBEF	2017	20,000	100.67	
C	COMM	EBEF	2017	999,999+	91.61	
C	COMM	EBGC	2017	10,000	86.20	
C	COMM	EBGC	2017	20,000	84.28	
C	COMM	EBGC	2017	999,999+	76.69	
C	COMM	EBGF	2017	10,000	83.67	
C	COMM	EBGF	2017	20,000	81.81	
C	COMM	EBGF	2017	999,999+	74.44	
C	COMM	EBGS	2017	10,000	76.49	
C	COMM	EBGS	2017	20,000	74.79	
C	COMM	EBGS	2017	999,999+	68.06	
C	COMM	EBPC	2017	10,000	50.09	
C	COMM	EBPC	2017	20,000	48.97	
C	COMM	EBPC	2017	999,999+	44.57	
C	COMM	EBPF	2017	10,000	47.43	
C	COMM	EBPF	2017	20,000	46.38	
C	COMM	EBPF	2017	999,999+	42.20	
C	COMM	EBPS	2017	10,000	43.26	
C	COMM	EBPS	2017	20,000	42.30	
C	COMM	EBPS	2017	999,999+	38.49	
C	COMM	ECAC	2017	5,000	118.85	
C	COMM	ECAC	2017	10,000	117.35	
C	COMM	ECAC	2017	20,000	108.85	
C	COMM	ECAC	2017	999,999+	103.22	
C	COMM	ECAF	2017	5,000	112.42	
C	COMM	ECAF	2017	10,000	111.00	
C	COMM	ECAF	2017	20,000	102.96	
C	COMM	ECAF	2017	999,999+	97.63	
C	COMM	ECAS	2017	5,000	101.51	
C	COMM	ECAS	2017	10,000	100.23	
C	COMM	ECAS	2017	20,000	92.97	
C	COMM	ECAS	2017	999,999+	88.16	
C	COMM	ECEC	2017	5,000	204.24	
C	COMM	ECEC	2017	10,000	201.67	
C	COMM	ECEC	2017	20,000	187.06	
C	COMM	ECEC	2017	999,999+	177.38	
C	COMM	ECEF	2017	5,000	199.56	
C	COMM	ECEF	2017	10,000	197.05	
C	COMM	ECEF	2017	20,000	182.77	
C	COMM	ECEF	2017	999,999+	173.32	
C	COMM	ECGC	2017	5,000	154.94	
C	COMM	ECGC	2017	10,000	152.99	
C	COMM	ECGC	2017	20,000	141.90	
C	COMM	ECGC	2017	999,999+	134.56	
C	COMM	ECGF	2017	5,000	149.02	
C	COMM	ECGF	2017	10,000	147.15	

C-Comm	R-Res	Type	Class	Year	Range Max	Price
R	DECK	P	2017	50	3.50	
R	DECK	P	2017	100	3.00	
R	DECK	P	2017	300	2.00	
R	DECK	P	2017	999,999+	1.50	
R	DGFA	DGFA	2017	999,999+	17.55	
R	DGFE	DGFE	2017	999,999+	27.66	
R	DGFP	DGFP	2017	999,999+	13.44	
R	DGVA	DGVA	2017	999,999+	20.68	
R	DGVE	DGVE	2017	999,999+	34.69	
R	DGVP	DGVP	2017	999,999+	14.86	
R	DTCA	DTCA	2017	999,999+	6.00	
R	DTCE	DTCE	2017	999,999+	12.00	
R	DTCP	DTCP	2017	999,999+	3.00	
R	DTSA	DTSA	2017	999,999+	10.00	
R	DTSE	DTSE	2017	999,999+	15.00	
R	DTSP	DTSP	2017	999,999+	5.00	
R	GHSE	GLS	2017	999,999+	7.50	
R	GHSE	PLST	2017	999,999+	3.50	
R	IHP	IHP	2017	5,000	12.60	
R	IHP	IHP	2017	7,500	11.60	
R	IHP	IHP	2017	10,000	10.60	
R	IHP	IHP	2017	15,000	9.50	
R	IHP	IHP	2017	15,000	9.50	
R	IHP	IHP	2017	999,999+	9.50	
R	MA	EX1-	2017	999,999+	130.00	
R	MA	EX1	2017	999,999+	135.00	
R	MA	EX1+	2017	999,999+	140.00	
R	MA	EX10-	2017	999,999+	-5.00	
R	MA	EX10	2017	999,999+	0.00	
R	MA	EX10+	2017	999,999+	5.00	
R	MA	EX2-	2017	999,999+	145.00	
R	MA	EX2	2017	999,999+	150.00	
R	MA	EX2+	2017	999,999+	155.00	
R	MA	EX3-	2017	999,999+	160.00	
R	MA	EX3	2017	999,999+	165.00	
R	MA	EX3+	2017	999,999+	170.00	
R	MA	EX4-	2017	999,999+	175.00	
R	MA	EX4	2017	999,999+	180.00	
R	MA	EX4+	2017	999,999+	185.00	
R	MA	EX5-	2017	999,999+	190.00	
R	MA	EX5	2017	999,999+	195.00	
R	MA	EX5+	2017	999,999+	200.00	
R	MA	EX6-	2017	999,999+	205.00	
R	MA	EX6	2017	999,999+	210.00	
R	MA	EX6+	2017	999,999+	215.00	
R	MA	EX7-	2017	999,999+	220.00	
R	MA	EX7	2017	999,999+	225.00	
R	MA	EX7+	2017	999,999+	230.00	

2017 Improvement Cost Schedules

<u>C-Comm</u>	<u>R-Res</u>	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Range Max</u>	<u>Price</u>
C	COMM	ECGF	2017	20,000	136.48	
C	COMM	ECGF	2017	999,999+	129.42	
C	COMM	ECPC	2017	5,000	88.92	
C	COMM	ECPC	2017	10,000	87.80	
C	COMM	ECPC	2017	20,000	81.43	
C	COMM	ECPC	2017	999,999+	77.22	
C	COMM	ECPF	2017	5,000	82.79	
C	COMM	ECPF	2017	10,000	81.75	
C	COMM	ECPF	2017	20,000	75.82	
C	COMM	ECPF	2017	999,999+	71.90	
C	COMM	ECPS	2017	5,000	74.61	
C	COMM	ECPS	2017	10,000	73.67	
C	COMM	ECPS	2017	20,000	68.33	
C	COMM	ECPS	2017	999,999+	64.80	
C	COMM	EFAC	2017	1,000	129.50	
C	COMM	EFAC	2017	1,500	114.06	
C	COMM	EFAC	2017	2,000	112.20	
C	COMM	EFAC	2017	2,500	110.67	
C	COMM	EFAC	2017	3,000	110.01	
C	COMM	EFAC	2017	4,000	106.07	
C	COMM	EFAC	2017	5,000	101.15	
C	COMM	EFAC	2017	999,999+	98.96	
C	COMM	EFAF	2017	1,000	120.03	
C	COMM	EFAF	2017	1,500	105.72	
C	COMM	EFAF	2017	2,000	104.00	
C	COMM	EFAF	2017	2,500	102.58	
C	COMM	EFAF	2017	3,000	101.97	
C	COMM	EFAF	2017	4,000	98.32	
C	COMM	EFAF	2017	5,000	93.75	
C	COMM	EFAF	2017	999,999+	91.72	
C	COMM	EFAS	2017	1,000	112.99	
C	COMM	EFAS	2017	1,500	99.52	
C	COMM	EFAS	2017	2,000	97.90	
C	COMM	EFAS	2017	2,500	96.56	
C	COMM	EFAS	2017	3,000	95.99	
C	COMM	EFAS	2017	4,000	92.55	
C	COMM	EFAS	2017	5,000	88.25	
C	COMM	EFAS	2017	999,999+	86.34	
C	COMM	EFEC	2017	1,000	282.97	
C	COMM	EFEC	2017	1,500	249.25	
C	COMM	EFEC	2017	2,000	245.18	
C	COMM	EFEC	2017	2,500	241.83	
C	COMM	EFEC	2017	3,000	240.40	
C	COMM	EFEC	2017	4,000	231.79	
C	COMM	EFEC	2017	5,000	221.02	
C	COMM	EFEC	2017	999,999+	216.24	
C	COMM	EFEF	2017	1,000	272.71	
C	COMM	EFEF	2017	1,500	240.21	

<u>C-Comm</u>	<u>R-Res</u>	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Range Max</u>	<u>Price</u>
R	MA	EX8-	2017	999,999+	235.00	
R	MA	EX8	2017	999,999+	240.00	
R	MA	EX8+	2017	999,999+	245.00	
R	MA	EX9-	2017	999,999+	250.00	
R	MA	EX9	2017	999,999+	255.00	
R	MA	EX9+	2017	999,999+	260.00	
R	MA	NFAV	2017	999,999+	0.00	
R	MA	NFEX	2017	999,999+	0.00	
R	MA	NFFR	2017	999,999+	0.00	
R	MA	NFGD	2017	999,999+	0.00	
R	MA	NFLC	2017	999,999+	0.00	
R	MA	NFVG	2017	999,999+	0.00	
R	MA	NV	2017	999,999+	0.00	
R	MA	NVAV	2017	999,999+	0.00	
R	MA	NVEX	2017	999,999+	0.00	
R	MA	NVFR	2017	999,999+	1.00	
R	MA	NVGD	2017	999,999+	0.00	
R	MA	NVLC	2017	999,999+	0.00	
R	MA	NVMH	2017	999,999+	0.00	
R	MA	NVVG	2017	999,999+	0.00	
R	MA	RFAV-	2017	600	81.14	
R	MA	RFAV-	2017	800	75.86	
R	MA	RFAV-	2017	1,000	72.09	
R	MA	RFAV-	2017	1,200	69.21	
R	MA	RFAV-	2017	1,400	66.88	
R	MA	RFAV-	2017	1,600	64.95	
R	MA	RFAV-	2017	1,800	63.30	
R	MA	RFAV-	2017	2,000	61.88	
R	MA	RFAV-	2017	2,200	60.62	
R	MA	RFAV-	2017	2,400	59.50	
R	MA	RFAV-	2017	2,600	58.49	
R	MA	RFAV-	2017	2,800	57.57	
R	MA	RFAV-	2017	999,999+	56.00	
R	MA	RFAV	2017	600	84.92	
R	MA	RFAV	2017	800	79.34	
R	MA	RFAV	2017	1,000	75.38	
R	MA	RFAV	2017	1,200	72.35	
R	MA	RFAV	2017	1,400	69.91	
R	MA	RFAV	2017	1,600	67.89	
R	MA	RFAV	2017	1,800	66.16	
R	MA	RFAV	2017	2,000	64.67	
R	MA	RFAV	2017	2,200	63.36	
R	MA	RFAV	2017	2,400	62.18	
R	MA	RFAV	2017	2,600	61.13	
R	MA	RFAV	2017	2,800	60.17	
R	MA	RFAV	2017	999,999+	59.29	
R	MA	RFAV+	2017	600	93.48	
R	MA	RFAV+	2017	800	89.70	

2017 Improvement Cost Schedules

C-Comm	R-Res	Type	Class	Year	Range Max	Price
C	COMM	EFEF	2017	2,000	236.29	
C	COMM	EFEF	2017	2,500	233.06	
C	COMM	EFEF	2017	3,000	231.68	
C	COMM	EFEF	2017	4,000	223.38	
C	COMM	EFEF	2017	5,000	213.01	
C	COMM	EFEF	2017	999,999+	208.39	
C	COMM	EFES	2017	1,000	208.26	
C	COMM	EFES	2017	1,500	183.44	
C	COMM	EFES	2017	2,000	180.45	
C	COMM	EFES	2017	2,500	177.98	
C	COMM	EFES	2017	3,000	176.93	
C	COMM	EFES	2017	4,000	170.59	
C	COMM	EFES	2017	5,000	162.67	
C	COMM	EFES	2017	999,999+	159.14	
C	COMM	EFGC	2017	1,000	167.56	
C	COMM	EFGC	2017	1,500	147.59	
C	COMM	EFGC	2017	2,000	145.18	
C	COMM	EFGC	2017	2,500	143.20	
C	COMM	EFGC	2017	3,000	142.35	
C	COMM	EFGC	2017	4,000	137.25	
C	COMM	EFGC	2017	5,000	130.87	
C	COMM	EFGC	2017	999,999+	128.04	
C	COMM	EFGF	2017	1,000	157.30	
C	COMM	EFGF	2017	1,500	138.55	
C	COMM	EFGF	2017	2,000	136.29	
C	COMM	EFGF	2017	2,500	134.43	
C	COMM	EFGF	2017	3,000	133.63	
C	COMM	EFGF	2017	4,000	128.84	
C	COMM	EFGF	2017	5,000	122.86	
C	COMM	EFGF	2017	999,999+	120.20	
C	COMM	EFGS	2017	1,000	151.26	
C	COMM	EFGS	2017	1,500	133.24	
C	COMM	EFGS	2017	2,000	131.06	
C	COMM	EFGS	2017	2,500	129.27	
C	COMM	EFGS	2017	3,000	128.50	
C	COMM	EFGS	2017	4,000	123.90	
C	COMM	EFGS	2017	5,000	118.15	
C	COMM	EFGS	2017	999,999+	115.59	
C	COMM	EFPC	2017	1,000	93.56	
C	COMM	EFPC	2017	1,500	82.41	
C	COMM	EFPC	2017	2,000	81.06	
C	COMM	EFPC	2017	2,500	79.96	
C	COMM	EFPC	2017	3,000	79.48	
C	COMM	EFPC	2017	4,000	76.63	
C	COMM	EFPC	2017	5,000	73.08	
C	COMM	EFPC	2017	999,999+	71.49	
C	COMM	EFPF	2017	1,000	85.09	
C	COMM	EFPF	2017	1,500	74.95	

C-Comm	R-Res	Type	Class	Year	Range Max	Price
R	MA	RFAV+	2017	1,000	86.06	
R	MA	RFAV+	2017	1,200	82.58	
R	MA	RFAV+	2017	1,400	79.79	
R	MA	RFAV+	2017	1,600	77.48	
R	MA	RFAV+	2017	1,800	75.50	
R	MA	RFAV+	2017	2,000	73.80	
R	MA	RFAV+	2017	2,200	72.30	
R	MA	RFAV+	2017	2,400	70.97	
R	MA	RFAV+	2017	2,600	69.77	
R	MA	RFAV+	2017	2,800	68.68	
R	MA	RFAV+	2017	999,999+	67.68	
R	MA	RFEX-	2017	1,600	125.47	
R	MA	RFEX-	2017	2,000	122.95	
R	MA	RFEX-	2017	2,200	120.70	
R	MA	RFEX-	2017	2,400	118.68	
R	MA	RFEX-	2017	2,600	116.85	
R	MA	RFEX-	2017	2,800	115.17	
R	MA	RFEX-	2017	3,000	113.63	
R	MA	RFEX-	2017	3,200	113.63	
R	MA	RFEX-	2017	3,400	112.21	
R	MA	RFEX-	2017	3,600	110.90	
R	MA	RFEX-	2017	3,800	109.67	
R	MA	RFEX-	2017	4,000	108.51	
R	MA	RFEX-	2017	4,200	107.43	
R	MA	RFEX-	2017	4,400	106.41	
R	MA	RFEX-	2017	4,800	105.39	
R	MA	RFEX-	2017	5,200	104.37	
R	MA	RFEX-	2017	5,600	103.35	
R	MA	RFEX-	2017	999,999+	102.33	
R	MA	RFEX	2017	1,600	137.31	
R	MA	RFEX	2017	2,000	137.31	
R	MA	RFEX	2017	2,200	134.59	
R	MA	RFEX	2017	2,400	132.17	
R	MA	RFEX	2017	2,600	129.99	
R	MA	RFEX	2017	2,800	128.02	
R	MA	RFEX	2017	3,000	126.21	
R	MA	RFEX	2017	3,200	124.54	
R	MA	RFEX	2017	3,400	123.01	
R	MA	RFEX	2017	3,600	121.59	
R	MA	RFEX	2017	3,800	120.26	
R	MA	RFEX	2017	4,000	119.01	
R	MA	RFEX	2017	4,200	117.84	
R	MA	RFEX	2017	4,400	116.74	
R	MA	RFEX	2017	4,800	114.71	
R	MA	RFEX	2017	5,200	112.87	
R	MA	RFEX	2017	5,600	111.20	
R	MA	RFEX	2017	999,999+	109.68	
R	MA	RFEX+	2017	1,600	149.31	

2017 Improvement Cost Schedules

<u>C-Comm</u>	<u>R-Res</u>	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Range Max</u>	<u>Price</u>
C	COMM	EFPP	2017	2,000	73.72	
C	COMM	EFPP	2017	2,500	72.72	
C	COMM	EFPP	2017	3,000	72.29	
C	COMM	EFPP	2017	4,000	69.70	
C	COMM	EFPP	2017	5,000	66.46	
C	COMM	EFPP	2017	999,999+	65.02	
C	COMM	EFPS	2017	1,000	78.09	
C	COMM	EFPS	2017	1,500	68.78	
C	COMM	EFPS	2017	2,000	67.66	
C	COMM	EFPS	2017	2,500	66.73	
C	COMM	EFPS	2017	3,000	66.34	
C	COMM	EFPS	2017	4,000	63.96	
C	COMM	EFPS	2017	5,000	60.99	
C	COMM	EFPS	2017	999,999+	59.67	
C	COMM	ERAC	2017	1,000	121.08	
C	COMM	ERAC	2017	1,500	106.65	
C	COMM	ERAC	2017	2,000	104.91	
C	COMM	ERAC	2017	2,500	103.47	
C	COMM	ERAC	2017	3,000	102.86	
C	COMM	ERAC	2017	4,000	99.17	
C	COMM	ERAC	2017	5,000	94.57	
C	COMM	ERAC	2017	999,999+	92.52	
C	COMM	ERAF	2017	1,000	112.45	
C	COMM	ERAF	2017	1,500	99.05	
C	COMM	ERAF	2017	2,000	97.44	
C	COMM	ERAF	2017	2,500	96.10	
C	COMM	ERAF	2017	3,000	95.53	
C	COMM	ERAF	2017	4,000	92.11	
C	COMM	ERAF	2017	5,000	87.83	
C	COMM	ERAF	2017	999,999+	85.93	
C	COMM	ERAS	2017	1,000	104.83	
C	COMM	ERAS	2017	1,500	92.33	
C	COMM	ERAS	2017	2,000	90.83	
C	COMM	ERAS	2017	2,500	89.59	
C	COMM	ERAS	2017	3,000	89.06	
C	COMM	ERAS	2017	4,000	85.87	
C	COMM	ERAS	2017	5,000	81.88	
C	COMM	ERAS	2017	999,999+	80.11	
C	COMM	EREC	2017	1,000	199.56	
C	COMM	EREC	2017	1,500	175.77	
C	COMM	EREC	2017	2,000	172.91	
C	COMM	EREC	2017	2,500	170.54	
C	COMM	EREC	2017	3,000	169.53	
C	COMM	EREC	2017	4,000	163.46	
C	COMM	EREC	2017	5,000	155.87	
C	COMM	EREC	2017	999,999+	152.49	
C	COMM	EREF	2017	1,000	189.89	
C	COMM	EREF	2017	1,500	167.26	

<u>C-Comm</u>	<u>R-Res</u>	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Range Max</u>	<u>Price</u>
R	MA	RFEX+	2017	2,000	149.31	
R	MA	RFEX+	2017	2,200	146.59	
R	MA	RFEX+	2017	2,400	144.17	
R	MA	RFEX+	2017	2,600	141.99	
R	MA	RFEX+	2017	2,800	140.02	
R	MA	RFEX+	2017	3,000	138.21	
R	MA	RFEX+	2017	3,200	136.54	
R	MA	RFEX+	2017	3,400	135.01	
R	MA	RFEX+	2017	3,600	133.59	
R	MA	RFEX+	2017	3,800	132.26	
R	MA	RFEX+	2017	4,000	131.01	
R	MA	RFEX+	2017	4,200	129.84	
R	MA	RFEX+	2017	4,400	128.74	
R	MA	RFEX+	2017	4,800	126.71	
R	MA	RFEX+	2017	5,200	124.87	
R	MA	RFEX+	2017	5,600	123.20	
R	MA	RFEX+	2017	6,000	121.68	
R	MA	RFEX+	2017	999,999+	121.68	
R	MA	RFFR-	2017	600	70.53	
R	MA	RFFR-	2017	800	65.83	
R	MA	RFFR-	2017	1,000	62.43	
R	MA	RFFR-	2017	1,200	59.83	
R	MA	RFFR-	2017	1,400	57.72	
R	MA	RFFR-	2017	1,600	56.15	
R	MA	RFFR-	2017	1,800	54.73	
R	MA	RFFR-	2017	2,000	53.50	
R	MA	RFFR-	2017	2,200	52.42	
R	MA	RFFR-	2017	2,400	51.44	
R	MA	RFFR-	2017	2,600	50.56	
R	MA	RFFR-	2017	2,800	49.77	
R	MA	RFFR-	2017	999,999+	49.77	
R	MA	RFFR	2017	600	73.56	
R	MA	RFFR	2017	800	68.88	
R	MA	RFFR	2017	1,000	65.51	
R	MA	RFFR	2017	1,200	62.93	
R	MA	RFFR	2017	1,400	60.83	
R	MA	RFFR	2017	1,600	59.09	
R	MA	RFFR	2017	1,800	57.59	
R	MA	RFFR	2017	2,000	56.29	
R	MA	RFFR	2017	2,200	55.15	
R	MA	RFFR	2017	2,400	54.13	
R	MA	RFFR	2017	2,600	53.21	
R	MA	RFFR	2017	2,800	52.37	
R	MA	RFFR	2017	999,999+	52.37	
R	MA	RFFR+	2017	600	77.35	
R	MA	RFFR+	2017	800	72.37	
R	MA	RFFR+	2017	1,000	68.80	
R	MA	RFFR+	2017	1,200	66.07	

2017 Improvement Cost Schedules

C-Comm	R-Res	Type	Class	Year	Range Max	Price
C	COMM	EREF	2017	2,000	164.53	
C	COMM	EREF	2017	2,500	162.28	
C	COMM	EREF	2017	3,000	161.32	
C	COMM	EREF	2017	4,000	155.54	
C	COMM	EREF	2017	5,000	148.32	
C	COMM	EREF	2017	999,999+	145.11	
C	COMM	ERGS	2017	1,000	139.73	
C	COMM	ERGS	2017	1,500	123.08	
C	COMM	ERGS	2017	2,000	121.07	
C	COMM	ERGS	2017	2,500	119.42	
C	COMM	ERGS	2017	3,000	118.71	
C	COMM	ERGS	2017	4,000	114.45	
C	COMM	ERGS	2017	5,000	109.14	
C	COMM	ERGS	2017	999,999+	106.78	
C	COMM	ERPC	2017	1,000	87.81	
C	COMM	ERPC	2017	1,500	77.34	
C	COMM	ERPC	2017	2,000	76.08	
C	COMM	ERPC	2017	2,500	75.04	
C	COMM	ERPC	2017	3,000	74.60	
C	COMM	ERPC	2017	4,000	71.92	
C	COMM	ERPC	2017	5,000	68.58	
C	COMM	ERPC	2017	999,999+	67.10	
C	COMM	ERPF	2017	1,000	80.06	
C	COMM	ERPF	2017	1,500	70.52	
C	COMM	ERPF	2017	2,000	69.37	
C	COMM	ERPF	2017	2,500	68.42	
C	COMM	ERPF	2017	3,000	68.02	
C	COMM	ERPF	2017	4,000	65.58	
C	COMM	ERPF	2017	5,000	62.53	
C	COMM	ERPF	2017	999,999+	61.18	
C	COMM	ERPS	2017	1,000	72.31	
C	COMM	ERPS	2017	1,500	63.69	
C	COMM	ERPS	2017	2,000	62.65	
C	COMM	ERPS	2017	2,500	61.80	
C	COMM	ERPS	2017	3,000	61.43	
C	COMM	ERPS	2017	4,000	59.23	
C	COMM	ERPS	2017	5,000	56.48	
C	COMM	ERPS	2017	999,999+	55.26	
C	COMM	ESAC	2017	10,000	74.47	
C	COMM	ESAC	2017	20,000	72.82	
C	COMM	ESAC	2017	999,999+	66.26	
C	COMM	ESAF	2017	10,000	72.63	
C	COMM	ESAF	2017	20,000	71.02	
C	COMM	ESAF	2017	999,999+	64.63	
C	COMM	ESAS	2017	10,000	67.32	
C	COMM	ESAS	2017	20,000	65.82	
C	COMM	ESAS	2017	999,999+	59.89	
C	COMM	ESGC	2017	10,000	101.21	

C-Comm	R-Res	Type	Class	Year	Range Max	Price
R	MA	RFFR+	2017	1,400	63.86	
R	MA	RFFR+	2017	1,600	62.02	
R	MA	RFFR+	2017	1,800	60.45	
R	MA	RFFR+	2017	2,000	59.09	
R	MA	RFFR+	2017	2,200	57.89	
R	MA	RFFR+	2017	2,400	56.81	
R	MA	RFFR+	2017	2,600	55.85	
R	MA	RFFR+	2017	2,800	54.97	
R	MA	RFFR+	2017	999,999+	54.97	
R	MA	RFGD-	2017	1,000	98.90	
R	MA	RFGD-	2017	1,200	94.81	
R	MA	RFGD-	2017	1,400	91.53	
R	MA	RFGD-	2017	1,600	88.82	
R	MA	RFGD-	2017	1,800	86.52	
R	MA	RFGD-	2017	2,000	84.52	
R	MA	RFGD-	2017	2,200	82.77	
R	MA	RFGD-	2017	2,400	81.21	
R	MA	RFGD-	2017	2,600	79.81	
R	MA	RFGD-	2017	2,800	78.54	
R	MA	RFGD-	2017	3,000	77.38	
R	MA	RFGD-	2017	3,200	77.09	
R	MA	RFGD-	2017	3,400	76.14	
R	MA	RFGD-	2017	3,600	75.25	
R	MA	RFGD-	2017	3,800	74.42	
R	MA	RFGD-	2017	4,000	73.64	
R	MA	RFGD-	2017	999,999+	73.64	
R	MA	RFGD	2017	1,000	107.43	
R	MA	RFGD	2017	1,200	103.05	
R	MA	RFGD	2017	1,400	99.55	
R	MA	RFGD	2017	1,600	96.66	
R	MA	RFGD	2017	1,800	94.19	
R	MA	RFGD	2017	2,000	92.07	
R	MA	RFGD	2017	2,200	90.20	
R	MA	RFGD	2017	2,400	88.54	
R	MA	RFGD	2017	2,600	87.05	
R	MA	RFGD	2017	2,800	85.69	
R	MA	RFGD	2017	3,000	84.46	
R	MA	RFGD	2017	3,200	83.32	
R	MA	RFGD	2017	3,400	82.28	
R	MA	RFGD	2017	3,600	81.30	
R	MA	RFGD	2017	3,800	80.39	
R	MA	RFGD	2017	999,999+	79.54	
R	MA	RFGD+	2017	1,000	108.25	
R	MA	RFGD+	2017	1,200	105.46	
R	MA	RFGD+	2017	1,400	102.75	
R	MA	RFGD+	2017	1,600	100.11	
R	MA	RFGD+	2017	1,800	97.53	
R	MA	RFGD+	2017	2,000	95.31	

2017 Improvement Cost Schedules

C-Comm	R-Res	Type	Class	Year	Range Max	Price
C	COMM	ESGC	2017	20,000	98.96	
C	COMM	ESGC	2017	999,999+	90.05	
C	COMM	ESGF	2017	10,000	99.74	
C	COMM	ESGF	2017	20,000	97.52	
C	COMM	ESGF	2017	999,999+	88.74	
C	COMM	ESGS	2017	10,000	93.51	
C	COMM	ESGS	2017	20,000	91.43	
C	COMM	ESGS	2017	999,999+	83.20	
C	COMM	ESPC	2017	10,000	51.54	
C	COMM	ESPC	2017	20,000	50.39	
C	COMM	ESPC	2017	999,999+	45.86	
C	COMM	ESPF	2017	10,000	49.58	
C	COMM	ESPF	2017	20,000	48.47	
C	COMM	ESPF	2017	999,999+	44.11	
C	COMM	ESPS	2017	10,000	45.27	
C	COMM	ESPS	2017	20,000	44.26	
C	COMM	ESPS	2017	999,999+	40.28	
C	COMM	ETAC	2017	10,000	84.28	
C	COMM	ETAC	2017	20,000	81.92	
C	COMM	ETAC	2017	999,999+	77.61	
C	COMM	ETAF	2017	10,000	82.42	
C	COMM	ETAF	2017	20,000	80.11	
C	COMM	ETAF	2017	999,999+	75.90	
C	COMM	ETAS	2017	10,000	76.99	
C	COMM	ETAS	2017	20,000	74.83	
C	COMM	ETAS	2017	999,999+	70.90	
C	COMM	ETEC	2017	10,000	176.86	
C	COMM	ETEC	2017	20,000	171.90	
C	COMM	ETEC	2017	999,999+	162.87	
C	COMM	ETEF	2017	10,000	146.11	
C	COMM	ETEF	2017	20,000	142.02	
C	COMM	ETEF	2017	999,999+	134.56	
C	COMM	ETGC	2017	10,000	119.59	
C	COMM	ETGC	2017	20,000	116.24	
C	COMM	ETGC	2017	999,999+	110.13	
C	COMM	ETGF	2017	10,000	117.47	
C	COMM	ETGF	2017	20,000	114.18	
C	COMM	ETGF	2017	999,999+	108.18	
C	COMM	ETGS	2017	10,000	110.58	
C	COMM	ETGS	2017	20,000	107.48	
C	COMM	ETGS	2017	999,999+	101.83	
C	COMM	ETPC	2017	10,000	56.24	
C	COMM	ETPC	2017	20,000	54.66	
C	COMM	ETPC	2017	999,999+	51.79	
C	COMM	ETPF	2017	10,000	54.61	
C	COMM	ETPF	2017	20,000	53.08	
C	COMM	ETPF	2017	999,999+	50.29	
C	COMM	ETPS	2017	10,000	50.51	

C-Comm	R-Res	Type	Class	Year	Range Max	Price
R	MA	RFGD+	2017	2,200	93.35	
R	MA	RFGD+	2017	2,400	91.61	
R	MA	RFGD+	2017	2,600	90.05	
R	MA	RFGD+	2017	2,800	88.64	
R	MA	RFGD+	2017	3,000	87.34	
R	MA	RFGD+	2017	3,200	86.15	
R	MA	RFGD+	2017	3,400	85.06	
R	MA	RFGD+	2017	3,600	84.04	
R	MA	RFGD+	2017	3,800	83.09	
R	MA	RFGD+	2017	4,000	82.20	
R	MA	RFGD+	2017	999,999+	82.20	
R	MA	RFLC-	2017	400	69.73	
R	MA	RFLC-	2017	600	61.44	
R	MA	RFLC-	2017	800	56.65	
R	MA	RFLC-	2017	1,000	53.20	
R	MA	RFLC-	2017	1,200	50.53	
R	MA	RFLC-	2017	999,999+	48.39	
R	MA	RFLC	2017	400	71.98	
R	MA	RFLC	2017	500	67.72	
R	MA	RFLC	2017	600	64.47	
R	MA	RFLC	2017	800	59.71	
R	MA	RFLC	2017	1,000	56.28	
R	MA	RFLC	2017	1,200	53.63	
R	MA	RFLC	2017	999,999+	51.50	
R	MA	RFLC+	2017	400	74.23	
R	MA	RFLC+	2017	500	69.97	
R	MA	RFLC+	2017	600	67.50	
R	MA	RFLC+	2017	800	62.77	
R	MA	RFLC+	2017	1,000	59.36	
R	MA	RFLC+	2017	1,200	56.73	
R	MA	RFLC+	2017	999,999+	54.61	
R	MA	RFVG-	2017	1,600	103.56	
R	MA	RFVG-	2017	1,800	100.87	
R	MA	RFVG-	2017	2,000	98.54	
R	MA	RFVG-	2017	2,200	96.50	
R	MA	RFVG-	2017	2,400	94.68	
R	MA	RFVG-	2017	2,600	93.05	
R	MA	RFVG-	2017	2,800	91.58	
R	MA	RFVG-	2017	3,000	90.23	
R	MA	RFVG-	2017	3,200	88.98	
R	MA	RFVG-	2017	3,400	87.84	
R	MA	RFVG-	2017	3,600	86.78	
R	MA	RFVG-	2017	3,800	85.79	
R	MA	RFVG-	2017	4,000	84.86	
R	MA	RFVG-	2017	4,200	83.93	
R	MA	RFVG-	2017	999,999+	82.99	
R	MA	RFVG	2017	1,600	107.01	
R	MA	RFVG	2017	1,800	104.21	

2017 Improvement Cost Schedules

C-Comm	R-Res	Type	Class	Year	Range Max	Price
C	COMM	ETPS	2017	20,000	49.09	
C	COMM	ETPS	2017	999,999+	46.52	
C	COMM	GOLF LC	2017	999,999+	72,250.00	
C	COMM	GOLF POOR	2017	999,999+	103,000.00	
C	COMM	GRHSA	2017	999,999+	7.50	
C	COMM	GRHSE	2017	999,999+	17.50	
C	COMM	IDAC	2017	200,000	34.98	
C	COMM	IDAC	2017	500,000	34.60	
C	COMM	IDAC	2017	1,000,000	34.28	
C	COMM	IDAC	2017	999,999+	34.19	
C	COMM	IDAS	2017	200,000	30.85	
C	COMM	IDAS	2017	500,000	30.52	
C	COMM	IDAS	2017	1,000,000	30.23	
C	COMM	IDAS	2017	999,999+	30.16	
C	COMM	IDEC	2017	200,000	74.20	
C	COMM	IDEC	2017	500,000	73.41	
C	COMM	IDEC	2017	1,000,000	72.72	
C	COMM	IDEC	2017	999,999+	72.54	
C	COMM	IDES	2017	200,000	66.85	
C	COMM	IDES	2017	500,000	66.14	
C	COMM	IDES	2017	1,000,000	65.51	
C	COMM	IDES	2017	999,999+	65.35	
C	COMM	IDGC	2017	200,000	50.97	
C	COMM	IDGC	2017	500,000	50.43	
C	COMM	IDGC	2017	1,000,000	49.95	
C	COMM	IDGC	2017	999,999+	49.83	
C	COMM	IDGS	2017	200,000	45.45	
C	COMM	IDGS	2017	500,000	44.97	
C	COMM	IDGS	2017	1,000,000	44.54	
C	COMM	IDGS	2017	999,999+	44.43	
C	COMM	IDPC	2017	200,000	25.05	
C	COMM	IDPC	2017	500,000	24.79	
C	COMM	IDPC	2017	1,000,000	24.55	
C	COMM	IDPC	2017	999,999+	24.49	
C	COMM	IDPS	2017	200,000	21.97	
C	COMM	IDPS	2017	500,000	21.73	
C	COMM	IDPS	2017	1,000,000	21.53	
C	COMM	IDPS	2017	999,999+	21.47	
C	COMM	IHAC	2017	5,000	15.75	
C	COMM	IHAC	2017	7,500	14.75	
C	COMM	IHAC	2017	10,000	13.75	
C	COMM	IHAC	2017	15,000	12.50	
C	COMM	IHAC	2017	15,000	12.50	
C	COMM	IHAC	2017	999,999+	12.50	
C	COMM	IHAF	2017	5,000	15.75	
C	COMM	IHAF	2017	7,500	14.75	
C	COMM	IHAF	2017	10,000	13.75	
C	COMM	IHAF	2017	15,000	12.50	

C-Comm	R-Res	Type	Class	Year	Range Max	Price
R	MA	RFVG	2017	2,000	101.78	
R	MA	RFVG	2017	2,200	99.65	
R	MA	RFVG	2017	2,400	97.76	
R	MA	RFVG	2017	2,600	96.06	
R	MA	RFVG	2017	2,800	94.52	
R	MA	RFVG	2017	3,000	93.11	
R	MA	RFVG	2017	3,200	91.82	
R	MA	RFVG	2017	3,400	90.62	
R	MA	RFVG	2017	3,600	89.52	
R	MA	RFVG	2017	3,800	88.49	
R	MA	RFVG	2017	4,000	87.52	
R	MA	RFVG	2017	4,200	86.61	
R	MA	RFVG	2017	999,999+	85.75	
R	MA	RFVG+	2017	1,600	118.43	
R	MA	RFVG+	2017	1,800	116.00	
R	MA	RFVG+	2017	2,000	113.63	
R	MA	RFVG+	2017	2,200	111.30	
R	MA	RFVG+	2017	2,400	109.23	
R	MA	RFVG+	2017	2,600	107.37	
R	MA	RFVG+	2017	2,800	105.68	
R	MA	RFVG+	2017	3,000	104.14	
R	MA	RFVG+	2017	3,200	102.72	
R	MA	RFVG+	2017	3,400	101.42	
R	MA	RFVG+	2017	3,600	100.21	
R	MA	RFVG+	2017	3,800	99.08	
R	MA	RFVG+	2017	4,000	98.01	
R	MA	RFVG+	2017	4,200	97.02	
R	MA	RFVG+	2017	999,999+	96.08	
R	MA	RVAV-	2017	600	88.02	
R	MA	RVAV-	2017	800	81.99	
R	MA	RVAV-	2017	1,000	77.68	
R	MA	RVAV-	2017	1,200	74.38	
R	MA	RVAV-	2017	1,400	71.72	
R	MA	RVAV-	2017	1,600	69.51	
R	MA	RVAV-	2017	1,800	67.63	
R	MA	RVAV-	2017	2,000	66.00	
R	MA	RVAV-	2017	2,200	64.56	
R	MA	RVAV-	2017	2,400	63.28	
R	MA	RVAV-	2017	2,600	62.12	
R	MA	RVAV-	2017	2,800	61.07	
R	MA	RVAV-	2017	3,000	60.12	
R	MA	RVAV-	2017	999,999+	59.16	
R	MA	RVAV	2017	600	92.89	
R	MA	RVAV	2017	800	86.43	
R	MA	RVAV	2017	1,000	81.84	
R	MA	RVAV	2017	1,200	78.33	
R	MA	RVAV	2017	1,400	75.50	
R	MA	RVAV	2017	1,600	73.16	

2017 Improvement Cost Schedules

<u>C-Comm</u>	<u>R-Res</u>	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Range Max</u>	<u>Price</u>
C	COMM	IHAF	2017	15,000	12.50	
C	COMM	IHAF	2017	999,999+	12.50	
C	COMM	IHAS	2017	5,000	15.75	
C	COMM	IHAS	2017	7,500	14.75	
C	COMM	IHAS	2017	10,000	13.75	
C	COMM	IHAS	2017	15,000	12.50	
C	COMM	IHAS	2017	15,000	12.50	
C	COMM	IHAS	2017	999,999+	12.50	
C	COMM	IHEC	2017	5,000	22.85	
C	COMM	IHEC	2017	7,500	21.85	
C	COMM	IHEC	2017	10,000	20.85	
C	COMM	IHEC	2017	15,000	19.50	
C	COMM	IHEC	2017	15,000	19.50	
C	COMM	IHEC	2017	999,999+	19.50	
C	COMM	IHEF	2017	5,000	22.85	
C	COMM	IHEF	2017	7,500	21.85	
C	COMM	IHEF	2017	10,000	20.85	
C	COMM	IHEF	2017	15,000	19.50	
C	COMM	IHEF	2017	15,000	19.50	
C	COMM	IHEF	2017	999,999+	19.50	
C	COMM	IHES	2017	5,000	22.85	
C	COMM	IHES	2017	7,500	21.85	
C	COMM	IHES	2017	10,000	20.85	
C	COMM	IHES	2017	15,000	19.50	
C	COMM	IHES	2017	15,000	19.50	
C	COMM	IHES	2017	999,999+	19.50	
C	COMM	IHPC	2017	5,000	12.60	
C	COMM	IHPC	2017	7,500	11.60	
C	COMM	IHPC	2017	10,000	10.60	
C	COMM	IHPC	2017	15,000	9.50	
C	COMM	IHPC	2017	15,000	9.50	
C	COMM	IHPC	2017	999,999+	9.50	
C	COMM	IHPF	2017	5,000	12.60	
C	COMM	IHPF	2017	7,500	11.60	
C	COMM	IHPF	2017	10,000	10.60	
C	COMM	IHPF	2017	15,000	9.50	
C	COMM	IHPF	2017	15,000	9.50	
C	COMM	IHPF	2017	999,999+	9.50	
C	COMM	IHPS	2017	5,000	12.60	
C	COMM	IHPS	2017	7,500	11.60	
C	COMM	IHPS	2017	10,000	10.60	
C	COMM	IHPS	2017	15,000	9.50	
C	COMM	IHPS	2017	15,000	9.50	
C	COMM	IHPS	2017	999,999+	9.50	
C	COMM	IMAC	2017	20,000	43.79	
C	COMM	IMAC	2017	50,000	40.00	
C	COMM	IMAC	2017	200,000	36.34	
C	COMM	IMAC	2017	999,999+	35.62	

<u>C-Comm</u>	<u>R-Res</u>	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Range Max</u>	<u>Price</u>
R	MA	RVAV	2017	1,800	71.16	
R	MA	RVAV	2017	2,000	69.43	
R	MA	RVAV	2017	2,200	67.91	
R	MA	RVAV	2017	2,400	66.55	
R	MA	RVAV	2017	2,600	65.33	
R	MA	RVAV	2017	2,800	64.22	
R	MA	RVAV	2017	3,000	63.21	
R	MA	RVAV	2017	999,999+	62.28	
R	MA	RVAV+	2017	600	100.35	
R	MA	RVAV+	2017	800	96.03	
R	MA	RVAV+	2017	1,000	91.90	
R	MA	RVAV+	2017	1,200	87.94	
R	MA	RVAV+	2017	1,400	84.77	
R	MA	RVAV+	2017	1,600	82.14	
R	MA	RVAV+	2017	1,800	79.91	
R	MA	RVAV+	2017	2,000	77.97	
R	MA	RVAV+	2017	2,200	76.27	
R	MA	RVAV+	2017	2,400	74.75	
R	MA	RVAV+	2017	2,600	73.39	
R	MA	RVAV+	2017	2,800	72.15	
R	MA	RVAV+	2017	3,000	71.03	
R	MA	RVAV+	2017	999,999+	69.98	
R	MA	RVEX-	2017	2,000	133.04	
R	MA	RVEX-	2017	2,200	130.26	
R	MA	RVEX-	2017	2,400	127.78	
R	MA	RVEX-	2017	2,600	125.55	
R	MA	RVEX-	2017	2,800	123.53	
R	MA	RVEX-	2017	3,000	121.68	
R	MA	RVEX-	2017	3,200	119.98	
R	MA	RVEX-	2017	3,400	118.42	
R	MA	RVEX-	2017	3,600	116.96	
R	MA	RVEX-	2017	3,800	115.60	
R	MA	RVEX-	2017	4,000	114.34	
R	MA	RVEX-	2017	4,200	113.14	
R	MA	RVEX-	2017	4,400	112.02	
R	MA	RVEX-	2017	4,800	110.89	
R	MA	RVEX-	2017	5,200	109.76	
R	MA	RVEX-	2017	5,600	108.64	
R	MA	RVEX-	2017	999,999+	107.51	
R	MA	RVEX	2017	2,000	145.24	
R	MA	RVEX	2017	2,200	142.27	
R	MA	RVEX	2017	2,400	139.63	
R	MA	RVEX	2017	2,600	137.25	
R	MA	RVEX	2017	2,800	135.09	
R	MA	RVEX	2017	3,000	133.12	
R	MA	RVEX	2017	3,200	131.31	
R	MA	RVEX	2017	3,400	129.63	
R	MA	RVEX	2017	3,600	128.08	

2017 Improvement Cost Schedules

C-Comm	R-Res	Type	Class	Year	Range Max	Price
C	COMM	IMAS	2017	20,000	38.83	
C	COMM	IMAS	2017	50,000	35.47	
C	COMM	IMAS	2017	200,000	32.23	
C	COMM	IMAS	2017	999,999+	31.59	
C	COMM	IMEC	2017	20,000	131.56	
C	COMM	IMEC	2017	50,000	120.17	
C	COMM	IMEC	2017	200,000	109.17	
C	COMM	IMEC	2017	999,999+	107.02	
C	COMM	IMES	2017	20,000	123.68	
C	COMM	IMES	2017	50,000	112.98	
C	COMM	IMES	2017	200,000	102.63	
C	COMM	IMES	2017	999,999+	100.61	
C	COMM	IMGS	2017	20,000	67.01	
C	COMM	IMGS	2017	50,000	61.21	
C	COMM	IMGS	2017	200,000	55.61	
C	COMM	IMGS	2017	999,999+	54.51	
C	COMM	IMPC	2017	20,000	31.74	
C	COMM	IMPC	2017	50,000	28.99	
C	COMM	IMPC	2017	200,000	26.34	
C	COMM	IMPC	2017	999,999+	25.82	
C	COMM	IMPS	2017	20,000	27.60	
C	COMM	IMPS	2017	50,000	25.21	
C	COMM	IMPS	2017	200,000	22.91	
C	COMM	IMPS	2017	999,999+	22.45	
C	COMM	IOAC	2017	2,000	26.25	
C	COMM	IOAC	2017	5,000	24.31	
C	COMM	IOAC	2017	10,000	22.43	
C	COMM	IOAC	2017	20,000	21.02	
C	COMM	IOAC	2017	999,999+	19.58	
C	COMM	IOAF	2017	2,000	20.22	
C	COMM	IOAF	2017	5,000	18.73	
C	COMM	IOAF	2017	10,000	17.28	
C	COMM	IOAF	2017	20,000	16.19	
C	COMM	IOAF	2017	999,999+	15.09	
C	COMM	IOAS	2017	2,000	19.90	
C	COMM	IOAS	2017	5,000	18.43	
C	COMM	IOAS	2017	10,000	17.00	
C	COMM	IOAS	2017	20,000	15.94	
C	COMM	IOAS	2017	999,999+	14.85	
C	COMM	IOGC	2017	2,000	34.88	
C	COMM	IOGC	2017	5,000	32.31	
C	COMM	IOGC	2017	10,000	29.80	
C	COMM	IOGC	2017	20,000	27.93	
C	COMM	IOGC	2017	999,999+	26.03	
C	COMM	IOGF	2017	2,000	28.68	
C	COMM	IOGF	2017	5,000	26.56	
C	COMM	IOGF	2017	10,000	24.50	
C	COMM	IOGF	2017	20,000	22.97	

C-Comm	R-Res	Type	Class	Year	Range Max	Price
R	MA	RVEX	2017	3,800	126.63	
R	MA	RVEX	2017	4,000	125.27	
R	MA	RVEX	2017	4,200	124.00	
R	MA	RVEX	2017	4,400	122.79	
R	MA	RVEX	2017	4,800	120.58	
R	MA	RVEX	2017	5,200	118.57	
R	MA	RVEX	2017	5,600	116.76	
R	MA	RVEX	2017	999,999+	115.10	
R	MA	RVEX+	2017	2,000	157.24	
R	MA	RVEX+	2017	2,200	154.27	
R	MA	RVEX+	2017	2,400	151.63	
R	MA	RVEX+	2017	2,600	149.25	
R	MA	RVEX+	2017	2,800	147.09	
R	MA	RVEX+	2017	3,000	145.12	
R	MA	RVEX+	2017	3,200	143.31	
R	MA	RVEX+	2017	3,400	141.63	
R	MA	RVEX+	2017	3,600	140.08	
R	MA	RVEX+	2017	3,800	138.63	
R	MA	RVEX+	2017	4,000	137.27	
R	MA	RVEX+	2017	4,200	136.00	
R	MA	RVEX+	2017	4,400	134.79	
R	MA	RVEX+	2017	4,800	132.58	
R	MA	RVEX+	2017	5,200	130.57	
R	MA	RVEX+	2017	5,600	128.76	
R	MA	RVEX+	2017	999,999+	127.10	
R	MA	RVFR-	2017	600	73.42	
R	MA	RVFR-	2017	800	68.65	
R	MA	RVFR-	2017	1,000	65.20	
R	MA	RVFR-	2017	1,200	62.53	
R	MA	RVFR-	2017	1,400	60.37	
R	MA	RVFR-	2017	1,600	58.57	
R	MA	RVFR-	2017	1,800	57.04	
R	MA	RVFR-	2017	2,000	55.69	
R	MA	RVFR-	2017	2,200	54.50	
R	MA	RVFR-	2017	2,400	53.45	
R	MA	RVFR-	2017	2,600	52.50	
R	MA	RVFR-	2017	2,800	51.63	
R	MA	RVFR-	2017	999,999+	50.84	
R	MA	RVFR	2017	600	78.29	
R	MA	RVFR	2017	800	73.10	
R	MA	RVFR	2017	1,000	69.36	
R	MA	RVFR	2017	1,200	66.48	
R	MA	RVFR	2017	1,400	64.16	
R	MA	RVFR	2017	1,600	62.22	
R	MA	RVFR	2017	1,800	60.57	
R	MA	RVFR	2017	2,000	59.13	
R	MA	RVFR	2017	2,200	57.85	
R	MA	RVFR	2017	2,400	56.73	

2017 Improvement Cost Schedules

C-Comm	R-Res	Type	Class	Year	Range Max	Price
C	COMM	IOGF	2017	999,999+	21.40	
C	COMM	IOGS	2017	2,000	27.50	
C	COMM	IOGS	2017	5,000	25.47	
C	COMM	IOGS	2017	10,000	23.50	
C	COMM	IOGS	2017	20,000	22.02	
C	COMM	IOGS	2017	999,999+	20.52	
C	COMM	IOPC	2017	2,000	22.38	
C	COMM	IOPC	2017	5,000	20.73	
C	COMM	IOPC	2017	10,000	19.12	
C	COMM	IOPC	2017	20,000	17.92	
C	COMM	IOPC	2017	999,999+	16.70	
C	COMM	IOPF	2017	2,000	16.92	
C	COMM	IOPF	2017	5,000	15.67	
C	COMM	IOPF	2017	10,000	14.46	
C	COMM	IOPF	2017	20,000	13.55	
C	COMM	IOPF	2017	999,999+	12.63	
C	COMM	IOPS	2017	2,000	16.54	
C	COMM	IOPS	2017	5,000	15.32	
C	COMM	IOPS	2017	10,000	14.13	
C	COMM	IOPS	2017	20,000	13.24	
C	COMM	IOPS	2017	999,999+	12.34	
C	COMM	IWAS	2017	3,000	31.86	
C	COMM	IWAS	2017	6,000	29.98	
C	COMM	IWAS	2017	6,000	27.04	
C	COMM	IWAS	2017	999,999+	27.04	
C	COMM	IWFS	2017	3,000	23.82	
C	COMM	IWFS	2017	6,000	22.41	
C	COMM	IWFS	2017	6,000	20.21	
C	COMM	IWFS	2017	999,999+	20.21	
C	COMM	IWGS	2017	3,000	42.63	
C	COMM	IWGS	2017	6,000	40.11	
C	COMM	IWGS	2017	6,000	36.18	
C	COMM	IWGS	2017	999,999+	36.18	
C	COMM	IWPS	2017	3,000	17.65	
C	COMM	IWPS	2017	6,000	16.61	
C	COMM	IWPS	2017	6,000	14.98	
C	COMM	IWPS	2017	999,999+	14.98	
C	COMM	LOAD DOCK	2017	999,999+	25,000.00	
C	COMM	MCAC	2017	2,000	73.86	
C	COMM	MCAC	2017	4,000	72.41	
C	COMM	MCAC	2017	6,000	69.82	
C	COMM	MCAC	2017	8,000	65.71	
C	COMM	MCAC	2017	10,000	64.92	
C	COMM	MCAC	2017	20,000	60.74	
C	COMM	MCAC	2017	50,000	59.88	
C	COMM	MCAC	2017	100,000	58.72	
C	COMM	MCAC	2017	999,999+	56.27	
C	COMM	MCAF	2017	2,000	69.49	

C-Comm	R-Res	Type	Class	Year	Range Max	Price
R	MA	RVFR	2017	2,600	55.71	
R	MA	RVFR	2017	2,800	54.77	
R	MA	RVFR	2017	999,999+	53.93	
R	MA	RVFR+	2017	600	83.15	
R	MA	RVFR+	2017	800	77.54	
R	MA	RVFR+	2017	1,000	73.52	
R	MA	RVFR+	2017	1,200	70.43	
R	MA	RVFR+	2017	1,400	67.94	
R	MA	RVFR+	2017	1,600	65.87	
R	MA	RVFR+	2017	1,800	64.10	
R	MA	RVFR+	2017	2,000	62.56	
R	MA	RVFR+	2017	2,200	61.21	
R	MA	RVFR+	2017	2,400	60.00	
R	MA	RVFR+	2017	2,600	58.91	
R	MA	RVFR+	2017	2,800	57.92	
R	MA	RVFR+	2017	999,999+	57.03	
R	MA	RVGD-	2017	1,000	105.64	
R	MA	RVGD-	2017	1,200	100.26	
R	MA	RVGD-	2017	1,400	96.15	
R	MA	RVGD-	2017	1,600	92.85	
R	MA	RVGD-	2017	1,800	90.10	
R	MA	RVGD-	2017	2,000	87.75	
R	MA	RVGD-	2017	2,200	85.71	
R	MA	RVGD-	2017	2,400	83.92	
R	MA	RVGD-	2017	2,600	82.31	
R	MA	RVGD-	2017	2,800	80.86	
R	MA	RVGD-	2017	3,000	79.55	
R	MA	RVGD-	2017	3,200	78.34	
R	MA	RVGD-	2017	3,400	77.23	
R	MA	RVGD-	2017	3,600	76.20	
R	MA	RVGD-	2017	4,000	75.24	
R	MA	RVGD-	2017	999,999+	74.35	
R	MA	RVGD	2017	1,000	112.01	
R	MA	RVGD	2017	1,200	107.17	
R	MA	RVGD	2017	1,400	103.31	
R	MA	RVGD	2017	1,600	100.11	
R	MA	RVGD	2017	1,800	97.40	
R	MA	RVGD	2017	2,000	95.05	
R	MA	RVGD	2017	2,200	92.98	
R	MA	RVGD	2017	2,400	91.16	
R	MA	RVGD	2017	2,600	89.51	
R	MA	RVGD	2017	2,800	88.01	
R	MA	RVGD	2017	3,000	86.65	
R	MA	RVGD	2017	3,200	85.40	
R	MA	RVGD	2017	3,400	84.25	
R	MA	RVGD	2017	3,600	83.17	
R	MA	RVGD	2017	3,800	82.17	
R	MA	RVGD	2017	4,000	81.23	

2017 Improvement Cost Schedules

<u>C-Comm</u>	<u>R-Res</u>	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Range Max</u>	<u>Price</u>
C	COMM	MCAF	2017	4,000	68.14	
C	COMM	MCAF	2017	6,000	65.70	
C	COMM	MCAF	2017	8,000	61.83	
C	COMM	MCAF	2017	10,000	61.09	
C	COMM	MCAF	2017	20,000	57.15	
C	COMM	MCAF	2017	50,000	56.34	
C	COMM	MCAF	2017	100,000	55.25	
C	COMM	MCAF	2017	999,999+	52.95	
C	COMM	MCAS	2017	2,000	65.40	
C	COMM	MCAS	2017	4,000	64.13	
C	COMM	MCAS	2017	6,000	61.83	
C	COMM	MCAS	2017	8,000	58.19	
C	COMM	MCAS	2017	10,000	57.49	
C	COMM	MCAS	2017	20,000	53.79	
C	COMM	MCAS	2017	50,000	53.02	
C	COMM	MCAS	2017	100,000	52.00	
C	COMM	MCAS	2017	999,999+	49.83	
C	COMM	MCEC	2017	2,000	109.59	
C	COMM	MCEC	2017	4,000	107.45	
C	COMM	MCEC	2017	6,000	103.60	
C	COMM	MCEC	2017	8,000	97.51	
C	COMM	MCEC	2017	10,000	96.33	
C	COMM	MCEC	2017	20,000	90.13	
C	COMM	MCEC	2017	50,000	88.85	
C	COMM	MCEC	2017	100,000	87.14	
C	COMM	MCEC	2017	999,999+	83.50	
C	COMM	MCEF	2017	2,000	103.97	
C	COMM	MCEF	2017	4,000	101.94	
C	COMM	MCEF	2017	6,000	98.29	
C	COMM	MCEF	2017	8,000	92.51	
C	COMM	MCEF	2017	10,000	91.39	
C	COMM	MCEF	2017	20,000	85.51	
C	COMM	MCEF	2017	50,000	84.29	
C	COMM	MCEF	2017	100,000	82.67	
C	COMM	MCEF	2017	999,999+	79.22	
C	COMM	MCES	2017	2,000	100.17	
C	COMM	MCES	2017	4,000	98.22	
C	COMM	MCES	2017	6,000	94.70	
C	COMM	MCES	2017	8,000	89.13	
C	COMM	MCES	2017	10,000	88.05	
C	COMM	MCES	2017	20,000	82.39	
C	COMM	MCES	2017	50,000	81.21	
C	COMM	MCES	2017	100,000	79.65	
C	COMM	MCES	2017	999,999+	76.33	
C	COMM	MCGC	2017	2,000	91.77	
C	COMM	MCGC	2017	4,000	89.98	
C	COMM	MCGC	2017	6,000	86.76	
C	COMM	MCGC	2017	8,000	81.65	

<u>C-Comm</u>	<u>R-Res</u>	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Range Max</u>	<u>Price</u>
R	MA	RVGD	2017	4,200	80.31	
R	MA	RVGD	2017	4,400	79.41	
R	MA	RVGD	2017	4,600	78.51	
R	MA	RVGD	2017	4,800	77.63	
R	MA	RVGD	2017	999,999+	76.77	
R	MA	RVGD+	2017	1,000	114.04	
R	MA	RVGD+	2017	1,200	110.92	
R	MA	RVGD+	2017	1,400	107.89	
R	MA	RVGD+	2017	1,600	104.94	
R	MA	RVGD+	2017	1,800	102.07	
R	MA	RVGD+	2017	2,000	99.58	
R	MA	RVGD+	2017	2,200	97.40	
R	MA	RVGD+	2017	2,400	95.46	
R	MA	RVGD+	2017	2,600	93.72	
R	MA	RVGD+	2017	2,800	92.14	
R	MA	RVGD+	2017	3,000	90.70	
R	MA	RVGD+	2017	3,200	89.38	
R	MA	RVGD+	2017	3,400	88.16	
R	MA	RVGD+	2017	3,600	87.02	
R	MA	RVGD+	2017	3,800	85.96	
R	MA	RVGD+	2017	4,000	84.97	
R	MA	RVGD+	2017	4,200	84.02	
R	MA	RVGD+	2017	4,400	83.09	
R	MA	RVGD+	2017	4,600	82.16	
R	MA	RVGD+	2017	4,800	81.24	
R	MA	RVGD+	2017	999,999+	80.33	
R	MA	RVVG-	2017	1,600	109.77	
R	MA	RVVG-	2017	1,800	106.74	
R	MA	RVVG-	2017	2,000	104.12	
R	MA	RVVG-	2017	2,200	101.82	
R	MA	RVVG-	2017	2,400	99.77	
R	MA	RVVG-	2017	2,600	97.94	
R	MA	RVVG-	2017	2,800	96.27	
R	MA	RVVG-	2017	3,000	94.75	
R	MA	RVVG-	2017	3,200	93.36	
R	MA	RVVG-	2017	3,400	92.07	
R	MA	RVVG-	2017	3,600	90.87	
R	MA	RVVG-	2017	3,800	89.76	
R	MA	RVVG-	2017	4,000	88.72	
R	MA	RVVG-	2017	4,200	87.73	
R	MA	RVVG-	2017	4,400	86.78	
R	MA	RVVG-	2017	999,999+	86.78	
R	MA	RVVG	2017	1,600	114.59	
R	MA	RVVG	2017	1,800	111.41	
R	MA	RVVG	2017	2,000	108.65	
R	MA	RVVG	2017	2,200	106.23	
R	MA	RVVG	2017	2,400	104.08	
R	MA	RVVG	2017	2,600	102.15	

2017 Improvement Cost Schedules

C-Comm	R-Res	Type	Class	Year	Range Max	Price
C	COMM	MCGC	2017	10,000	80.67	
C	COMM	MCGC	2017	20,000	75.48	
C	COMM	MCGC	2017	50,000	74.40	
C	COMM	MCGC	2017	100,000	72.97	
C	COMM	MCGC	2017	999,999+	69.93	
C	COMM	MCGF	2017	2,000	86.81	
C	COMM	MCGF	2017	4,000	85.12	
C	COMM	MCGF	2017	6,000	82.07	
C	COMM	MCGF	2017	8,000	77.24	
C	COMM	MCGF	2017	10,000	76.31	
C	COMM	MCGF	2017	20,000	71.40	
C	COMM	MCGF	2017	50,000	70.38	
C	COMM	MCGF	2017	100,000	69.03	
C	COMM	MCGF	2017	999,999+	66.15	
C	COMM	MCGS	2017	2,000	82.72	
C	COMM	MCGS	2017	4,000	81.10	
C	COMM	MCGS	2017	6,000	78.20	
C	COMM	MCGS	2017	8,000	73.60	
C	COMM	MCGS	2017	10,000	72.71	
C	COMM	MCGS	2017	20,000	68.03	
C	COMM	MCGS	2017	50,000	67.06	
C	COMM	MCGS	2017	100,000	65.77	
C	COMM	MCGS	2017	999,999+	63.03	
C	COMM	MCPC	2017	2,000	59.60	
C	COMM	MCPC	2017	4,000	58.43	
C	COMM	MCPC	2017	6,000	56.34	
C	COMM	MCPC	2017	8,000	53.03	
C	COMM	MCPC	2017	10,000	52.39	
C	COMM	MCPC	2017	20,000	49.01	
C	COMM	MCPC	2017	50,000	48.32	
C	COMM	MCPC	2017	100,000	47.39	
C	COMM	MCPC	2017	999,999+	45.41	
C	COMM	MCPC	2017	2,000	55.77	
C	COMM	MCPC	2017	4,000	54.69	
C	COMM	MCPC	2017	6,000	52.73	
C	COMM	MCPC	2017	8,000	49.62	
C	COMM	MCPC	2017	10,000	49.03	
C	COMM	MCPC	2017	20,000	45.87	
C	COMM	MCPC	2017	50,000	45.22	
C	COMM	MCPC	2017	100,000	44.35	
C	COMM	MCPC	2017	999,999+	42.50	
C	COMM	MCPS	2017	2,000	51.82	
C	COMM	MCPS	2017	4,000	50.81	
C	COMM	MCPS	2017	6,000	48.99	
C	COMM	MCPS	2017	8,000	46.11	
C	COMM	MCPS	2017	10,000	45.55	
C	COMM	MCPS	2017	20,000	42.62	
C	COMM	MCPS	2017	50,000	42.01	

C-Comm	R-Res	Type	Class	Year	Range Max	Price
R	MA	RVVG	2017	2,800	100.40	
R	MA	RVVG	2017	3,000	98.80	
R	MA	RVVG	2017	3,200	97.34	
R	MA	RVVG	2017	3,400	95.98	
R	MA	RVVG	2017	3,600	94.72	
R	MA	RVVG	2017	3,800	93.56	
R	MA	RVVG	2017	4,000	92.46	
R	MA	RVVG	2017	4,200	91.43	
R	MA	RVVG	2017	4,400	90.46	
R	MA	RVVG	2017	999,999+	90.46	
R	MA	RVVG+	2017	1,600	126.22	
R	MA	RVVG+	2017	1,800	123.50	
R	MA	RVVG+	2017	2,000	120.85	
R	MA	RVVG+	2017	2,200	118.24	
R	MA	RVVG+	2017	2,400	115.93	
R	MA	RVVG+	2017	2,600	113.85	
R	MA	RVVG+	2017	2,800	111.96	
R	MA	RVVG+	2017	3,000	110.24	
R	MA	RVVG+	2017	3,200	108.66	
R	MA	RVVG+	2017	3,400	107.20	
R	MA	RVVG+	2017	3,600	105.84	
R	MA	RVVG+	2017	3,800	104.58	
R	MA	RVVG+	2017	4,000	103.40	
R	MA	RVVG+	2017	4,200	102.29	
R	MA	RVVG+	2017	999,999+	101.24	
R	MH	MA08	2017	224	50.25	
R	MH	MA08	2017	256	49.25	
R	MH	MA08	2017	288	48.39	
R	MH	MA08	2017	320	47.62	
R	MH	MA08	2017	480	46.96	
R	MH	MA08	2017	352	46.35	
R	MH	MA08	2017	384	45.80	
R	MH	MA08	2017	416	45.30	
R	MH	MA08	2017	448	44.62	
R	MH	MA08	2017	512	44.40	
R	MH	MA08	2017	544	44.00	
R	MH	MA08	2017	576	43.64	
R	MH	MA08	2017	999,999+	43.29	
R	MH	MA10	2017	320	45.09	
R	MH	MA10	2017	380	44.21	
R	MH	MA10	2017	420	43.42	
R	MH	MA10	2017	480	42.73	
R	MH	MA10	2017	520	42.11	
R	MH	MA10	2017	580	41.02	
R	MH	MA10	2017	620	40.56	
R	MH	MA10	2017	680	40.11	
R	MH	MA10	2017	720	39.33	
R	MH	MA10	2017	999,999+	38.97	

2017 Improvement Cost Schedules

<u>C-Comm</u>	<u>R-Res</u>	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Range Max</u>	<u>Price</u>
C	COMM	MCPS	2017	100,000	41.20	
C	COMM	MCPS	2017	999,999+	39.48	
C	COMM	MDAC	2017	2,000	86.00	
C	COMM	MDAC	2017	4,000	81.30	
C	COMM	MDAC	2017	6,000	78.12	
C	COMM	MDAC	2017	8,000	76.52	
C	COMM	MDAC	2017	10,000	75.60	
C	COMM	MDAC	2017	20,000	70.73	
C	COMM	MDAC	2017	999,999+	69.73	
C	COMM	MDAF	2017	2,000	81.52	
C	COMM	MDAF	2017	4,000	77.06	
C	COMM	MDAF	2017	6,000	74.04	
C	COMM	MDAF	2017	8,000	72.53	
C	COMM	MDAF	2017	10,000	71.66	
C	COMM	MDAF	2017	20,000	67.04	
C	COMM	MDAF	2017	999,999+	66.09	
C	COMM	MDEC	2017	2,000	122.37	
C	COMM	MDEC	2017	4,000	115.68	
C	COMM	MDEC	2017	6,000	111.15	
C	COMM	MDEC	2017	8,000	108.88	
C	COMM	MDEC	2017	10,000	107.56	
C	COMM	MDEC	2017	20,000	100.64	
C	COMM	MDEC	2017	999,999+	99.21	
C	COMM	MDEF	2017	2,000	116.70	
C	COMM	MDEF	2017	4,000	110.32	
C	COMM	MDEF	2017	6,000	105.99	
C	COMM	MDEF	2017	8,000	103.83	
C	COMM	MDEF	2017	10,000	102.58	
C	COMM	MDEF	2017	20,000	95.97	
C	COMM	MDEF	2017	999,999+	94.61	
C	COMM	MDGC	2017	2,000	102.47	
C	COMM	MDGC	2017	4,000	96.87	
C	COMM	MDGC	2017	6,000	93.07	
C	COMM	MDGC	2017	8,000	91.17	
C	COMM	MDGC	2017	10,000	90.07	
C	COMM	MDGC	2017	20,000	84.28	
C	COMM	MDGC	2017	999,999+	83.08	
C	COMM	MDGF	2017	2,000	97.42	
C	COMM	MDGF	2017	4,000	92.10	
C	COMM	MDGF	2017	6,000	88.48	
C	COMM	MDGF	2017	8,000	86.68	
C	COMM	MDGF	2017	10,000	85.63	
C	COMM	MDGF	2017	20,000	80.12	
C	COMM	MDGF	2017	999,999+	78.98	
C	COMM	MDPC	2017	2,000	72.37	
C	COMM	MDPC	2017	4,000	68.42	
C	COMM	MDPC	2017	6,000	65.73	
C	COMM	MDPC	2017	8,000	64.39	

<u>C-Comm</u>	<u>R-Res</u>	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Range Max</u>	<u>Price</u>
R	MH	MA12	2017	336	43.30	
R	MH	MA12	2017	384	40.94	
R	MH	MA12	2017	432	40.02	
R	MH	MA12	2017	480	39.21	
R	MH	MA12	2017	528	38.51	
R	MH	MA12	2017	576	37.86	
R	MH	MA12	2017	624	37.28	
R	MH	MA12	2017	672	36.75	
R	MH	MA12	2017	720	36.27	
R	MH	MA12	2017	768	35.82	
R	MH	MA12	2017	816	35.40	
R	MH	MA12	2017	864	35.03	
R	MH	MA12	2017	999,999+	34.66	
R	MH	MA14	2017	392	39.28	
R	MH	MA14	2017	448	38.19	
R	MH	MA14	2017	504	37.25	
R	MH	MA14	2017	560	36.42	
R	MH	MA14	2017	616	35.70	
R	MH	MA14	2017	672	35.06	
R	MH	MA14	2017	728	34.48	
R	MH	MA14	2017	784	33.95	
R	MH	MA14	2017	840	33.47	
R	MH	MA14	2017	896	33.01	
R	MH	MA14	2017	952	32.60	
R	MH	MA14	2017	1,008	32.22	
R	MH	MA14	2017	999,999+	31.85	
R	MH	MA16	2017	448	37.05	
R	MH	MA16	2017	512	35.94	
R	MH	MA16	2017	576	35.01	
R	MH	MA16	2017	640	34.18	
R	MH	MA16	2017	704	33.47	
R	MH	MA16	2017	768	32.81	
R	MH	MA16	2017	832	32.23	
R	MH	MA16	2017	896	31.70	
R	MH	MA16	2017	960	31.22	
R	MH	MA16	2017	1,024	30.78	
R	MH	MA16	2017	1,088	30.37	
R	MH	MA16	2017	1,152	29.99	
R	MH	MA16	2017	999,999+	29.63	
R	MH	MA18	2017	504	35.94	
R	MH	MA18	2017	576	35.01	
R	MH	MA18	2017	648	34.18	
R	MH	MA18	2017	720	33.47	
R	MH	MA18	2017	792	32.81	
R	MH	MA18	2017	864	32.23	
R	MH	MA18	2017	936	31.70	
R	MH	MA18	2017	1,008	31.22	
R	MH	MA18	2017	1,080	30.78	

2017 Improvement Cost Schedules

C-Comm	R-Res	Type	Class	Year	Range Max	Price
C	COMM	MDPC	2017	10,000	63.62	
C	COMM	MDPC	2017	20,000	59.52	
C	COMM	MDPC	2017	999,999+	58.67	
C	COMM	MDPF	2017	2,000	68.41	
C	COMM	MDPF	2017	4,000	64.67	
C	COMM	MDPF	2017	6,000	62.14	
C	COMM	MDPF	2017	8,000	60.87	
C	COMM	MDPF	2017	10,000	60.13	
C	COMM	MDPF	2017	20,000	56.26	
C	COMM	MDPF	2017	999,999+	55.46	
C	COMM	MDPS	2017	2,000	64.19	
C	COMM	MDPS	2017	4,000	60.69	
C	COMM	MDPS	2017	6,000	58.31	
C	COMM	MDPS	2017	8,000	57.12	
C	COMM	MDPS	2017	10,000	56.43	
C	COMM	MDPS	2017	20,000	52.80	
C	COMM	MDPS	2017	999,999+	52.04	
C	COMM	MGAC	2017	10,000	67.44	
C	COMM	MGAC	2017	20,000	62.71	
C	COMM	MGAC	2017	40,000	61.11	
C	COMM	MGAC	2017	60,000	58.95	
C	COMM	MGAC	2017	80,000	57.84	
C	COMM	MGAC	2017	999,999+	55.68	
C	COMM	MGAF	2017	10,000	63.03	
C	COMM	MGAF	2017	20,000	58.61	
C	COMM	MGAF	2017	40,000	57.11	
C	COMM	MGAF	2017	60,000	55.09	
C	COMM	MGAF	2017	80,000	54.05	
C	COMM	MGAF	2017	999,999+	52.04	
C	COMM	MGAS	2017	10,000	59.00	
C	COMM	MGAS	2017	20,000	54.86	
C	COMM	MGAS	2017	40,000	53.46	
C	COMM	MGAS	2017	60,000	51.57	
C	COMM	MGAS	2017	80,000	50.60	
C	COMM	MGAS	2017	999,999+	48.71	
C	COMM	MGEC	2017	10,000	98.43	
C	COMM	MGEC	2017	20,000	91.52	
C	COMM	MGEC	2017	40,000	89.19	
C	COMM	MGEC	2017	60,000	86.04	
C	COMM	MGEC	2017	80,000	84.41	
C	COMM	MGEC	2017	999,999+	81.26	
C	COMM	MGEF	2017	10,000	92.59	
C	COMM	MGEF	2017	20,000	86.09	
C	COMM	MGEF	2017	40,000	83.90	
C	COMM	MGEF	2017	60,000	80.93	
C	COMM	MGEF	2017	80,000	79.40	
C	COMM	MGEF	2017	999,999+	76.44	
C	COMM	MGGC	2017	10,000	82.74	

C-Comm	R-Res	Type	Class	Year	Range Max	Price
R	MH	MA18	2017	1,152	29.99	
R	MH	MA18	2017	999,999+	29.63	
R	MH	MA20	2017	560	49.08	
R	MH	MA20	2017	640	47.04	
R	MH	MA20	2017	720	45.32	
R	MH	MA20	2017	800	43.84	
R	MH	MA20	2017	880	42.53	
R	MH	MA20	2017	960	41.39	
R	MH	MA20	2017	1,040	40.36	
R	MH	MA20	2017	1,120	39.44	
R	MH	MA20	2017	1,200	38.59	
R	MH	MA20	2017	1,280	37.82	
R	MH	MA20	2017	1,360	37.12	
R	MH	MA20	2017	1,440	36.47	
R	MH	MA20	2017	999,999+	35.85	
R	MH	MA24	2017	672	45.20	
R	MH	MA24	2017	768	43.05	
R	MH	MA24	2017	864	41.25	
R	MH	MA24	2017	960	39.70	
R	MH	MA24	2017	1,056	38.36	
R	MH	MA24	2017	1,152	37.18	
R	MH	MA24	2017	1,248	36.13	
R	MH	MA24	2017	1,344	35.18	
R	MH	MA24	2017	1,440	34.32	
R	MH	MA24	2017	1,536	33.55	
R	MH	MA24	2017	1,632	32.83	
R	MH	MA24	2017	1,728	32.17	
R	MH	MA24	2017	999,999+	31.56	
R	MH	MA26	2017	784	43.05	
R	MH	MA26	2017	896	41.25	
R	MH	MA26	2017	1,008	39.70	
R	MH	MA26	2017	1,120	37.18	
R	MH	MA26	2017	1,232	36.13	
R	MH	MA26	2017	1,344	35.18	
R	MH	MA26	2017	1,456	34.32	
R	MH	MA26	2017	1,568	33.55	
R	MH	MA26	2017	1,680	32.83	
R	MH	MA26	2017	1,792	32.17	
R	MH	MA26	2017	999,999+	31.56	
R	MH	MA28	2017	784	42.16	
R	MH	MA28	2017	896	39.93	
R	MH	MA28	2017	1,008	38.09	
R	MH	MA28	2017	1,120	36.52	
R	MH	MA28	2017	1,232	35.15	
R	MH	MA28	2017	1,344	33.95	
R	MH	MA28	2017	1,456	32.88	
R	MH	MA28	2017	1,568	31.94	
R	MH	MA28	2017	1,680	31.08	

2017 Improvement Cost Schedules

C-Comm	R-Res	Type	Class	Year	Range Max	Price
C	COMM	MGGC	2017	20,000	76.93	
C	COMM	MGGC	2017	40,000	74.97	
C	COMM	MGGC	2017	60,000	72.32	
C	COMM	MGGC	2017	80,000	70.96	
C	COMM	MGGC	2017	999,999+	68.31	
C	COMM	MGGF	2017	10,000	77.65	
C	COMM	MGGF	2017	20,000	72.20	
C	COMM	MGGF	2017	40,000	70.36	
C	COMM	MGGF	2017	60,000	67.87	
C	COMM	MGGF	2017	80,000	66.59	
C	COMM	MGGF	2017	999,999+	64.11	
C	COMM	MGGS	2017	10,000	73.91	
C	COMM	MGGS	2017	20,000	68.72	
C	COMM	MGGS	2017	40,000	66.97	
C	COMM	MGGS	2017	60,000	64.60	
C	COMM	MGGS	2017	80,000	63.38	
C	COMM	MGGS	2017	999,999+	61.02	
C	COMM	MGPC	2017	10,000	56.77	
C	COMM	MGPC	2017	20,000	52.78	
C	COMM	MGPC	2017	40,000	51.44	
C	COMM	MGPC	2017	60,000	49.62	
C	COMM	MGPC	2017	80,000	48.68	
C	COMM	MGPC	2017	999,999+	46.87	
C	COMM	MGPS	2017	10,000	48.81	
C	COMM	MGPS	2017	20,000	45.39	
C	COMM	MGPS	2017	40,000	44.23	
C	COMM	MGPS	2017	60,000	42.67	
C	COMM	MGPS	2017	80,000	41.86	
C	COMM	MGPS	2017	999,999+	40.30	
C	COMM	MRAC	2017	2,000	68.79	
C	COMM	MRAC	2017	4,000	65.03	
C	COMM	MRAC	2017	6,000	62.48	
C	COMM	MRAC	2017	8,000	61.20	
C	COMM	MRAC	2017	10,000	60.46	
C	COMM	MRAC	2017	20,000	56.57	
C	COMM	MRAC	2017	50,000	55.77	
C	COMM	MRAC	2017	100,000	54.69	
C	COMM	MRAC	2017	999,999+	52.41	
C	COMM	MRAF	2017	2,000	64.94	
C	COMM	MRAF	2017	4,000	61.39	
C	COMM	MRAF	2017	6,000	58.98	
C	COMM	MRAF	2017	8,000	57.78	
C	COMM	MRAF	2017	10,000	57.08	
C	COMM	MRAF	2017	20,000	53.41	
C	COMM	MRAF	2017	50,000	52.65	
C	COMM	MRAF	2017	100,000	51.63	
C	COMM	MRAF	2017	999,999+	49.48	
C	COMM	MRAS	2017	2,000	60.71	

C-Comm	R-Res	Type	Class	Year	Range Max	Price
R	MH	MA28	2017	1,792	30.30	
R	MH	MA28	2017	1,904	29.59	
R	MH	MA28	2017	2,016	28.94	
R	MH	MA28	2017	999,999+	28.34	
R	MH	MA30	2017	896	40.92	
R	MH	MA30	2017	1,024	38.69	
R	MH	MA30	2017	1,152	36.82	
R	MH	MA30	2017	1,280	35.24	
R	MH	MA30	2017	1,408	33.87	
R	MH	MA30	2017	1,536	31.62	
R	MH	MA30	2017	1,664	30.62	
R	MH	MA30	2017	1,792	29.81	
R	MH	MA30	2017	1,920	29.04	
R	MH	MA30	2017	2,048	28.34	
R	MH	MA30	2017	2,176	27.68	
R	MH	MA30	2017	999,999+	27.08	
R	MH	MA32	2017	896	39.69	
R	MH	MA32	2017	1,024	37.43	
R	MH	MA32	2017	1,152	35.57	
R	MH	MA32	2017	1,280	33.98	
R	MH	MA32	2017	1,408	32.61	
R	MH	MA32	2017	1,536	31.41	
R	MH	MA32	2017	1,664	30.34	
R	MH	MA32	2017	1,792	29.40	
R	MH	MA32	2017	1,920	28.55	
R	MH	MA32	2017	2,048	27.77	
R	MH	MA32	2017	2,176	27.07	
R	MH	MA32	2017	2,304	26.43	
R	MH	MA32	2017	999,999+	25.84	
R	MH	MA36	2017	1,008	37.43	
R	MH	MA36	2017	1,152	35.57	
R	MH	MA36	2017	1,296	33.98	
R	MH	MA36	2017	1,440	32.61	
R	MH	MA36	2017	1,584	31.41	
R	MH	MA36	2017	1,728	30.34	
R	MH	MA36	2017	1,872	29.40	
R	MH	MA36	2017	2,016	27.77	
R	MH	MA36	2017	2,160	27.07	
R	MH	MA36	2017	2,304	26.43	
R	MH	MA36	2017	999,999+	26.36	
R	MH	MA42	2017	1,008	37.43	
R	MH	MA42	2017	1,152	35.57	
R	MH	MA42	2017	1,296	33.98	
R	MH	MA42	2017	1,440	32.61	
R	MH	MA42	2017	1,584	31.41	
R	MH	MA42	2017	1,728	30.34	
R	MH	MA42	2017	1,872	29.40	
R	MH	MA42	2017	2,016	27.77	

2017 Improvement Cost Schedules

C-Comm	R-Res	Type	Class	Year	Range Max	Price
C	COMM	MRAS	2017	4,000	57.40	
C	COMM	MRAS	2017	6,000	55.15	
C	COMM	MRAS	2017	8,000	54.02	
C	COMM	MRAS	2017	10,000	53.37	
C	COMM	MRAS	2017	20,000	49.93	
C	COMM	MRAS	2017	50,000	49.22	
C	COMM	MRAS	2017	100,000	48.07	
C	COMM	MRAS	2017	999,999+	46.26	
C	COMM	MREC	2017	2,000	122.66	
C	COMM	MREC	2017	4,000	115.95	
C	COMM	MREC	2017	6,000	111.41	
C	COMM	MREC	2017	8,000	109.13	
C	COMM	MREC	2017	10,000	107.82	
C	COMM	MREC	2017	20,000	100.88	
C	COMM	MREC	2017	50,000	99.44	
C	COMM	MREC	2017	100,000	97.53	
C	COMM	MREC	2017	999,999+	93.46	
C	COMM	MREF	2017	2,000	116.96	
C	COMM	MREF	2017	4,000	110.57	
C	COMM	MREF	2017	6,000	106.23	
C	COMM	MREF	2017	8,000	104.06	
C	COMM	MREF	2017	10,000	102.81	
C	COMM	MREF	2017	20,000	96.19	
C	COMM	MREF	2017	50,000	94.82	
C	COMM	MREF	2017	100,000	93.00	
C	COMM	MREF	2017	999,999+	89.12	
C	COMM	MRGC	2017	2,000	90.56	
C	COMM	MRGC	2017	4,000	85.61	
C	COMM	MRGC	2017	6,000	82.25	
C	COMM	MRGC	2017	8,000	80.57	
C	COMM	MRGC	2017	10,000	79.60	
C	COMM	MRGC	2017	20,000	74.48	
C	COMM	MRGC	2017	50,000	73.42	
C	COMM	MRGC	2017	100,000	72.01	
C	COMM	MRGC	2017	999,999+	69.00	
C	COMM	MRGF	2017	2,000	85.85	
C	COMM	MRGF	2017	4,000	81.16	
C	COMM	MRGF	2017	6,000	77.97	
C	COMM	MRGF	2017	8,000	76.38	
C	COMM	MRGF	2017	10,000	75.46	
C	COMM	MRGF	2017	20,000	70.60	
C	COMM	MRGF	2017	50,000	69.60	
C	COMM	MRGF	2017	100,000	68.26	
C	COMM	MRGF	2017	999,999+	65.41	
C	COMM	MRGS	2017	2,000	81.75	
C	COMM	MRGS	2017	4,000	77.29	
C	COMM	MRGS	2017	6,000	74.26	
C	COMM	MRGS	2017	8,000	72.74	

C-Comm	R-Res	Type	Class	Year	Range Max	Price
R	MH	MA42	2017	2,160	27.07	
R	MH	MA42	2017	2,304	26.43	
R	MH	MA42	2017	999,999+	26.36	
R	MH	ME12	2017	336	64.39	
R	MH	ME12	2017	384	62.01	
R	MH	ME12	2017	432	60.06	
R	MH	ME12	2017	480	58.43	
R	MH	ME12	2017	528	57.03	
R	MH	ME12	2017	576	55.80	
R	MH	ME12	2017	624	54.73	
R	MH	ME12	2017	672	53.77	
R	MH	ME12	2017	720	52.91	
R	MH	ME12	2017	768	52.11	
R	MH	ME12	2017	816	51.40	
R	MH	ME12	2017	999,999+	51.11	
R	MH	ME14	2017	392	50.72	
R	MH	ME14	2017	448	50.72	
R	MH	ME14	2017	504	50.72	
R	MH	ME14	2017	560	50.72	
R	MH	ME14	2017	616	50.72	
R	MH	ME14	2017	672	50.72	
R	MH	ME14	2017	728	50.72	
R	MH	ME14	2017	784	50.28	
R	MH	ME14	2017	840	49.44	
R	MH	ME14	2017	896	48.68	
R	MH	ME14	2017	952	48.00	
R	MH	ME14	2017	1,008	47.37	
R	MH	ME14	2017	999,999+	47.19	
R	MH	ME16	2017	448	46.79	
R	MH	ME16	2017	512	55.62	
R	MH	ME16	2017	576	54.63	
R	MH	ME16	2017	640	51.88	
R	MH	ME16	2017	704	51.26	
R	MH	ME16	2017	768	50.46	
R	MH	ME16	2017	832	48.21	
R	MH	ME16	2017	896	47.28	
R	MH	ME16	2017	960	46.45	
R	MH	ME16	2017	1,024	45.70	
R	MH	ME16	2017	1,088	45.02	
R	MH	ME16	2017	1,152	44.39	
R	MH	ME16	2017	999,999+	44.16	
R	MH	ME18	2017	504	53.56	
R	MH	ME18	2017	576	51.88	
R	MH	ME18	2017	648	50.46	
R	MH	ME18	2017	720	49.26	
R	MH	ME18	2017	792	48.21	
R	MH	ME18	2017	864	47.28	
R	MH	ME18	2017	936	45.70	

2017 Improvement Cost Schedules

<u>C-Comm</u>	<u>R-Res</u>	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Range Max</u>	<u>Price</u>
C	COMM	MRGS	2017	10,000	71.86	
C	COMM	MRGS	2017	20,000	67.24	
C	COMM	MRGS	2017	50,000	66.28	
C	COMM	MRGS	2017	100,000	64.73	
C	COMM	MRGS	2017	999,999+	62.29	
C	COMM	MRPC	2017	2,000	49.53	
C	COMM	MRPC	2017	4,000	46.83	
C	COMM	MRPC	2017	6,000	44.99	
C	COMM	MRPC	2017	8,000	44.07	
C	COMM	MRPC	2017	10,000	43.54	
C	COMM	MRPC	2017	20,000	40.74	
C	COMM	MRPC	2017	50,000	40.16	
C	COMM	MRPC	2017	100,000	39.39	
C	COMM	MRPC	2017	999,999+	37.74	
C	COMM	MRPF	2017	2,000	46.41	
C	COMM	MRPF	2017	4,000	43.87	
C	COMM	MRPF	2017	6,000	42.15	
C	COMM	MRPF	2017	8,000	41.29	
C	COMM	MRPF	2017	10,000	40.79	
C	COMM	MRPF	2017	20,000	38.17	
C	COMM	MRPF	2017	50,000	37.63	
C	COMM	MRPF	2017	100,000	36.90	
C	COMM	MRPF	2017	999,999+	35.36	
C	COMM	MRPS	2017	2,000	42.50	
C	COMM	MRPS	2017	4,000	40.18	
C	COMM	MRPS	2017	6,000	38.60	
C	COMM	MRPS	2017	8,000	37.81	
C	COMM	MRPS	2017	10,000	37.36	
C	COMM	MRPS	2017	20,000	34.95	
C	COMM	MRPS	2017	50,000	34.45	
C	COMM	MRPS	2017	100,000	33.79	
C	COMM	MRPS	2017	999,999+	32.38	
C	COMM	MSAC	2017	10,000	70.44	
C	COMM	MSAC	2017	20,000	64.19	
C	COMM	MSAC	2017	50,000	60.41	
C	COMM	MSAC	2017	80,000	59.24	
C	COMM	MSAC	2017	120,000	57.57	
C	COMM	MSAC	2017	200,000	56.77	
C	COMM	MSAC	2017	999,999+	55.39	
C	COMM	MSAF	2017	10,000	66.23	
C	COMM	MSAF	2017	20,000	60.35	
C	COMM	MSAF	2017	50,000	56.80	
C	COMM	MSAF	2017	80,000	55.71	
C	COMM	MSAF	2017	120,000	54.13	
C	COMM	MSAF	2017	200,000	53.45	
C	COMM	MSAF	2017	999,999+	52.08	
C	COMM	MSAS	2017	10,000	61.60	
C	COMM	MSAS	2017	20,000	56.13	

<u>C-Comm</u>	<u>R-Res</u>	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Range Max</u>	<u>Price</u>
R	MH	ME18	2017	1,008	45.02	
R	MH	ME18	2017	1,080	44.39	
R	MH	ME18	2017	1,152	43.82	
R	MH	ME18	2017	999,999+	43.29	
R	MH	ME20	2017	560	78.27	
R	MH	ME20	2017	640	73.83	
R	MH	ME20	2017	720	70.28	
R	MH	ME20	2017	800	67.36	
R	MH	ME20	2017	880	64.89	
R	MH	ME20	2017	960	62.77	
R	MH	ME20	2017	1,040	60.92	
R	MH	ME20	2017	1,120	59.28	
R	MH	ME20	2017	1,200	57.82	
R	MH	ME20	2017	1,280	56.51	
R	MH	ME20	2017	1,360	55.31	
R	MH	ME20	2017	1,440	54.21	
R	MH	ME20	2017	999,999+	53.21	
R	MH	ME24	2017	672	73.12	
R	MH	ME24	2017	768	68.39	
R	MH	ME24	2017	864	64.67	
R	MH	ME24	2017	960	61.63	
R	MH	ME24	2017	1,056	59.07	
R	MH	ME24	2017	1,152	56.89	
R	MH	ME24	2017	1,248	54.98	
R	MH	ME24	2017	1,344	53.31	
R	MH	ME24	2017	1,440	51.83	
R	MH	ME24	2017	1,536	50.49	
R	MH	ME24	2017	1,632	49.28	
R	MH	ME24	2017	1,728	48.18	
R	MH	ME24	2017	999,999+	47.17	
R	MH	ME26	2017	784	68.39	
R	MH	ME26	2017	896	64.67	
R	MH	ME26	2017	1,008	61.63	
R	MH	ME26	2017	1,120	59.07	
R	MH	ME26	2017	1,232	54.98	
R	MH	ME26	2017	1,344	53.31	
R	MH	ME26	2017	1,456	51.83	
R	MH	ME26	2017	1,568	50.49	
R	MH	ME26	2017	1,680	49.28	
R	MH	ME26	2017	1,792	48.18	
R	MH	ME26	2017	999,999+	47.17	
R	MH	ME28	2017	784	69.01	
R	MH	ME28	2017	896	64.11	
R	MH	ME28	2017	1,008	60.26	
R	MH	ME28	2017	1,120	57.14	
R	MH	ME28	2017	1,232	54.53	
R	MH	ME28	2017	1,344	52.32	
R	MH	ME28	2017	1,456	50.40	

2017 Improvement Cost Schedules

C-Comm	R-Res	Type	Class	Year	Range Max	Price
C	COMM	MSAS	2017	50,000	52.82	
C	COMM	MSAS	2017	80,000	51.81	
C	COMM	MSAS	2017	120,000	50.35	
C	COMM	MSAS	2017	200,000	49.65	
C	COMM	MSAS	2017	999,999+	48.44	
C	COMM	MSGC	2017	10,000	84.71	
C	COMM	MSGC	2017	20,000	77.19	
C	COMM	MSGC	2017	50,000	72.65	
C	COMM	MSGC	2017	80,000	71.25	
C	COMM	MSGC	2017	120,000	69.24	
C	COMM	MSGC	2017	200,000	68.28	
C	COMM	MSGC	2017	999,999+	66.62	
C	COMM	MSGF	2017	10,000	80.08	
C	COMM	MSGF	2017	20,000	72.98	
C	COMM	MSGF	2017	50,000	68.68	
C	COMM	MSGF	2017	80,000	67.36	
C	COMM	MSGF	2017	120,000	65.46	
C	COMM	MSGF	2017	200,000	64.63	
C	COMM	MSGF	2017	999,999+	62.98	
C	COMM	MSPC	2017	10,000	55.76	
C	COMM	MSPC	2017	20,000	50.81	
C	COMM	MSPC	2017	50,000	47.82	
C	COMM	MSPC	2017	80,000	46.90	
C	COMM	MSPC	2017	120,000	45.58	
C	COMM	MSPC	2017	200,000	44.94	
C	COMM	MSPC	2017	999,999+	43.85	
C	COMM	MSPF	2017	10,000	51.98	
C	COMM	MSPF	2017	20,000	47.37	
C	COMM	MSPF	2017	50,000	44.58	
C	COMM	MSPF	2017	80,000	43.72	
C	COMM	MSPF	2017	120,000	42.49	
C	COMM	MSPF	2017	200,000	41.90	
C	COMM	MSPF	2017	999,999+	40.88	
C	COMM	MSPS	2017	10,000	48.33	
C	COMM	MSPS	2017	20,000	44.04	
C	COMM	MSPS	2017	50,000	41.45	
C	COMM	MSPS	2017	80,000	40.65	
C	COMM	MSPS	2017	120,000	39.50	
C	COMM	MSPS	2017	200,000	38.95	
C	COMM	MSPS	2017	999,999+	38.00	
C	COMM	PAD-A	2017	999,999+	10,890.00	
C	COMM	PAD-F	2017	999,999+	7,821.00	
C	COMM	PAD-P	2017	999,999+	4,653.00	
C	COMM	PBAC	2017	2,000	139.74	
C	COMM	PBAC	2017	4,000	132.94	
C	COMM	PBAC	2017	6,000	129.89	
C	COMM	PBAC	2017	8,000	128.50	
C	COMM	PBAC	2017	10,000	127.39	

C-Comm	R-Res	Type	Class	Year	Range Max	Price
R	MH	ME28	2017	1,568	48.73	
R	MH	ME28	2017	1,680	47.24	
R	MH	ME28	2017	1,792	45.91	
R	MH	ME28	2017	1,904	44.71	
R	MH	ME28	2017	999,999+	42.62	
R	MH	ME30	2017	840	66.26	
R	MH	ME30	2017	960	61.52	
R	MH	ME30	2017	1,080	57.79	
R	MH	ME30	2017	1,200	54.78	
R	MH	ME30	2017	1,320	52.26	
R	MH	ME30	2017	1,440	50.13	
R	MH	ME30	2017	1,560	48.29	
R	MH	ME30	2017	1,680	46.66	
R	MH	ME30	2017	1,800	45.24	
R	MH	ME30	2017	1,920	43.96	
R	MH	ME30	2017	2,040	43.66	
R	MH	ME30	2017	2,160	41.75	
R	MH	ME30	2017	999,999+	40.79	
R	MH	ME32	2017	896	63.49	
R	MH	ME32	2017	1,024	58.92	
R	MH	ME32	2017	1,152	55.34	
R	MH	ME32	2017	1,280	52.42	
R	MH	ME32	2017	1,408	50.00	
R	MH	ME32	2017	1,536	47.94	
R	MH	ME32	2017	1,664	46.17	
R	MH	ME32	2017	1,792	44.60	
R	MH	ME32	2017	1,920	43.23	
R	MH	ME32	2017	2,048	42.00	
R	MH	ME32	2017	2,176	40.89	
R	MH	ME32	2017	2,304	39.88	
R	MH	ME32	2017	999,999+	38.97	
R	MH	ME36	2017	896	63.49	
R	MH	ME36	2017	1,008	58.92	
R	MH	ME36	2017	1,120	55.34	
R	MH	ME36	2017	1,232	52.42	
R	MH	ME36	2017	1,344	50.00	
R	MH	ME36	2017	1,568	47.94	
R	MH	ME36	2017	1,680	46.17	
R	MH	ME36	2017	1,792	44.60	
R	MH	ME36	2017	1,904	43.23	
R	MH	ME36	2017	2,016	42.00	
R	MH	ME36	2017	2,128	40.89	
R	MH	ME36	2017	999,999+	38.97	
R	MH	ME42	2017	896	63.49	
R	MH	ME42	2017	1,008	58.92	
R	MH	ME42	2017	1,120	55.34	
R	MH	ME42	2017	1,232	52.42	
R	MH	ME42	2017	1,456	50.00	

2017 Improvement Cost Schedules

<u>C-Comm</u>	<u>R-Res</u>	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Range Max</u>	<u>Price</u>
C	COMM	PBAC	2017	20,000	125.58	
C	COMM	PBAC	2017	999,999+	124.47	
C	COMM	PBAF	2017	2,000	134.09	
C	COMM	PBAF	2017	4,000	127.57	
C	COMM	PBAF	2017	6,000	124.64	
C	COMM	PBAF	2017	8,000	123.31	
C	COMM	PBAF	2017	10,000	122.24	
C	COMM	PBAF	2017	20,000	120.51	
C	COMM	PBAF	2017	999,999+	119.45	
C	COMM	PBAS	2017	2,000	125.42	
C	COMM	PBAS	2017	4,000	119.32	
C	COMM	PBAS	2017	6,000	116.58	
C	COMM	PBAS	2017	8,000	115.34	
C	COMM	PBAS	2017	10,000	114.34	
C	COMM	PBAS	2017	20,000	112.72	
C	COMM	PBAS	2017	999,999+	111.72	
C	COMM	PBEC	2017	2,000	264.49	
C	COMM	PBEC	2017	4,000	251.62	
C	COMM	PBEC	2017	6,000	245.84	
C	COMM	PBEC	2017	8,000	243.21	
C	COMM	PBEC	2017	10,000	241.11	
C	COMM	PBEC	2017	20,000	237.70	
C	COMM	PBEC	2017	999,999+	235.60	
C	COMM	PBEF	2017	2,000	254.99	
C	COMM	PBEF	2017	4,000	242.58	
C	COMM	PBEF	2017	6,000	237.01	
C	COMM	PBEF	2017	8,000	234.48	
C	COMM	PBEF	2017	10,000	232.45	
C	COMM	PBEF	2017	20,000	229.16	
C	COMM	PBEF	2017	999,999+	227.14	
C	COMM	PBGC	2017	2,000	192.45	
C	COMM	PBGC	2017	4,000	183.09	
C	COMM	PBGC	2017	6,000	178.88	
C	COMM	PBGC	2017	8,000	176.97	
C	COMM	PBGC	2017	10,000	175.44	
C	COMM	PBGC	2017	20,000	172.96	
C	COMM	PBGC	2017	999,999+	171.43	
C	COMM	PBGF	2017	2,000	185.53	
C	COMM	PBGF	2017	4,000	176.50	
C	COMM	PBGF	2017	6,000	172.45	
C	COMM	PBGF	2017	8,000	170.60	
C	COMM	PBGF	2017	10,000	169.13	
C	COMM	PBGF	2017	20,000	166.74	
C	COMM	PBGF	2017	999,999+	165.26	
C	COMM	PBGS	2017	2,000	165.68	
C	COMM	PBGS	2017	4,000	157.62	
C	COMM	PBGS	2017	6,000	154.00	
C	COMM	PBGS	2017	8,000	152.35	

<u>C-Comm</u>	<u>R-Res</u>	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Range Max</u>	<u>Price</u>
R	MH	ME42	2017	1,568	47.94	
R	MH	ME42	2017	1,680	46.17	
R	MH	ME42	2017	1,792	44.60	
R	MH	ME42	2017	1,904	43.23	
R	MH	ME42	2017	2,016	42.00	
R	MH	ME42	2017	2,128	40.89	
R	MH	ME42	2017	999,999+	39.75	
R	MH	MG12	2017	336	53.65	
R	MH	MG12	2017	384	51.67	
R	MH	MG12	2017	432	50.04	
R	MH	MG12	2017	480	48.69	
R	MH	MG12	2017	528	47.53	
R	MH	MG12	2017	576	46.51	
R	MH	MG12	2017	624	45.61	
R	MH	MG12	2017	672	44.81	
R	MH	MG12	2017	720	44.08	
R	MH	MG12	2017	768	43.43	
R	MH	MG12	2017	816	42.83	
R	MH	MG12	2017	864	42.27	
R	MH	MG12	2017	999,999+	41.76	
R	MH	MG14	2017	392	48.84	
R	MH	MG14	2017	448	47.12	
R	MH	MG14	2017	504	45.73	
R	MH	MG14	2017	560	44.54	
R	MH	MG14	2017	616	43.54	
R	MH	MG14	2017	672	42.67	
R	MH	MG14	2017	728	41.89	
R	MH	MG14	2017	784	41.20	
R	MH	MG14	2017	840	40.57	
R	MH	MG14	2017	952	39.47	
R	MH	MG14	2017	1,008	38.98	
R	MH	MG14	2017	999,999+	38.55	
R	MH	MG16	2017	448	46.35	
R	MH	MG16	2017	512	44.63	
R	MH	MG16	2017	576	43.23	
R	MH	MG16	2017	640	42.04	
R	MH	MG16	2017	704	41.04	
R	MH	MG16	2017	768	40.17	
R	MH	MG16	2017	832	39.39	
R	MH	MG16	2017	896	38.71	
R	MH	MG16	2017	960	38.08	
R	MH	MG16	2017	1,024	37.52	
R	MH	MG16	2017	1,088	37.00	
R	MH	MG16	2017	1,152	36.52	
R	MH	MG16	2017	999,999+	36.07	
R	MH	MG18	2017	504	46.35	
R	MH	MG18	2017	576	43.23	
R	MH	MG18	2017	648	42.04	

2017 Improvement Cost Schedules

C-Comm	R-Res	Type	Class	Year	Range Max	Price
C	COMM	PBGS	2017	10,000	151.04	
C	COMM	PBGS	2017	20,000	148.90	
C	COMM	PBGS	2017	999,999+	147.58	
C	COMM	PBPC	2017	2,000	104.39	
C	COMM	PBPC	2017	4,000	99.31	
C	COMM	PBPC	2017	6,000	97.03	
C	COMM	PBPC	2017	8,000	95.99	
C	COMM	PBPC	2017	10,000	95.16	
C	COMM	PBPC	2017	20,000	93.82	
C	COMM	PBPC	2017	999,999+	92.99	
C	COMM	PBPF	2017	2,000	101.29	
C	COMM	PBPF	2017	4,000	96.36	
C	COMM	PBPF	2017	6,000	94.15	
C	COMM	PBPF	2017	8,000	93.14	
C	COMM	PBPF	2017	10,000	92.34	
C	COMM	PBPF	2017	20,000	91.03	
C	COMM	PBPF	2017	999,999+	90.23	
C	COMM	PBPS	2017	2,000	95.85	
C	COMM	PBPS	2017	4,000	91.18	
C	COMM	PBPS	2017	6,000	89.09	
C	COMM	PBPS	2017	8,000	88.14	
C	COMM	PBPS	2017	10,000	87.38	
C	COMM	PBPS	2017	20,000	86.14	
C	COMM	PBPS	2017	999,999+	85.38	
C	COMM	PCAC	2017	2,000	118.50	
C	COMM	PCAC	2017	4,000	112.73	
C	COMM	PCAC	2017	6,000	110.14	
C	COMM	PCAC	2017	8,000	108.96	
C	COMM	PCAC	2017	10,000	108.02	
C	COMM	PCAC	2017	20,000	107.08	
C	COMM	PCAC	2017	999,999+	105.55	
C	COMM	PCAF	2017	2,000	115.61	
C	COMM	PCAF	2017	4,000	109.99	
C	COMM	PCAF	2017	6,000	107.46	
C	COMM	PCAF	2017	8,000	106.31	
C	COMM	PCAF	2017	10,000	105.40	
C	COMM	PCAF	2017	20,000	104.48	
C	COMM	PCAF	2017	999,999+	102.98	
C	COMM	PCAS	2017	2,000	108.97	
C	COMM	PCAS	2017	4,000	103.66	
C	COMM	PCAS	2017	6,000	101.28	
C	COMM	PCAS	2017	8,000	100.20	
C	COMM	PCAS	2017	10,000	99.34	
C	COMM	PCAS	2017	20,000	98.47	
C	COMM	PCAS	2017	999,999+	97.06	
C	COMM	PCEC	2017	2,000	207.58	
C	COMM	PCEC	2017	4,000	197.48	
C	COMM	PCEC	2017	6,000	192.95	

C-Comm	R-Res	Type	Class	Year	Range Max	Price
R	MH	MG18	2017	720	41.04	
R	MH	MG18	2017	792	40.17	
R	MH	MG18	2017	864	39.39	
R	MH	MG18	2017	936	38.71	
R	MH	MG18	2017	1,008	38.08	
R	MH	MG18	2017	1,080	37.00	
R	MH	MG18	2017	1,152	36.52	
R	MH	MG18	2017	999,999+	36.07	
R	MH	MG20	2017	560	65.23	
R	MH	MG20	2017	640	61.52	
R	MH	MG20	2017	720	58.57	
R	MH	MG20	2017	800	56.13	
R	MH	MG20	2017	880	54.08	
R	MH	MG20	2017	960	52.32	
R	MH	MG20	2017	1,040	50.77	
R	MH	MG20	2017	1,120	49.41	
R	MH	MG20	2017	1,200	48.18	
R	MH	MG20	2017	1,280	47.09	
R	MH	MG20	2017	1,360	46.09	
R	MH	MG20	2017	1,440	45.18	
R	MH	MG20	2017	999,999+	44.34	
R	MH	MG24	2017	672	60.93	
R	MH	MG24	2017	768	57.00	
R	MH	MG24	2017	864	53.89	
R	MH	MG24	2017	960	51.36	
R	MH	MG24	2017	1,056	49.23	
R	MH	MG24	2017	1,152	47.40	
R	MH	MG24	2017	1,248	45.81	
R	MH	MG24	2017	1,344	44.42	
R	MH	MG24	2017	1,440	43.19	
R	MH	MG24	2017	1,536	42.08	
R	MH	MG24	2017	1,632	41.07	
R	MH	MG24	2017	1,728	40.15	
R	MH	MG24	2017	999,999+	39.31	
R	MH	MG26	2017	784	57.00	
R	MH	MG26	2017	896	53.89	
R	MH	MG26	2017	1,008	51.36	
R	MH	MG26	2017	1,120	47.40	
R	MH	MG26	2017	1,232	45.81	
R	MH	MG26	2017	1,344	44.42	
R	MH	MG26	2017	1,456	43.19	
R	MH	MG26	2017	1,568	42.08	
R	MH	MG26	2017	1,680	41.07	
R	MH	MG26	2017	1,792	40.15	
R	MH	MG26	2017	999,999+	37.27	
R	MH	MG28	2017	784	57.51	
R	MH	MG28	2017	896	53.42	
R	MH	MG28	2017	1,008	50.21	

2017 Improvement Cost Schedules

<u>C-Comm</u>	<u>R-Res</u>	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Range Max</u>	<u>Price</u>
C	COMM	PCEC	2017	8,000	190.89	
C	COMM	PCEC	2017	10,000	189.24	
C	COMM	PCEC	2017	20,000	187.59	
C	COMM	PCEC	2017	999,999+	184.91	
C	COMM	PCEF	2017	2,000	195.09	
C	COMM	PCEF	2017	4,000	185.60	
C	COMM	PCEF	2017	6,000	181.33	
C	COMM	PCEF	2017	8,000	179.40	
C	COMM	PCEF	2017	10,000	177.85	
C	COMM	PCEF	2017	20,000	176.30	
C	COMM	PCEF	2017	999,999+	173.78	
C	COMM	PCGC	2017	2,000	157.03	
C	COMM	PCGC	2017	4,000	149.39	
C	COMM	PCGC	2017	6,000	145.96	
C	COMM	PCGC	2017	8,000	144.40	
C	COMM	PCGC	2017	10,000	143.16	
C	COMM	PCGC	2017	20,000	141.91	
C	COMM	PCGC	2017	999,999+	139.88	
C	COMM	PCGF	2017	2,000	153.53	
C	COMM	PCGF	2017	4,000	146.06	
C	COMM	PCGF	2017	6,000	142.70	
C	COMM	PCGF	2017	8,000	141.18	
C	COMM	PCGF	2017	10,000	139.96	
C	COMM	PCGF	2017	20,000	138.74	
C	COMM	PCGF	2017	999,999+	136.76	
C	COMM	PCPC	2017	2,000	90.90	
C	COMM	PCPC	2017	4,000	86.47	
C	COMM	PCPC	2017	6,000	84.49	
C	COMM	PCPC	2017	8,000	83.58	
C	COMM	PCPC	2017	10,000	82.86	
C	COMM	PCPC	2017	20,000	82.14	
C	COMM	PCPC	2017	999,999+	80.97	
C	COMM	PCPF	2017	2,000	88.48	
C	COMM	PCPF	2017	4,000	84.18	
C	COMM	PCPF	2017	6,000	82.24	
C	COMM	PCPF	2017	8,000	81.36	
C	COMM	PCPF	2017	10,000	80.66	
C	COMM	PCPF	2017	20,000	79.96	
C	COMM	PCPF	2017	999,999+	78.82	
C	COMM	PCPS	2017	2,000	83.61	
C	COMM	PCPS	2017	4,000	79.54	
C	COMM	PCPS	2017	6,000	77.72	
C	COMM	PCPS	2017	8,000	76.89	
C	COMM	PCPS	2017	10,000	76.22	
C	COMM	PCPS	2017	20,000	75.56	
C	COMM	PCPS	2017	999,999+	74.48	
C	COMM	PDAC	2017	50,000	128.86	
C	COMM	PDAC	2017	100,000	127.83	

<u>C-Comm</u>	<u>R-Res</u>	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Range Max</u>	<u>Price</u>
R	MH	MG28	2017	1,120	47.61	
R	MH	MG28	2017	1,232	45.44	
R	MH	MG28	2017	1,344	43.60	
R	MH	MG28	2017	1,456	42.00	
R	MH	MG28	2017	1,568	40.61	
R	MH	MG28	2017	1,680	39.36	
R	MH	MG28	2017	1,792	38.26	
R	MH	MG28	2017	1,904	37.25	
R	MH	MG28	2017	2,016	36.34	
R	MH	MG28	2017	999,999+	35.52	
R	MH	MG30	2017	784	57.51	
R	MH	MG30	2017	896	53.42	
R	MH	MG30	2017	1,008	50.21	
R	MH	MG30	2017	1,120	47.61	
R	MH	MG30	2017	1,232	45.44	
R	MH	MG30	2017	1,344	43.60	
R	MH	MG30	2017	1,456	42.00	
R	MH	MG30	2017	1,568	40.61	
R	MH	MG30	2017	1,680	39.36	
R	MH	MG30	2017	1,792	38.26	
R	MH	MG30	2017	1,904	37.25	
R	MH	MG30	2017	2,016	36.34	
R	MH	MG30	2017	999,999+	35.52	
R	MH	MG32	2017	896	52.92	
R	MH	MG32	2017	1,024	49.10	
R	MH	MG32	2017	1,152	46.11	
R	MH	MG32	2017	1,280	43.69	
R	MH	MG32	2017	1,408	41.67	
R	MH	MG32	2017	1,536	39.95	
R	MH	MG32	2017	1,664	38.47	
R	MH	MG32	2017	1,792	37.17	
R	MH	MG32	2017	1,920	36.03	
R	MH	MG32	2017	2,048	35.01	
R	MH	MG32	2017	2,176	34.08	
R	MH	MG32	2017	2,304	33.24	
R	MH	MG32	2017	999,999+	32.48	
R	MH	MG36	2017	1,008	49.10	
R	MH	MG36	2017	1,152	46.11	
R	MH	MG36	2017	1,296	43.69	
R	MH	MG36	2017	1,440	41.67	
R	MH	MG36	2017	1,584	39.95	
R	MH	MG36	2017	1,728	38.47	
R	MH	MG36	2017	1,872	37.17	
R	MH	MG36	2017	2,016	35.01	
R	MH	MG36	2017	2,160	34.08	
R	MH	MG36	2017	2,304	33.24	
R	MH	MG36	2017	999,999+	32.48	
R	MH	MG42	2017	1,008	49.10	

2017 Improvement Cost Schedules

C-Comm	R-Res	Type	Class	Year	Range Max	Price
C	COMM	PDEC	2017	50,000	193.48	
C	COMM	PDEC	2017	999,999+	191.93	
C	COMM	PDGC	2017	50,000	157.62	
C	COMM	PDGC	2017	999,999+	156.36	
C	COMM	PHAC	2017	1,000,000	153.67	
C	COMM	PHAC	2017	999,999+	153.67	
C	COMM	PHAF	2017	20,000	149.35	
C	COMM	PHAF	2017	999,999+	149.35	
C	COMM	PHAS	2017	20,000	142.23	
C	COMM	PHAS	2017	999,999+	142.23	
C	COMM	PHEC	2017	1,000,000	272.98	
C	COMM	PHEC	2017	999,999+	272.98	
C	COMM	PHGC	2017	1,000,000	204.40	
C	COMM	PHGC	2017	999,999+	204.40	
C	COMM	PHGF	2017	20,000	197.81	
C	COMM	PHGF	2017	999,999+	197.81	
C	COMM	PHGS	2017	20,000	188.78	
C	COMM	PHGS	2017	999,999+	188.78	
C	COMM	PHPC	2017	50,000	114.42	
C	COMM	PHPC	2017	999,999+	114.42	
C	COMM	PHPF	2017	20,000	112.76	
C	COMM	PHPF	2017	999,999+	112.76	
C	COMM	PHPS	2017	20,000	106.64	
C	COMM	PHPS	2017	999,999+	106.64	
C	COMM	PMAC	2017	2,000	116.79	
C	COMM	PMAC	2017	4,000	111.11	
C	COMM	PMAC	2017	6,000	108.56	
C	COMM	PMAC	2017	8,000	107.40	
C	COMM	PMAC	2017	10,000	106.47	
C	COMM	PMAC	2017	20,000	104.96	
C	COMM	PMAC	2017	20,000	104.03	
C	COMM	PMAC	2017	999,999+	104.03	
C	COMM	PMAF	2017	2,000	113.67	
C	COMM	PMAF	2017	4,000	108.13	
C	COMM	PMAF	2017	6,000	105.65	
C	COMM	PMAF	2017	8,000	104.52	
C	COMM	PMAF	2017	10,000	103.62	
C	COMM	PMAF	2017	20,000	102.15	
C	COMM	PMAF	2017	20,000	101.25	
C	COMM	PMAF	2017	999,999+	101.25	
C	COMM	PMAS	2017	2,000	101.63	
C	COMM	PMAS	2017	4,000	96.69	
C	COMM	PMAS	2017	6,000	94.47	
C	COMM	PMAS	2017	8,000	93.46	
C	COMM	PMAS	2017	10,000	92.65	
C	COMM	PMAS	2017	20,000	91.34	
C	COMM	PMAS	2017	20,000	90.53	
C	COMM	PMAS	2017	999,999+	90.53	

C-Comm	R-Res	Type	Class	Year	Range Max	Price
R	MH	MG42	2017	1,152	46.11	
R	MH	MG42	2017	1,296	43.69	
R	MH	MG42	2017	1,440	41.67	
R	MH	MG42	2017	1,584	39.95	
R	MH	MG42	2017	1,728	38.47	
R	MH	MG42	2017	1,872	37.17	
R	MH	MG42	2017	2,016	35.01	
R	MH	MG42	2017	2,160	34.08	
R	MH	MG42	2017	2,304	33.24	
R	MH	MG42	2017	999,999+	32.48	
R	MH	MP08	2017	160	35.34	
R	MH	MP08	2017	192	34.38	
R	MH	MP08	2017	224	33.59	
R	MH	MP08	2017	256	32.93	
R	MH	MP08	2017	288	32.34	
R	MH	MP08	2017	320	31.83	
R	MH	MP08	2017	352	31.38	
R	MH	MP08	2017	384	30.98	
R	MH	MP08	2017	416	30.60	
R	MH	MP08	2017	448	30.26	
R	MH	MP08	2017	480	29.96	
R	MH	MP08	2017	512	29.67	
R	MH	MP08	2017	544	29.40	
R	MH	MP08	2017	576	29.15	
R	MH	MP08	2017	608	28.35	
R	MH	MP08	2017	999,999+	28.35	
R	MH	MP10	2017	200	30.15	
R	MH	MP10	2017	240	29.08	
R	MH	MP10	2017	280	28.20	
R	MH	MP10	2017	320	27.47	
R	MH	MP10	2017	360	26.84	
R	MH	MP10	2017	400	26.29	
R	MH	MP10	2017	440	25.80	
R	MH	MP10	2017	480	25.36	
R	MH	MP10	2017	520	24.96	
R	MH	MP10	2017	560	24.60	
R	MH	MP10	2017	600	24.28	
R	MH	MP10	2017	640	23.97	
R	MH	MP10	2017	680	23.68	
R	MH	MP10	2017	720	23.43	
R	MH	MP10	2017	999,999+	23.17	
R	MH	MP12	2017	240	23.37	
R	MH	MP12	2017	288	22.59	
R	MH	MP12	2017	336	21.96	
R	MH	MP12	2017	384	21.43	
R	MH	MP12	2017	432	20.97	
R	MH	MP12	2017	480	20.57	
R	MH	MP12	2017	528	20.22	

2017 Improvement Cost Schedules

C-Comm	R-Res	Type	Class	Year	Range Max	Price
C	COMM	PMEC	2017	2,000	202.87	
C	COMM	PMEC	2017	4,000	193.00	
C	COMM	PMEC	2017	6,000	188.57	
C	COMM	PMEC	2017	8,000	186.55	
C	COMM	PMEC	2017	10,000	184.94	
C	COMM	PMEC	2017	20,000	182.32	
C	COMM	PMEC	2017	20,000	180.71	
C	COMM	PMEC	2017	999,999+	180.71	
C	COMM	PMEF	2017	2,000	188.96	
C	COMM	PMEF	2017	4,000	179.76	
C	COMM	PMEF	2017	6,000	175.63	
C	COMM	PMEF	2017	8,000	173.76	
C	COMM	PMEF	2017	10,000	172.26	
C	COMM	PMEF	2017	20,000	169.82	
C	COMM	PMEF	2017	20,000	168.32	
C	COMM	PMEF	2017	999,999+	168.32	
C	COMM	PMGC	2017	2,000	154.04	
C	COMM	PMGC	2017	4,000	146.54	
C	COMM	PMGC	2017	6,000	143.18	
C	COMM	PMGC	2017	8,000	141.65	
C	COMM	PMGC	2017	10,000	140.42	
C	COMM	PMGC	2017	20,000	138.44	
C	COMM	PMGC	2017	20,000	137.21	
C	COMM	PMGC	2017	999,999+	137.21	
C	COMM	PMGF	2017	2,000	149.90	
C	COMM	PMGF	2017	4,000	142.61	
C	COMM	PMGF	2017	6,000	139.33	
C	COMM	PMGF	2017	8,000	137.84	
C	COMM	PMGF	2017	10,000	136.65	
C	COMM	PMGF	2017	20,000	134.72	
C	COMM	PMGF	2017	20,000	133.53	
C	COMM	PMGF	2017	999,999+	133.53	
C	COMM	PMGS	2017	2,000	138.92	
C	COMM	PMGS	2017	4,000	132.16	
C	COMM	PMGS	2017	6,000	129.13	
C	COMM	PMGS	2017	8,000	127.75	
C	COMM	PMGS	2017	10,000	126.64	
C	COMM	PMGS	2017	20,000	124.85	
C	COMM	PMGS	2017	20,000	123.75	
C	COMM	PMGS	2017	999,999+	123.75	
C	COMM	PMPC	2017	2,000	88.94	
C	COMM	PMPC	2017	4,000	84.62	
C	COMM	PMPC	2017	6,000	82.67	
C	COMM	PMPC	2017	8,000	81.79	
C	COMM	PMPC	2017	10,000	81.08	
C	COMM	PMPC	2017	20,000	79.93	
C	COMM	PMPC	2017	20,000	79.23	
C	COMM	PMPC	2017	999,999+	79.23	

C-Comm	R-Res	Type	Class	Year	Range Max	Price
R	MH	MP12	2017	576	19.90	
R	MH	MP12	2017	624	19.61	
R	MH	MP12	2017	672	19.35	
R	MH	MP12	2017	720	19.11	
R	MH	MP12	2017	768	18.89	
R	MH	MP12	2017	816	18.69	
R	MH	MP12	2017	864	18.49	
R	MH	MP12	2017	999,999+	18.31	
R	MH	MP14	2017	280	28.40	
R	MH	MP14	2017	336	27.30	
R	MH	MP14	2017	392	26.41	
R	MH	MP14	2017	448	25.66	
R	MH	MP14	2017	504	25.02	
R	MH	MP14	2017	560	24.45	
R	MH	MP14	2017	616	23.96	
R	MH	MP14	2017	672	23.52	
R	MH	MP14	2017	728	23.12	
R	MH	MP14	2017	784	22.77	
R	MH	MP14	2017	840	22.43	
R	MH	MP14	2017	896	22.12	
R	MH	MP14	2017	952	21.84	
R	MH	MP14	2017	1,008	21.57	
R	MH	MP14	2017	999,999+	21.33	
R	MH	MP16	2017	448	24.95	
R	MH	MP16	2017	512	24.19	
R	MH	MP16	2017	576	23.54	
R	MH	MP16	2017	640	22.98	
R	MH	MP16	2017	704	22.48	
R	MH	MP16	2017	768	22.04	
R	MH	MP16	2017	832	21.64	
R	MH	MP16	2017	896	21.28	
R	MH	MP16	2017	960	20.95	
R	MH	MP16	2017	1,024	20.64	
R	MH	MP16	2017	1,088	20.37	
R	MH	MP16	2017	1,152	20.10	
R	MH	MP16	2017	999,999+	19.86	
R	MH	MP20	2017	480	34.20	
R	MH	MP20	2017	560	32.48	
R	MH	MP20	2017	640	31.06	
R	MH	MP20	2017	720	29.87	
R	MH	MP20	2017	800	28.85	
R	MH	MP20	2017	880	27.94	
R	MH	MP20	2017	960	27.15	
R	MH	MP20	2017	1,040	26.45	
R	MH	MP20	2017	1,120	25.81	
R	MH	MP20	2017	1,200	25.22	
R	MH	MP20	2017	1,280	24.69	
R	MH	MP20	2017	999,999+	23.35	

2017 Improvement Cost Schedules

<u>C-Comm</u>					
<u>R-Res</u>	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Range Max</u>	<u>Price</u>
C	COMM	PMPF	2017	2,000	86.60
C	COMM	PMPF	2017	4,000	82.39
C	COMM	PMPF	2017	6,000	80.50
C	COMM	PMPF	2017	8,000	79.64
C	COMM	PMPF	2017	10,000	78.95
C	COMM	PMPF	2017	20,000	77.83
C	COMM	PMPF	2017	20,000	77.14
C	COMM	PMPF	2017	999,999+	77.14
C	COMM	PMP5	2017	2,000	77.57
C	COMM	PMP5	2017	4,000	73.80
C	COMM	PMP5	2017	6,000	72.10
C	COMM	PMP5	2017	8,000	71.33
C	COMM	PMP5	2017	10,000	70.71
C	COMM	PMP5	2017	20,000	69.71
C	COMM	PMP5	2017	20,000	69.10
C	COMM	PMP5	2017	999,999+	69.10
C	COMM	POAC	2017	2,000	92.73
C	COMM	POAC	2017	4,000	88.22
C	COMM	POAC	2017	6,000	86.19
C	COMM	POAC	2017	8,000	85.27
C	COMM	POAC	2017	10,000	84.53
C	COMM	POAC	2017	20,000	83.34
C	COMM	POAC	2017	50,000	82.60
C	COMM	POAC	2017	100,000	80.39
C	COMM	POAC	2017	999,999+	79.75
C	COMM	POAF	2017	2,000	89.47
C	COMM	POAF	2017	4,000	85.12
C	COMM	POAF	2017	6,000	83.16
C	COMM	POAF	2017	8,000	82.27
C	COMM	POAF	2017	10,000	81.56
C	COMM	POAF	2017	20,000	80.41
C	COMM	POAF	2017	50,000	79.70
C	COMM	POAF	2017	100,000	77.56
C	COMM	POAF	2017	999,999+	76.94
C	COMM	POAS	2017	2,000	80.26
C	COMM	POAS	2017	4,000	76.35
C	COMM	POAS	2017	6,000	74.60
C	COMM	POAS	2017	8,000	73.80
C	COMM	POAS	2017	10,000	73.17
C	COMM	POAS	2017	20,000	72.13
C	COMM	POAS	2017	50,000	71.49
C	COMM	POAS	2017	100,000	69.58
C	COMM	POAS	2017	999,999+	69.02
C	COMM	POEC	2017	2,000	187.03
C	COMM	POEC	2017	4,000	177.93
C	COMM	POEC	2017	6,000	173.84
C	COMM	POEC	2017	8,000	171.98
C	COMM	POEC	2017	10,000	170.50

<u>C-Comm</u>				<u>Range</u>	
<u>R-Res</u>	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Max</u>	<u>Price</u>
R	MH	MP24	2017	576	31.80
R	MH	MP24	2017	672	29.99
R	MH	MP24	2017	768	28.52
R	MH	MP24	2017	864	27.29
R	MH	MP24	2017	960	26.22
R	MH	MP24	2017	1,056	25.31
R	MH	MP24	2017	1,152	24.50
R	MH	MP24	2017	1,248	23.79
R	MH	MP24	2017	1,344	23.14
R	MH	MP24	2017	1,440	22.56
R	MH	MP24	2017	1,536	22.02
R	MH	MP24	2017	1,632	21.54
R	MH	MP24	2017	999,999+	20.68
R	MH	MP28	2017	672	29.90
R	MH	MP28	2017	784	28.05
R	MH	MP28	2017	896	26.54
R	MH	MP28	2017	1,008	25.29
R	MH	MP28	2017	1,120	24.21
R	MH	MP28	2017	1,232	23.29
R	MH	MP28	2017	1,344	22.48
R	MH	MP28	2017	1,456	21.77
R	MH	MP28	2017	1,568	21.12
R	MH	MP28	2017	1,680	20.54
R	MH	MP28	2017	1,792	20.02
R	MH	MP28	2017	1,904	19.54
R	MH	MP28	2017	999,999+	18.69
R	PATA	A	2017	25	9.00
R	PATA	A	2017	50	8.00
R	PATA	A	2017	100	7.00
R	PATA	A	2017	999,999+	6.00
R	PATE	E	2017	25	12.50
R	PATE	E	2017	50	11.50
R	PATE	E	2017	100	10.50
R	PATE	E	2017	300	10.00
R	PATE	E	2017	999,999+	9.50
R	POOL	A1	2017	999,999+	10,000.00
R	POOL	A2	2017	999,999+	12,500.00
R	POOL	A3	2017	999,999+	15,000.00
R	POOL	E1	2017	999,999+	20,000.00
R	POOL	E2	2017	999,999+	25,000.00
R	POOL	E3	2017	999,999+	30,000.00
R	POOL	FLV	2017	999,999+	0.00
R	POOL	P1	2017	999,999+	3,000.00
R	POOL	PNV	2017	999,999+	10.00
R	SHED	SHDA	2017	999,999+	4.00
R	SHED	SHDE	2017	999,999+	6.00
R	SHED	SHDP	2017	999,999+	2.00
R	SLAB	SLAB	2017	999,999+	2.00

2017 Improvement Cost Schedules

<u>C-Comm</u>					
<u>R-Res</u>	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Range Max</u>	<u>Price</u>
C	COMM	POEC	2017	20,000	168.08
C	COMM	POEC	2017	50,000	166.60
C	COMM	POEC	2017	100,000	162.14
C	COMM	POEC	2017	999,999+	160.84
C	COMM	POEF	2017	2,000	181.41
C	COMM	POEF	2017	4,000	172.58
C	COMM	POEF	2017	6,000	168.61
C	COMM	POEF	2017	8,000	166.81
C	COMM	POEF	2017	10,000	165.37
C	COMM	POEF	2017	20,000	163.03
C	COMM	POEF	2017	50,000	161.59
C	COMM	POEF	2017	100,000	157.27
C	COMM	POEF	2017	999,999+	156.00
C	COMM	POGC	2017	2,000	130.73
C	COMM	POGC	2017	4,000	124.36
C	COMM	POGC	2017	6,000	121.51
C	COMM	POGC	2017	8,000	120.21
C	COMM	POGC	2017	10,000	119.17
C	COMM	POGC	2017	20,000	117.48
C	COMM	POGC	2017	50,000	116.45
C	COMM	POGC	2017	100,000	113.33
C	COMM	POGC	2017	999,999+	112.42
C	COMM	POGF	2017	2,000	126.42
C	COMM	POGF	2017	4,000	120.27
C	COMM	POGF	2017	6,000	117.51
C	COMM	POGF	2017	8,000	116.25
C	COMM	POGF	2017	10,000	115.25
C	COMM	POGF	2017	20,000	113.62
C	COMM	POGF	2017	50,000	112.61
C	COMM	POGF	2017	100,000	109.60
C	COMM	POGF	2017	999,999+	108.72
C	COMM	POGS	2017	2,000	116.91
C	COMM	POGS	2017	4,000	111.22
C	COMM	POGS	2017	6,000	108.67
C	COMM	POGS	2017	8,000	107.51
C	COMM	POGS	2017	10,000	106.58
C	COMM	POGS	2017	20,000	105.07
C	COMM	POGS	2017	50,000	104.14
C	COMM	POGS	2017	100,000	101.36
C	COMM	POGS	2017	999,999+	100.54
C	COMM	POPC	2017	2,000	62.54
C	COMM	POPC	2017	4,000	59.50
C	COMM	POPC	2017	6,000	58.13
C	COMM	POPC	2017	8,000	57.51
C	COMM	POPC	2017	10,000	57.01
C	COMM	POPC	2017	20,000	56.21
C	COMM	POPC	2017	50,000	55.71
C	COMM	POPC	2017	100,000	54.22

<u>C-Comm</u>				<u>Range</u>	
<u>R-Res</u>	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Max</u>	<u>Price</u>
R	STGA	STGA	2017	999,999+	5.00
R	STGE	STGE	2017	999,999+	7.50
R	STGP	STGP	2017	999,999+	3.50
R	STORM	STORM	2017	2,500	3,000.00
R	TCC	TCC	2017	999,999+	20,000.00
R	TCH	TCH	2017	999,999+	12,000.00
R	TCLC	TCLC	2017	999,999+	26,500.00
R	TCLH	TCLH	2017	999,999+	18,500.00
R	WINDSOLAR	*	2017	1	5,000.00

2017 Improvement Cost Schedules

<u>C-Comm</u> R-Res	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Range</u> <u>Max</u>	<u>Price</u>
C	COMM	POPC	2017	999,999+	53.78
C	COMM	POPF	2017	2,000	60.01
C	COMM	POPF	2017	4,000	57.09
C	COMM	POPF	2017	6,000	55.78
C	COMM	POPF	2017	8,000	55.18
C	COMM	POPF	2017	10,000	54.70
C	COMM	POPF	2017	20,000	53.93
C	COMM	POPF	2017	50,000	53.45
C	COMM	POPF	2017	100,000	52.02
C	COMM	POPF	2017	999,999+	51.60
C	COMM	POPS	2017	2,000	54.39
C	COMM	POPS	2017	4,000	51.75
C	COMM	POPS	2017	6,000	50.56
C	COMM	POPS	2017	8,000	50.02
C	COMM	POPS	2017	10,000	49.59
C	COMM	POPS	2017	20,000	48.88
C	COMM	POPS	2017	50,000	48.45
C	COMM	POPS	2017	100,000	47.16
C	COMM	POPS	2017	999,999+	46.78
C	COMM	QAAC	2017	5,000	66.48
C	COMM	QAAC	2017	10,000	63.57
C	COMM	QAAC	2017	20,000	63.26
C	COMM	QAAC	2017	40,000	62.24
C	COMM	QAAC	2017	100,000	60.98
C	COMM	QAAC	2017	999,999+	58.70
C	COMM	QAAF	2017	5,000	63.96
C	COMM	QAAF	2017	10,000	61.16
C	COMM	QAAF	2017	20,000	60.86
C	COMM	QAAF	2017	40,000	59.88
C	COMM	QAAF	2017	100,000	58.66
C	COMM	QAAF	2017	999,999+	56.47
C	COMM	QAEC	2017	5,000	121.15
C	COMM	QAEC	2017	10,000	115.84
C	COMM	QAEC	2017	20,000	115.27
C	COMM	QAEC	2017	40,000	113.42
C	COMM	QAEC	2017	100,000	111.11
C	COMM	QAEC	2017	999,999+	106.96
C	COMM	QAEF	2017	5,000	118.34
C	COMM	QAEF	2017	10,000	113.16
C	COMM	QAEF	2017	20,000	112.60
C	COMM	QAEF	2017	40,000	110.79
C	COMM	QAEF	2017	100,000	108.54
C	COMM	QAEF	2017	999,999+	104.48
C	COMM	QAGC	2017	5,000	89.93
C	COMM	QAGC	2017	10,000	85.99
C	COMM	QAGC	2017	20,000	85.57
C	COMM	QAGC	2017	40,000	84.19
C	COMM	QAGC	2017	100,000	82.48

<u>C-Comm</u> R-Res	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Range</u> <u>Max</u>	<u>Price</u>
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2017 Improvement Cost Schedules

<u>C-Comm</u>					
<u>R-Res</u>	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Range Max</u>	<u>Price</u>
C	COMM	QAGC	2017	999,999+	79.40
C	COMM	QAGF	2017	5,000	87.20
C	COMM	QAGF	2017	10,000	83.38
C	COMM	QAGF	2017	20,000	82.96
C	COMM	QAGF	2017	40,000	81.63
C	COMM	QAGF	2017	100,000	79.97
C	COMM	QAGF	2017	999,999+	76.98
C	COMM	QAPC	2017	5,000	57.77
C	COMM	QAPC	2017	10,000	55.24
C	COMM	QAPC	2017	20,000	54.96
C	COMM	QAPC	2017	40,000	54.08
C	COMM	QAPC	2017	100,000	52.98
C	COMM	QAPC	2017	999,999+	51.00
C	COMM	QAPF	2017	5,000	55.36
C	COMM	QAPF	2017	10,000	52.94
C	COMM	QAPF	2017	20,000	52.67
C	COMM	QAPF	2017	40,000	51.83
C	COMM	QAPF	2017	100,000	50.78
C	COMM	QAPF	2017	999,999+	48.88
C	COMM	QFAC	2017	2,000	142.08
C	COMM	QFAC	2017	4,000	130.77
C	COMM	QFAC	2017	10,000	125.42
C	COMM	QFAC	2017	20,000	116.22
C	COMM	QFAC	2017	999,999+	112.37
C	COMM	QFAF	2017	2,000	99.22
C	COMM	QFAF	2017	4,000	91.32
C	COMM	QFAF	2017	10,000	87.59
C	COMM	QFAF	2017	20,000	81.17
C	COMM	QFAF	2017	999,999+	78.47
C	COMM	QFAS	2017	2,000	90.63
C	COMM	QFAS	2017	4,000	83.41
C	COMM	QFAS	2017	10,000	80.00
C	COMM	QFAS	2017	20,000	74.14
C	COMM	QFAS	2017	999,999+	71.68
C	COMM	QFEC	2017	2,000	192.68
C	COMM	QFEC	2017	4,000	177.34
C	COMM	QFEC	2017	10,000	170.09
C	COMM	QFEC	2017	20,000	157.62
C	COMM	QFEC	2017	999,999+	152.39
C	COMM	QFEF	2017	2,000	186.88
C	COMM	QFEF	2017	4,000	172.01
C	COMM	QFEF	2017	10,000	164.97
C	COMM	QFEF	2017	20,000	152.88
C	COMM	QFEF	2017	999,999+	147.81
C	COMM	QFPC	2017	2,000	76.39
C	COMM	QFPC	2017	4,000	70.31
C	COMM	QFPC	2017	10,000	67.44
C	COMM	QFPC	2017	20,000	62.49

<u>C-Comm</u>				<u>Range</u>	
<u>R-Res</u>	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Max</u>	<u>Price</u>

2017 Improvement Cost Schedules

<u>C-Comm</u>					
<u>R-Res</u>	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Range</u>	<u>Max</u>
					<u>Price</u>
C	COMM	QFPC	2017	999,999+	60.42
C	COMM	QFPF	2017	2,000	70.80
C	COMM	QFPF	2017	4,000	65.17
C	COMM	QFPF	2017	10,000	62.50
C	COMM	QFPF	2017	20,000	57.92
C	COMM	QFPF	2017	999,999+	56.00
C	COMM	QFPS	2017	2,000	63.78
C	COMM	QFPS	2017	4,000	58.70
C	COMM	QFPS	2017	10,000	56.30
C	COMM	QFPS	2017	20,000	52.17
C	COMM	QFPS	2017	999,999+	50.44
C	COMM	QMAC	2017	10,000	75.86
C	COMM	QMAC	2017	20,000	74.22
C	COMM	QMAC	2017	40,000	70.86
C	COMM	QMAC	2017	999,999+	69.07
C	COMM	QMAF	2017	10,000	74.38
C	COMM	QMAF	2017	20,000	72.77
C	COMM	QMAF	2017	40,000	69.49
C	COMM	QMAF	2017	999,999+	67.73
C	COMM	QMEC	2017	10,000	140.31
C	COMM	QMEC	2017	20,000	137.27
C	COMM	QMEC	2017	40,000	131.07
C	COMM	QMEC	2017	999,999+	127.76
C	COMM	QMEF	2017	10,000	138.47
C	COMM	QMEF	2017	20,000	135.48
C	COMM	QMEF	2017	40,000	129.35
C	COMM	QMEF	2017	999,999+	126.09
C	COMM	QMGC	2017	10,000	104.31
C	COMM	QMGC	2017	20,000	102.06
C	COMM	QMGC	2017	40,000	97.45
C	COMM	QMGC	2017	999,999+	94.99
C	COMM	QMGF	2017	10,000	102.64
C	COMM	QMGF	2017	20,000	100.42
C	COMM	QMGF	2017	40,000	95.88
C	COMM	QMGF	2017	999,999+	93.46
C	COMM	QMPC	2017	10,000	66.17
C	COMM	QMPC	2017	20,000	64.74
C	COMM	QMPC	2017	40,000	61.82
C	COMM	QMPC	2017	999,999+	60.26
C	COMM	QMPF	2017	10,000	64.81
C	COMM	QMPF	2017	20,000	63.40
C	COMM	QMPF	2017	40,000	60.54
C	COMM	QMPF	2017	999,999+	59.01
C	COMM	SBAC	2017	100	168.58
C	COMM	SBAC	2017	200	132.33
C	COMM	SBAC	2017	999,999+	132.33
C	COMM	SBAF	2017	100	168.58
C	COMM	SBAF	2017	200	132.33

<u>C-Comm</u>				<u>Range</u>	
<u>R-Res</u>	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Max</u>	<u>Price</u>

2017 Improvement Cost Schedules

<u>C-Comm</u>					
<u>R-Res</u>	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Range</u>	<u>Max</u>
					<u>Price</u>
C	COMM	SBAF	2017	999,999+	132.33
C	COMM	SBAS	2017	100	169.56
C	COMM	SBAS	2017	200	133.10
C	COMM	SBAS	2017	999,999+	133.10
C	COMM	SBGS	2017	100	307.43
C	COMM	SBGS	2017	200	255.47
C	COMM	SBGS	2017	999,999+	255.47
C	COMM	SBPC	2017	100	109.83
C	COMM	SBPC	2017	200	81.71
C	COMM	SBPC	2017	999,999+	81.71
C	COMM	SBPF	2017	100	109.83
C	COMM	SBPF	2017	200	81.71
C	COMM	SBPF	2017	999,999+	81.71
C	COMM	SBPS	2017	100	110.47
C	COMM	SBPS	2017	200	82.19
C	COMM	SBPS	2017	999,999+	82.19
C	COMM	SDAC	2017	999,999+	79.08
C	COMM	SDGC	2017	999,999+	95.13
C	COMM	SGAC	2017	2,000	22.38
C	COMM	SGAC	2017	5,000	20.73
C	COMM	SGAC	2017	10,000	19.12
C	COMM	SGAC	2017	20,000	17.92
C	COMM	SGAC	2017	999,999+	16.70
C	COMM	SGAF	2017	2,000	16.92
C	COMM	SGAF	2017	5,000	15.67
C	COMM	SGAF	2017	10,000	14.46
C	COMM	SGAF	2017	20,000	13.55
C	COMM	SGAF	2017	999,999+	12.63
C	COMM	SGAS	2017	2,000	16.54
C	COMM	SGAS	2017	5,000	15.32
C	COMM	SGAS	2017	10,000	14.13
C	COMM	SGAS	2017	20,000	13.24
C	COMM	SGAS	2017	999,999+	12.34
C	COMM	SGGC	2017	2,000	31.18
C	COMM	SGGC	2017	5,000	28.88
C	COMM	SGGC	2017	10,000	26.64
C	COMM	SGGC	2017	20,000	24.97
C	COMM	SGGC	2017	999,999+	23.27
C	COMM	SGGF	2017	2,000	25.24
C	COMM	SGGF	2017	5,000	23.38
C	COMM	SGGF	2017	10,000	21.56
C	COMM	SGGF	2017	20,000	20.21
C	COMM	SGGF	2017	999,999+	18.83
C	COMM	SGGS	2017	2,000	24.31
C	COMM	SGGS	2017	5,000	22.52
C	COMM	SGGS	2017	10,000	20.77
C	COMM	SGGS	2017	20,000	19.47
C	COMM	SGGS	2017	999,999+	18.14

<u>C-Comm</u>				<u>Range</u>	
<u>R-Res</u>	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Max</u>	<u>Price</u>

2017 Improvement Cost Schedules

<u>C-Comm</u>	<u>R-Res</u>	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Range</u>	<u>Max</u>	<u>Price</u>
C	COMM	SGPF	2017	2,000	11.97		
C	COMM	SGPF	2017	5,000	11.09		
C	COMM	SGPF	2017	10,000	10.23		
C	COMM	SGPF	2017	20,000	9.59		
C	COMM	SGPF	2017	999,999+	8.94		
C	COMM	SGPS	2017	2,000	11.92		
C	COMM	SGPS	2017	5,000	11.04		
C	COMM	SGPS	2017	10,000	10.18		
C	COMM	SGPS	2017	20,000	9.54		
C	COMM	SGPS	2017	999,999+	8.89		
C	COMM	SMAC	2017	2,000	77.74		
C	COMM	SMAC	2017	4,000	69.23		
C	COMM	SMAC	2017	999,999+	67.68		
C	COMM	SMAF	2017	2,000	74.53		
C	COMM	SMAF	2017	4,000	66.37		
C	COMM	SMAF	2017	999,999+	64.88		
C	COMM	SMAS	2017	2,000	71.47		
C	COMM	SMAS	2017	4,000	63.65		
C	COMM	SMAS	2017	999,999+	62.22		
C	COMM	SMEC	2017	2,000	130.48		
C	COMM	SMEC	2017	4,000	116.20		
C	COMM	SMEC	2017	999,999+	113.59		
C	COMM	SMEF	2017	2,000	126.84		
C	COMM	SMEF	2017	4,000	112.95		
C	COMM	SMEF	2017	999,999+	110.42		
C	COMM	SMGC	2017	2,000	100.56		
C	COMM	SMGC	2017	4,000	89.55		
C	COMM	SMGC	2017	999,999+	87.54		
C	COMM	SMGF	2017	2,000	97.08		
C	COMM	SMGF	2017	4,000	86.45		
C	COMM	SMGF	2017	999,999+	84.51		
C	COMM	SMPC	2017	2,000	61.47		
C	COMM	SMPC	2017	4,000	54.74		
C	COMM	SMPC	2017	999,999+	53.52		
C	COMM	SMPF	2017	2,000	58.59		
C	COMM	SMPF	2017	4,000	52.18		
C	COMM	SMPF	2017	999,999+	51.01		
C	COMM	SMPS	2017	2,000	56.61		
C	COMM	SMPS	2017	4,000	50.42		
C	COMM	SMPS	2017	999,999+	49.28		
C	COMM	SSAC	2017	2,000	73.59		
C	COMM	SSAC	2017	4,000	70.39		
C	COMM	SSAC	2017	999,999+	60.39		
C	COMM	SSAF	2017	2,000	69.38		
C	COMM	SSAF	2017	4,000	66.37		
C	COMM	SSAF	2017	999,999+	56.94		
C	COMM	SSAS	2017	2,000	66.38		
C	COMM	SSAS	2017	4,000	63.50		

<u>C-Comm</u>	<u>R-Res</u>	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Range</u>	<u>Max</u>	<u>Price</u>
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2017 Improvement Cost Schedules

C-Comm	Type	Class	Year	Range Max	Price
R-Res					
C	COMM	SSAS	2017	999,999+	54.48
C	COMM	SSGC	2017	2,000	91.55
C	COMM	SSGC	2017	4,000	87.58
C	COMM	SSGC	2017	999,999+	75.14
C	COMM	SSGF	2017	2,000	86.35
C	COMM	SSGF	2017	4,000	82.61
C	COMM	SSGF	2017	999,999+	70.87
C	COMM	SSPC	2017	2,000	59.23
C	COMM	SSPC	2017	4,000	56.66
C	COMM	SSPC	2017	999,999+	48.61
C	COMM	SSPF	2017	2,000	50.57
C	COMM	SSPF	2017	4,000	48.38
C	COMM	SSPF	2017	999,999+	41.50
C	COMM	SSPS	2017	2,000	53.18
C	COMM	SSPS	2017	4,000	50.87
C	COMM	SSPS	2017	999,999+	43.64
C	COMM	SWAC	2017	999,999+	60.93
C	COMM	SWAF	2017	999,999+	56.92
C	COMM	SWAS	2017	999,999+	55.99
C	COMM	SWEC	2017	999,999+	98.52
C	COMM	SWGK	2017	999,999+	78.66
C	COMM	SWGK	2017	999,999+	74.11
C	COMM	SWGK	2017	999,999+	74.56
C	COMM	SWPC	2017	999,999+	48.44
C	COMM	SWPF	2017	999,999+	44.95
C	COMM	SWPS	2017	999,999+	43.20
C	COMM	WATERTNK-L	2017	999,999+	75,000.00
C	COMM	WATERTNK-S	2017	999,999+	10,000.00
C	COMM	WATERTOWER	2017	999,999+	500,000.00
C	CONC	IMPROVED	2017	50,000	5.61
C	CONC	IMPROVED	2017	100,000	5.24
C	CONC	IMPROVED	2017	150,000	4.77
C	CONC	IMPROVED	2017	200,000	3.89
C	CONC	IMPROVED	2017	999,999+	3.89
C	CONC	UNIMPROVED	2017	50,000	4.16
C	CONC	UNIMPROVED	2017	100,000	3.95
C	CONC	UNIMPROVED	2017	150,000	3.54
C	CONC	UNIMPROVED	2017	200,000	2.91
C	CONC	UNIMPROVED	2017	999,999+	2.91
C	CP	*	2017	999,999+	2.50
C	FENCE	12FT	2017	1,000	18.00
C	FENCE	12FT	2017	3,000	16.00
C	FENCE	12FT	2017	6,000	14.00
C	FENCE	12FT	2017	999,999+	12.00
C	FENCE	6FT	2017	1,000	10.00
C	FENCE	6FT	2017	3,000	6.00
C	FENCE	6FT	2017	6,000	4.00
C	FENCE	6FT	2017	999,999+	3.00

C-Comm	Type	Class	Year	Range Max	Price
R-Res					

2017 Improvement Cost Schedules

<u>C-Comm</u>					
<u>R-Res</u>	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Range Max</u>	<u>Price</u>
C	FENCE	8FT	2017	1,000	12.50
C	FENCE	8FT	2017	3,000	10.00
C	FENCE	8FT	2017	6,000	9.00
C	FENCE	8FT	2017	999,999+	8.00
C	POOL	A1	2017	999,999+	10,000.00
C	POOL	E2	2017	999,999+	20,000.00
C	SLAB	SLAB	2017	999,999+	2.00
C	STGA	STGA	2017	999,999+	5.00
C	STGE	STGE	2017	999,999+	7.50
C	STGP	STGP	2017	999,999+	3.50

<u>C-Comm</u>				<u>Range</u>	
<u>R-Res</u>	<u>Type</u>	<u>Class</u>	<u>Year</u>	<u>Max</u>	<u>Price</u>

2017 Land Cost Schedules

<u>Year</u>	<u>Code</u>	<u>Description</u>	<u>Price</u>
2017	BA	\$/Ag Acre	42.38
2017	DCA	\$/Ag Acre	389.70
2017	DCE	\$/Ag Acre	420.88
2017	DCP	\$/Ag Acre	311.76
2017	IP	\$/Ag Acre	129.00
2017	IPE	\$/Ag Acre	129.00
2017	IPP	\$/Ag Acre	129.00
2017	NP	\$/Ag Acre	104.00
2017	NPE	\$/Ag Acre	104.00
2017	NPP	\$/Ag Acre	104.00
2017	NS	\$/Ag Acre	1,600.00
2017	O	\$/Ag Acre	258.73
2017	OC	\$/Ag Acre	750.00
2017	OCE	\$/Ag Acre	750.00
2017	OCP	\$/Ag Acre	750.00
2017	W	\$/Ag Acre	30.00
2017	WBA	\$/Ag Acre	42.38
2017	WDCA	\$/Ag Acre	389.70
2017	WDCE	\$/Ag Acre	420.88
2017	WDCP	\$/Ag Acre	311.76
2017	WIP	\$/Ag Acre	129.00
2017	WIPE	\$/Ag Acre	129.00
2017	WIPP	\$/Ag Acre	129.00
2017	WNP	\$/Ag Acre	104.00
2017	WNPE	\$/Ag Acre	104.00
2017	WNPP	\$/Ag Acre	104.00
2017	WNS	\$/Ag Acre	1,600.00
2017	WO	\$/Ag Acre	258.73
2017	WOC	\$/Ag Acre	750.00
2017	SF0005	\$/Sq Ft	0.05
2017	SF0010	\$/Sq Ft	0.10
2017	SF0015	\$/Sq Ft	0.15
2017	SF0020	\$/Sq Ft	0.20
2017	SF0025	\$/Sq Ft	0.25
2017	SF0030	\$/Sq Ft	0.30
2017	SF0035	\$/Sq Ft	0.35
2017	SF0040	\$/Sq Ft	0.40
2017	SF0045	\$/Sq Ft	0.45
2017	SF0050	\$/Sq Ft	0.50
2017	SF0055	\$/Sq Ft	0.55
2017	SF0060	\$/Sq Ft	0.60
2017	SF0065	\$/Sq Ft	0.65
2017	SF0070	\$/Sq Ft	0.70
2017	SF0075	\$/Sq Ft	0.75
2017	SF0080	\$/Sq Ft	0.80
2017	SF0085	\$/Sq Ft	0.85
2017	SF0090	\$/Sq Ft	0.90
2017	SF0095	\$/Sq Ft	0.95
2017	SF0100	\$/Sq Ft	1.00

<u>Year</u>	<u>Code</u>	<u>Description</u>	<u>Price</u>
2017	FV03A	S/Lot	3,000.00
2017	FV03B	S/Lot	3,250.00
2017	FV03C	S/Lot	3,500.00
2017	FV03D	S/Lot	3,750.00
2017	FV04A	S/Lot	4,000.00
2017	FV04B	S/Lot	4,250.00
2017	FV04C	S/Lot	4,500.00
2017	FV04D	S/Lot	4,750.00
2017	FV05A	S/Lot	5,000.00
2017	FV05B	S/Lot	5,250.00
2017	FV05C	S/Lot	5,500.00
2017	FV05D	S/Lot	5,750.00
2017	FV06A	S/Lot	6,000.00
2017	FV06B	S/Lot	6,250.00
2017	FV06C	S/Lot	6,500.00
2017	FV06D	S/Lot	6,750.00
2017	FV07A	S/Lot	7,000.00
2017	FV07B	S/Lot	7,250.00
2017	FV07C	S/Lot	7,500.00
2017	FV07D	S/Lot	7,750.00
2017	FV08A	S/Lot	8,000.00
2017	FV08B	S/Lot	8,250.00
2017	FV08C	S/Lot	8,500.00
2017	FV08D	S/Lot	8,750.00
2017	FV09A	S/Lot	9,000.00
2017	FV09B	S/Lot	9,250.00
2017	FV09C	S/Lot	9,500.00
2017	FV09D	S/Lot	9,750.00
2017	FV10A	S/Lot	10,000.00
2017	FV10B	S/Lot	10,250.00
2017	FV10C	S/Lot	10,500.00
2017	FV10D	S/Lot	10,750.00
2017	FV11A	S/Lot	11,000.00
2017	FV11B	S/Lot	11,250.00
2017	FV11C	S/Lot	11,500.00
2017	FV11D	S/Lot	11,750.00
2017	FV12A	S/Lot	12,000.00
2017	FV12B	S/Lot	12,250.00
2017	FV12C	S/Lot	12,500.00
2017	FV12D	S/Lot	12,750.00
2017	FV13A	S/Lot	13,000.00
2017	FV13B	S/Lot	13,250.00
2017	FV13C	S/Lot	13,500.00
2017	FV13D	S/Lot	13,750.00
2017	FV14A	S/Lot	14,000.00
2017	FV14B	S/Lot	14,250.00
2017	FV14C	S/Lot	14,500.00
2017	FV14D	S/Lot	14,750.00
2017	FV15A	S/Lot	15,000.00

2017 Land Cost Schedules

<u>Year</u>	<u>Code</u>	<u>Description</u>	<u>Price</u>
2017	SF0105	\$/Sq Ft	1.05
2017	SF0110	\$/Sq Ft	1.10
2017	SF0115	\$/Sq Ft	1.15
2017	SF0120	\$/Sq Ft	1.20
2017	SF0125	\$/Sq Ft	1.25
2017	SF0130	\$/Sq Ft	1.30
2017	SF0135	\$/Sq Ft	1.35
2017	SF0140	\$/Sq Ft	1.40
2017	SF0145	\$/Sq Ft	1.45
2017	SF0150	\$/Sq Ft	1.50
2017	SF0155	\$/Sq Ft	1.55
2017	SF0160	\$/Sq Ft	1.60
2017	SF0165	\$/Sq Ft	1.65
2017	SF0170	\$/Sq Ft	1.70
2017	SF0175	\$/Sq Ft	1.75
2017	SF0180	\$/Sq Ft	1.80
2017	SF0185	\$/Sq Ft	1.85
2017	SF0190	\$/Sq Ft	1.90
2017	SF0195	\$/Sq Ft	1.95
2017	SF0200	\$/Sq Ft	2.00
2017	SF0205	\$/Sq Ft	2.05
2017	SF0210	\$/Sq Ft	2.10
2017	SF0215	\$/Sq Ft	2.15
2017	SF0220	\$/Sq Ft	2.20
2017	SF0225	\$/Sq Ft	2.25
2017	SF0230	\$/Sq Ft	2.30
2017	SF0235	\$/Sq Ft	2.35
2017	SF0240	\$/Sq Ft	2.40
2017	SF0245	\$/Sq Ft	2.45
2017	SF0250	\$/Sq Ft	2.50
2017	SF0255	\$/Sq Ft	2.55
2017	SF0260	\$/Sq Ft	2.60
2017	SF0265	\$/Sq Ft	2.65
2017	SF0270	\$/Sq Ft	2.70
2017	SF0275	\$/Sq Ft	2.75
2017	SF0280	\$/Sq Ft	2.80
2017	SF0285	\$/Sq Ft	2.85
2017	SF0290	\$/Sq Ft	2.90
2017	SF0295	\$/Sq Ft	2.95
2017	SF0300	\$/Sq Ft	3.00
2017	SF0305	\$/Sq Ft	3.05
2017	SF0310	\$/Sq Ft	3.10
2017	SF0315	\$/Sq Ft	3.15
2017	SF0320	\$/Sq Ft	3.20
2017	SF0325	\$/Sq Ft	3.25
2017	SF0330	\$/Sq Ft	3.30
2017	SF0335	\$/Sq Ft	3.35
2017	SF0340	\$/Sq Ft	3.40
2017	SF0345	\$/Sq Ft	3.45

<u>Year</u>	<u>Code</u>	<u>Description</u>	<u>Price</u>
2017	FV15B	S/Lot	15,250.00
2017	FV15C	S/Lot	15,500.00
2017	FV15D	S/Lot	15,750.00
2017	FV16A	S/Lot	16,000.00
2017	FV16B	S/Lot	16,250.00
2017	FV16C	S/Lot	16,500.00
2017	FV16D	S/Lot	16,750.00
2017	FV17A	S/Lot	17,000.00
2017	FV17B	S/Lot	17,250.00
2017	FV17C	S/Lot	17,500.00
2017	FV17D	S/Lot	17,750.00
2017	FV18A	S/Lot	18,000.00
2017	FV18B	S/Lot	18,250.00
2017	FV18C	S/Lot	18,500.00
2017	FV18D	S/Lot	18,750.00
2017	FV19A	S/Lot	19,000.00
2017	FV19B	S/Lot	19,250.00
2017	FV19C	S/Lot	19,500.00
2017	FV19D	S/Lot	19,750.00
2017	FV20A	S/Lot	20,000.00
2017	FV20B	S/Lot	20,250.00
2017	FV20C	S/Lot	20,500.00
2017	FV20D	S/Lot	20,750.00
2017	FV21A	S/Lot	21,000.00
2017	FV21B	S/Lot	21,250.00
2017	FV21C	S/Lot	21,500.00
2017	FV21D	S/Lot	21,750.00
2017	FV22A	S/Lot	22,000.00
2017	FV22B	S/Lot	22,250.00
2017	FV22C	S/Lot	22,500.00
2017	FV22D	S/Lot	22,750.00
2017	FV23A	S/Lot	23,000.00
2017	FV23B	S/Lot	23,250.00
2017	FV23C	S/Lot	23,500.00
2017	FV23D	S/Lot	23,750.00
2017	FV24A	S/Lot	24,000.00
2017	FV24B	S/Lot	24,250.00
2017	FV24C	S/Lot	24,500.00
2017	FV24D	S/Lot	24,750.00
2017	FV25A	S/Lot	25,000.00
2017	FV25B	S/Lot	25,250.00
2017	FV25C	S/Lot	25,500.00
2017	FV25D	S/Lot	25,750.00
2017	FV26A	S/Lot	26,000.00
2017	FV26B	S/Lot	26,250.00
2017	FV26C	S/Lot	26,500.00
2017	FV26D	S/Lot	26,750.00
2017	FV27A	S/Lot	27,000.00
2017	FV27B	S/Lot	27,250.00

2017 Land Cost Schedules

<u>Year</u>	<u>Code</u>	<u>Description</u>	<u>Price</u>
2017	SF0350	\$/Sq Ft	3.50
2017	SF0355	\$/Sq Ft	3.55
2017	SF0360	\$/Sq Ft	3.60
2017	SF0365	\$/Sq Ft	3.65
2017	SF0370	\$/Sq Ft	3.70
2017	SF0375	\$/Sq Ft	3.75
2017	SF0380	\$/Sq Ft	3.80
2017	SF0385	\$/Sq Ft	3.85
2017	SF0390	\$/Sq Ft	3.90
2017	SF0395	\$/Sq Ft	3.95
2017	SF0400	\$/Sq Ft	4.00
2017	SF0405	\$/Sq Ft	4.05
2017	SF0410	\$/Sq Ft	4.10
2017	SF0415	\$/Sq Ft	4.15
2017	SF0420	\$/Sq Ft	4.20
2017	SF0425	\$/Sq Ft	4.25
2017	SF0430	\$/Sq Ft	4.30
2017	SF0435	\$/Sq Ft	4.35
2017	SF0440	\$/Sq Ft	4.40
2017	SF0445	\$/Sq Ft	4.45
2017	SF0450	\$/Sq Ft	4.50
2017	SF0455	\$/Sq Ft	4.55
2017	SF0460	\$/Sq Ft	4.60
2017	SF0465	\$/Sq Ft	4.65
2017	SF0470	\$/Sq Ft	4.70
2017	SF0475	\$/Sq Ft	4.75
2017	SF0480	\$/Sq Ft	4.80
2017	SF0485	\$/Sq Ft	4.85
2017	SF0490	\$/Sq Ft	4.90
2017	SF0495	\$/Sq Ft	4.95
2017	SF0500	\$/Sq Ft	5.00
2017	SF0505	\$/Sq Ft	5.05
2017	SF0510	\$/Sq Ft	5.10
2017	SF0515	\$/Sq Ft	5.15
2017	SF0520	\$/Sq Ft	5.20
2017	SF0525	\$/Sq Ft	5.25
2017	SF0530	\$/Sq Ft	5.30
2017	SF0535	\$/Sq Ft	5.35
2017	SF0540	\$/Sq Ft	5.40
2017	SF0545	\$/Sq Ft	5.45
2017	SF0550	\$/Sq Ft	5.50
2017	SF0555	\$/Sq Ft	5.55
2017	SF0560	\$/Sq Ft	5.60
2017	SF0565	\$/Sq Ft	5.65
2017	SF0570	\$/Sq Ft	5.70
2017	SF0575	\$/Sq Ft	5.75
2017	SF0580	\$/Sq Ft	5.80
2017	SF0585	\$/Sq Ft	5.85
2017	SF0590	\$/Sq Ft	5.90

<u>Year</u>	<u>Code</u>	<u>Description</u>	<u>Price</u>
2017	FV27C	S/Lot	27,500.00
2017	FV27D	S/Lot	27,750.00
2017	FV28A	S/Lot	28,000.00
2017	FV28B	S/Lot	28,250.00
2017	FV28C	S/Lot	28,500.00
2017	FV28D	S/Lot	28,750.00
2017	FV29A	S/Lot	29,000.00
2017	FV29B	S/Lot	29,250.00
2017	FV29C	S/Lot	29,500.00
2017	FV29D	S/Lot	29,750.00
2017	FV30A	S/Lot	30,000.00
2017	FV30B	S/Lot	30,250.00
2017	FV30C	S/Lot	30,500.00
2017	FV30D	S/Lot	30,750.00
2017	FV31A	S/Lot	31,000.00
2017	FV31B	S/Lot	31,250.00
2017	FV31C	S/Lot	31,500.00
2017	FV31D	S/Lot	31,750.00
2017	FV32A	S/Lot	32,000.00
2017	FV32B	S/Lot	32,250.00
2017	FV32C	S/Lot	32,500.00
2017	FV32D	S/Lot	32,750.00
2017	FV33A	S/Lot	33,000.00
2017	FV33B	S/Lot	33,250.00
2017	FV33C	S/Lot	33,500.00
2017	FV33D	S/Lot	33,750.00
2017	FV34A	S/Lot	34,000.00
2017	FV34B	S/Lot	34,250.00
2017	FV34C	S/Lot	34,500.00
2017	FV34D	S/Lot	34,750.00
2017	FV35A	S/Lot	35,000.00
2017	FV35B	S/Lot	35,250.00
2017	FV35C	S/Lot	35,500.00
2017	FV35D	S/Lot	35,750.00
2017	FV36A	S/Lot	36,000.00
2017	FV36B	S/Lot	36,250.00
2017	FV36C	S/Lot	36,500.00
2017	FV36	S/Lot	36,750.00
2017	FV36D	S/Lot	36,750.00
2017	FV37A	S/Lot	37,000.00
2017	FV37B	S/Lot	37,250.00
2017	FV37C	S/Lot	37,500.00
2017	FV37D	S/Lot	37,750.00
2017	FV38A	S/Lot	38,000.00
2017	FV38B	S/Lot	38,250.00
2017	FV38C	S/Lot	38,500.00
2017	FV38D	S/Lot	38,750.00
2017	FV39A	S/Lot	39,000.00
2017	FV39B	S/Lot	39,250.00

2017 Land Cost Schedules

<u>Year</u>	<u>Code</u>	<u>Description</u>	<u>Price</u>
2017	SF0595	\$/Sq Ft	5.95
2017	SF0600	\$/Sq Ft	6.00
2017	SF0605	\$/Sq Ft	6.05
2017	SF0610	\$/Sq Ft	6.10
2017	SF0615	\$/Sq Ft	6.15
2017	SF0620	\$/Sq Ft	6.20
2017	SF0625	\$/Sq Ft	6.25
2017	SF0630	\$/Sq Ft	6.30
2017	SF0635	\$/Sq Ft	6.35
2017	SF0640	\$/Sq Ft	6.40
2017	SF0645	\$/Sq Ft	6.45
2017	SF0650	\$/Sq Ft	6.50
2017	SF0655	\$/Sq Ft	6.55
2017	SF0660	\$/Sq Ft	6.60
2017	SF0665	\$/Sq Ft	6.65
2017	SF0670	\$/Sq Ft	6.70
2017	SF0675	\$/Sq Ft	6.75
2017	SF0680	\$/Sq Ft	6.80
2017	SF0685	\$/Sq Ft	6.85
2017	SF0690	\$/Sq Ft	6.90
2017	SF0695	\$/Sq Ft	6.95
2017	SF0700	\$/Sq Ft	7.00
2017	SF0705	\$/Sq Ft	7.05
2017	SF0710	\$/Sq Ft	7.10
2017	SF0715	\$/Sq Ft	7.15
2017	SF0720	\$/Sq Ft	7.20
2017	SF0725	\$/Sq Ft	7.25
2017	SF0730	\$/Sq Ft	7.30
2017	SF0735	\$/Sq Ft	7.35
2017	SF0740	\$/Sq Ft	7.40
2017	SF0745	\$/Sq Ft	7.45
2017	SF0750	\$/Sq Ft	7.50
2017	SF0755	\$/Sq Ft	7.55
2017	SF0760	\$/Sq Ft	7.60
2017	SF0765	\$/Sq Ft	7.65
2017	SF0770	\$/Sq Ft	7.70
2017	SF0775	\$/Sq Ft	7.75
2017	SF0780	\$/Sq Ft	7.80
2017	SF0785	\$/Sq Ft	7.85
2017	SF0790	\$/Sq Ft	7.90
2017	SF0795	\$/Sq Ft	7.95
2017	SF0800	\$/Sq Ft	8.00
2017	SF0805	\$/Sq Ft	8.05
2017	SF0810	\$/Sq Ft	8.10
2017	SF0815	\$/Sq Ft	8.15
2017	SF0820	\$/Sq Ft	8.20
2017	SF0825	\$/Sq Ft	8.25
2017	SF0830	\$/Sq Ft	8.30
2017	SF0835	\$/Sq Ft	8.35

<u>Year</u>	<u>Code</u>	<u>Description</u>	<u>Price</u>
2017	FV39C	S/Lot	39,500.00
2017	FV39D	S/Lot	39,750.00
2017	FV40A	S/Lot	40,000.00
2017	FV40B	S/Lot	40,250.00
2017	FV40C	S/Lot	40,500.00
2017	FV40D	S/Lot	40,750.00
2017	FV41A	S/Lot	41,000.00
2017	FV41B	S/Lot	41,250.00
2017	FV41C	S/Lot	41,500.00
2017	FV41D	S/Lot	41,750.00
2017	FV42A	S/Lot	42,000.00
2017	FV42B	S/Lot	42,250.00
2017	FV42C	S/Lot	42,500.00
2017	FV42D	S/Lot	42,750.00
2017	FV43A	S/Lot	43,000.00
2017	FV43B	S/Lot	43,250.00
2017	FV43C	S/Lot	43,500.00
2017	FV43D	S/Lot	43,750.00
2017	FV44A	S/Lot	44,000.00
2017	FV44B	S/Lot	44,250.00
2017	FV44C	S/Lot	44,500.00
2017	FV44D	S/Lot	44,750.00
2017	FV45A	S/Lot	45,000.00
2017	FV45B	S/Lot	45,250.00
2017	FV45C	S/Lot	45,500.00
2017	FV45D	S/Lot	45,750.00
2017	FV46A	S/Lot	46,000.00
2017	FV46B	S/Lot	46,250.00
2017	FV46C	S/Lot	46,500.00
2017	FV46D	S/Lot	46,750.00
2017	FV47A	S/Lot	47,000.00
2017	FV47B	S/Lot	47,250.00
2017	FV47C	S/Lot	47,500.00
2017	FV47D	S/Lot	47,750.00
2017	FV48A	S/Lot	48,000.00
2017	FV48B	S/Lot	48,250.00
2017	FV48C	S/Lot	48,500.00
2017	FV48D	S/Lot	48,750.00
2017	FV49A	S/Lot	49,000.00
2017	FV49B	S/Lot	49,250.00
2017	FV49C	S/Lot	49,500.00
2017	FV49D	S/Lot	49,750.00
2017	FV50A	S/Lot	50,000.00
2017	FV50B	S/Lot	50,250.00
2017	FV50C	S/Lot	50,500.00
2017	FV50D	S/Lot	50,750.00
2017	FV51A	S/Lot	51,000.00
2017	FV51B	S/Lot	51,250.00
2017	FV51C	S/Lot	51,500.00

2017 Land Cost Schedules

<u>Year</u>	<u>Code</u>	<u>Description</u>	<u>Price</u>
2017	SF0840	\$/Sq Ft	8.40
2017	SF0845	\$/Sq Ft	8.45
2017	SF0850	\$/Sq Ft	8.50
2017	SF0855	\$/Sq Ft	8.55
2017	SF0860	\$/Sq Ft	8.60
2017	SF0865	\$/Sq Ft	8.65
2017	SF0870	\$/Sq Ft	8.70
2017	SF0875	\$/Sq Ft	8.75
2017	SF0880	\$/Sq Ft	8.80
2017	SF0885	\$/Sq Ft	8.85
2017	SF0890	\$/Sq Ft	8.90
2017	SF0895	\$/Sq Ft	8.95
2017	SF0900	\$/Sq Ft	9.00
2017	SF0905	\$/Sq Ft	9.05
2017	SF0910	\$/Sq Ft	9.10
2017	SF0915	\$/Sq Ft	9.15
2017	SF0920	\$/Sq Ft	9.20
2017	SF0925	\$/Sq Ft	9.25
2017	SF0930	\$/Sq Ft	9.30
2017	SF0935	\$/Sq Ft	9.35
2017	SF0940	\$/Sq Ft	9.40
2017	SF0945	\$/Sq Ft	9.45
2017	SF0950	\$/Sq Ft	9.50
2017	SF0955	\$/Sq Ft	9.55
2017	SF0960	\$/Sq Ft	9.60
2017	SF0965	\$/Sq Ft	9.65
2017	SF0970	\$/Sq Ft	9.70
2017	SF0975	\$/Sq Ft	9.75
2017	SF0980	\$/Sq Ft	9.80
2017	SF0985	\$/Sq Ft	9.85
2017	SF0990	\$/Sq Ft	9.90
2017	SF0995	\$/Sq Ft	9.95
2017	SF1000	\$/Sq Ft	10.00
2017	SF1005	\$/Sq Ft	10.05
2017	SF1010	\$/Sq Ft	10.10
2017	SF1015	\$/Sq Ft	10.15
2017	SF1020	\$/Sq Ft	10.20
2017	SF1025	\$/Sq Ft	10.25
2017	SF1030	\$/Sq Ft	10.30
2017	SF1035	\$/Sq Ft	10.35
2017	SF1040	\$/Sq Ft	10.40
2017	SF1045	\$/Sq Ft	10.45
2017	SF1050	\$/Sq Ft	10.50
2017	SF1055	\$/Sq Ft	10.55
2017	SF1060	\$/Sq Ft	10.60
2017	SF1065	\$/Sq Ft	10.65
2017	SF1070	\$/Sq Ft	10.70
2017	SF1075	\$/Sq Ft	10.75
2017	SF1080	\$/Sq Ft	10.80

<u>Year</u>	<u>Code</u>	<u>Description</u>	<u>Price</u>
2017	FV51D	S/Lot	51,750.00
2017	FV52A	S/Lot	52,000.00
2017	FV52B	S/Lot	52,250.00
2017	FV52C	S/Lot	52,500.00
2017	FV52D	S/Lot	52,750.00
2017	FV53A	S/Lot	53,000.00
2017	FV53B	S/Lot	53,250.00
2017	FV53C	S/Lot	53,500.00
2017	FV53D	S/Lot	53,750.00
2017	FV54A	S/Lot	54,000.00
2017	FV54B	S/Lot	54,250.00
2017	FV54C	S/Lot	54,500.00
2017	FV54D	S/Lot	54,750.00
2017	FV55A	S/Lot	55,000.00
2017	FV55B	S/Lot	55,250.00
2017	FV55C	S/Lot	55,500.00
2017	FV55D	S/Lot	55,750.00
2017	FV56A	S/Lot	56,000.00
2017	FV56B	S/Lot	56,250.00
2017	FV56C	S/Lot	56,500.00
2017	FV56D	S/Lot	56,750.00
2017	FV57A	S/Lot	57,000.00
2017	FV57B	S/Lot	57,250.00
2017	FV57C	S/Lot	57,500.00
2017	FV57D	S/Lot	57,750.00
2017	FV58A	S/Lot	58,000.00
2017	FV58B	S/Lot	58,250.00
2017	FV58C	S/Lot	58,500.00
2017	FV58D	S/Lot	58,750.00
2017	FV59A	S/Lot	59,000.00
2017	FV59B	S/Lot	59,250.00
2017	FV59C	S/Lot	59,500.00
2017	FV59D	S/Lot	59,750.00
2017	FV60A	S/Lot	60,000.00
2017	FV60B	S/Lot	60,250.00
2017	FV60C	S/Lot	60,500.00
2017	FV61A	S/Lot	61,000.00
2017	FV61C	S/Lot	61,500.00
2017	FV62A	S/Lot	62,000.00
2017	FV62B	S/Lot	62,500.00
2017	FV62C	S/Lot	62,500.00
2017	FV62D	S/Lot	62,750.00
2017	FV63A	S/Lot	63,000.00
2017	FV63C	S/Lot	63,500.00
2017	FV63D	S/Lot	63,750.00
2017	FV64A	S/Lot	64,000.00
2017	FV64C	S/Lot	64,500.00
2017	FV64D	S/Lot	64,750.00
2017	FV65A	S/Lot	65,000.00

2017 Land Cost Schedules

<u>Year</u>	<u>Code</u>	<u>Description</u>	<u>Price</u>
2017	SF1085	\$/Sq Ft	10.85
2017	SF1090	\$/Sq Ft	10.90
2017	SF1095	\$/Sq Ft	10.95
2017	SF1100	\$/Sq Ft	11.00
2017	SF1105	\$/Sq Ft	11.05
2017	SF1110	\$/Sq Ft	11.10
2017	SF1115	\$/Sq Ft	11.15
2017	SF1120	\$/Sq Ft	11.20
2017	SF1125	\$/Sq Ft	11.25
2017	SF1130	\$/Sq Ft	11.30
2017	SF1135	\$/Sq Ft	11.35
2017	SF1140	\$/Sq Ft	11.40
2017	SF1145	\$/Sq Ft	11.45
2017	SF1150	\$/Sq Ft	11.50
2017	SF1155	\$/Sq Ft	11.55
2017	SF1160	\$/Sq Ft	11.60
2017	SF1165	\$/Sq Ft	11.65
2017	SF1170	\$/Sq Ft	11.70
2017	SF1175	\$/Sq Ft	11.75
2017	SF1180	\$/Sq Ft	11.80
2017	SF1185	\$/Sq Ft	11.85
2017	SF1190	\$/Sq Ft	11.90
2017	SF1195	\$/Sq Ft	11.95
2017	SF1200	\$/Sq Ft	12.00
2017	SF1225	\$/Sq Ft	12.25
2017	SF1250	\$/Sq Ft	12.50
2017	SF1275	\$/Sq Ft	12.75
2017	SF1300	\$/Sq Ft	13.00
2017	SF1325	\$/Sq Ft	13.25
2017	SF1350	\$/Sq Ft	13.50
2017	SF1375	\$/Sq Ft	13.75
2017	SF1400	\$/Sq Ft	14.00
2017	SF1425	\$/Sq Ft	14.25
2017	SF1450	\$/Sq Ft	14.50
2017	SF1475	\$/Sq Ft	14.75
2017	F15	\$/Sq Ft	15.00
2017	SF1500	\$/Sq Ft	15.00
2017	SF1525	\$/Sq Ft	15.25
2017	SF1550	\$/Sq Ft	15.50
2017	SF1575	\$/Sq Ft	15.75
2017	SF1600	\$/Sq Ft	16.00
2017	SF1625	\$/Sq Ft	16.25
2017	SF1650	\$/Sq Ft	16.50
2017	SF1675	\$/Sq Ft	16.75
2017	SF1700	\$/Sq Ft	17.00
2017	SF1725	\$/Sq Ft	17.25
2017	SF1750	\$/Sq Ft	17.50
2017	SF1775	\$/Sq Ft	17.75
2017	SF1800	\$/Sq Ft	18.00

<u>Year</u>	<u>Code</u>	<u>Description</u>	<u>Price</u>
2017	FV65B	S/Lot	65,250.00
2017	FV65C	S/Lot	65,500.00
2017	FV65D	S/Lot	65,750.00
2017	FV66A	S/Lot	66,000.00
2017	FV66B	S/Lot	66,250.00
2017	FV66C	S/Lot	66,500.00
2017	FV66D	S/Lot	66,750.00
2017	FV67A	S/Lot	67,000.00
2017	FV67B	S/Lot	67,250.00
2017	FV67C	S/Lot	67,500.00
2017	FV67D	S/Lot	67,750.00
2017	FV68A	S/Lot	68,000.00
2017	FV68B	S/Lot	68,250.00
2017	FV68C	S/Lot	68,500.00
2017	FV69A	S/Lot	69,000.00
2017	FV70A	S/Lot	70,000.00
2017	FV70C	S/Lot	70,500.00
2017	FV71A	S/Lot	71,000.00
2017	FV71C	S/Lot	71,500.00
2017	FV72A	S/Lot	72,000.00
2017	FV72C	S/Lot	72,500.00
2017	FV73A	S/Lot	73,000.00
2017	FV74A	S/Lot	74,000.00
2017	FV74B	S/Lot	74,250.00
2017	FV74C	S/Lot	74,500.00
2017	FV75A	S/Lot	75,000.00
2017	FV75B	S/Lot	75,000.00
2017	FV75C	S/Lot	75,500.00
2017	FV76A	S/Lot	76,000.00
2017	FV77A	S/Lot	77,000.00
2017	FV77C	S/Lot	77,500.00
2017	FV77D	S/Lot	77,750.00
2017	FV78A	S/Lot	78,000.00
2017	FV78C	S/Lot	78,500.00
2017	FV79A	S/Lot	79,000.00
2017	FV79C	S/Lot	79,500.00
2017	FV80A	S/Lot	80,000.00
2017	FV80C	S/Lot	80,500.00
2017	FV81A	S/Lot	81,000.00
2017	FV82A	S/Lot	82,000.00
2017	FV82C	S/Lot	82,500.00
2017	FV83A	S/Lot	83,000.00
2017	FV83C	S/Lot	83,500.00
2017	FV84A	S/Lot	84,000.00
2017	FV84C	S/Lot	84,500.00
2017	FV85A	S/Lot	85,000.00
2017	FV86A	S/Lot	86,000.00
2017	FV87A	S/Lot	87,000.00
2017	FV87C	S/Lot	87,500.00

2017 Land Cost Schedules

<u>Year</u>	<u>Code</u>	<u>Description</u>	<u>Price</u>
2017	SF1825	\$/Sq Ft	18.25
2017	SF1850	\$/Sq Ft	18.50
2017	SF1875	\$/Sq Ft	18.75
2017	SF1900	\$/Sq Ft	19.00
2017	SF1925	\$/Sq Ft	19.25
2017	SF1950	\$/Sq Ft	19.50
2017	SF2000	\$/Sq Ft	20.00
2017	R1	\$/Mkt Acre	13,000.00
2017	R2	\$/Mkt Acre	10,700.00
2017	R3	\$/Mkt Acre	9,500.00
2017	R4	\$/Mkt Acre	8,500.00
2017	R5	\$/Mkt Acre	7,600.00
2017	R6	\$/Mkt Acre	6,900.00
2017	R7	\$/Mkt Acre	6,400.00
2017	R8	\$/Mkt Acre	5,900.00
2017	R9	\$/Mkt Acre	5,400.00
2017	R10	\$/Mkt Acre	5,000.00
2017	R20	\$/Mkt Acre	4,700.00
2017	R30	\$/Mkt Acre	4,400.00
2017	R40	\$/Mkt Acre	4,200.00
2017	R50	\$/Mkt Acre	4,000.00
2017	R60	\$/Mkt Acre	3,800.00
2017	R70	\$/Mkt Acre	3,600.00
2017	R80	\$/Mkt Acre	3,400.00
2017	R90	\$/Mkt Acre	3,200.00
2017	R100	\$/Mkt Acre	3,000.00
2017	R150	\$/Mkt Acre	2,850.00
2017	R200	\$/Mkt Acre	2,700.00
2017	R300	\$/Mkt Acre	2,400.00
2017	R400	\$/Mkt Acre	2,200.00
2017	R500	\$/Mkt Acre	2,100.00
2017	R600	\$/Mkt Acre	2,000.00
2017	R700	\$/Mkt Acre	1,900.00
2017	R800	\$/Mkt Acre	1,850.00
2017	R900	\$/Mkt Acre	1,800.00
2017	R1K	\$/Mkt Acre	1,700.00
2017	R3K	\$/Mkt Acre	1,500.00
2017	R99	\$/Mkt Acre	1,300.00
2017	FV00B	S/Lot	500.00
2017	FV01A	S/Lot	1,000.00
2017	FV01B	S/Lot	1,250.00
2017	FV01C	S/Lot	1,500.00
2017	FV01D	S/Lot	1,750.00
2017	FV02A	S/Lot	2,000.00
2017	FV02B	S/Lot	2,250.00
2017	FV02C	S/Lot	2,500.00
2017	FV02D	S/Lot	2,750.00

<u>Year</u>	<u>Code</u>	<u>Description</u>	<u>Price</u>
2017	FV88A	S/Lot	88,000.00
2017	FV89A	S/Lot	89,000.00
2017	FV89C	S/Lot	89,500.00
2017	FV90A	S/Lot	90,000.00
2017	FV91A	S/Lot	91,000.00
2017	FV92A	S/Lot	92,000.00
2017	FV92C	S/Lot	92,500.00
2017	FV93A	S/Lot	93,000.00
2017	FV94A	S/Lot	94,000.00
2017	FV95A	S/Lot	95,000.00
2017	FV96A	S/Lot	96,000.00
2017	FV98A	S/Lot	98,000.00
2017	FV98D	S/Lot	98,750.00
2017	FV99A	S/Lot	99,000.00
2017	FV99C	S/Lot	99,500.00
2017	FV100A	S/Lot	100,000.00
2017	FV105A	S/Lot	105,000.00
2017	FV110A	S/Lot	110,000.00
2017	FV115D	S/Lot	115,000.00
2017	FV116A	S/Lot	116,000.00
2017	FV117A	S/Lot	117,000.00
2017	FV120A	S/Lot	120,000.00
2017	FV122A	S/Lot	122,000.00
2017	FV125B	S/Lot	125,500.00
2017	FV125C	S/Lot	125,500.00
2017	FV127A	S/Lot	127,000.00
2017	FV130A	S/Lot	130,000.00
2017	FV135A	S/Lot	135,000.00
2017	FV137A	S/Lot	137,000.00
2017	FV140A	S/Lot	140,000.00
2017	FV150A	S/Lot	150,000.00
2017	FV160A	S/Lot	160,000.00
2017	FV165A	S/Lot	165,000.00
2017	FV170A	S/Lot	170,000.00
2017	FV175A	S/Lot	175,000.00
2017	FV180A	S/Lot	180,000.00
2017	FV190A	S/Lot	190,000.00
2017	FV200A	S/Lot	200,000.00
2017	FV220A	S/Lot	220,000.00
2017	FV225A	S/Lot	225,000.00
2017	FV230A	S/Lot	230,000.00
2017	FV250A	S/Lot	250,000.00
2017	FV295A	S/Lot	295,000.00
2017	FV300A	S/Lot	300,000.00
2017	FV342A	S/Lot	342,000.00
2017	FV350A	S/Lot	350,000.00
2017	FV375A	S/Lot	375,000.00

Appendices D

EAD Depreciation Schedules

<u>EFF AGE</u>	<u>YRS</u>	<u>VG/EX</u>	<u>AV/GD</u>	<u>FR</u>	<u>LC</u>
2016	1	0%	0%	1%	1%
2015	2	1%	1%	2%	2%
2014	3	1%	2%	2%	3%
2013	4	2%	3%	3%	4%
2012	5	2%	4%	4%	6%
2011	6	3%	4%	5%	7%
2010	7	4%	5%	6%	8%
2009	8	4%	6%	7%	10%
2008	9	5%	7%	8%	11%
2007	10	5%	8%	9%	13%
2006	11	6%	9%	10%	14%
2005	12	7%	10%	11%	15%
2004	13	8%	11%	12%	17%
2003	14	8%	12%	13%	19%
2002	15	9%	12%	14%	21%
2001	16	10%	13%	15%	23%
2000	17	10%	14%	16%	25%
1999	18	11%	15%	17%	27%
1998	19	12%	16%	18%	28%
1997	20	13%	17%	19%	29%
1996	21	13%	18%	20%	30%
1995	22	14%	19%	21%	32%
1994	23	15%	20%	22%	33%
1993	24	16%	21%	23%	35%
1992	25	17%	22%	24%	37%
1991	26	18%	22%	25%	39%
1990	27	19%	23%	26%	40%
1989	28	20%	23%	27%	41%
1988	29	21%	24%	28%	43%
1987	30	22%	25%	29%	45%
1986	31	23%	26%	30%	47%
1985	32	24%	27%	31%	49%
1984	33	25%	28%	32%	50%
1983	34	27%	29%	33%	52%
1982	35	27%	30%	34%	54%
1981	36	28%	31%	35%	56%
1980	37	28%	32%	36%	58%
1979	38	29%	33%	37%	60%
1978	39	29%	34%	38%	62%
1977	40	30%	35%	39%	64%
1976	41	30%	36%	40%	65%
1975	42	31%	37%	41%	66%
1974	43	31%	38%	42%	68%
1973	44	32%	39%	43%	69%
1972	45	32%	40%	44%	70%
1971	46	33%	41%	45%	71%
1970	47	34%	42%	46%	72%
1969	48	34%	43%	47%	73%
1968	49	35%	44%	48%	74%
1967	50	35%	45%	49%	75%
1966	51	36%	46%	50%	76%
1965	52	36%	47%	51%	77%
1964	53	37%	48%	52%	78%
1963	54	37%	49%	53%	79%
1962	55	38%	50%	54%	80%
1961	56	38%	51%	55%	
1960	57	39%	52%	56%	
1959	58	39%	53%	57%	
1958	59	40%	54%	58%	
1957	60	40%	55%	59%	
1956	61	41%	56%	60%	
1955	62	41%	57%	61%	
1954	63	42%	58%	62%	
1953	64	42%	59%	63%	
1952	65	43%	60%	64%	
1951	66	43%	61%	65%	
1950	67	44%	62%	66%	
1949	68	45%	63%	67%	
1948	69	45%	64%	68%	
1947	70	46%	65%	69%	
1946	71	46%	66%	70%	
1945	72	47%	67%	71%	
1944	73	47%	68%	72%	
1943	74	48%	69%	73%	
1942	75	48%	70%	74%	
1941	76	49%	71%	75%	
1940	77	49%	72%	76%	
1939	78	50%	73%	77%	
1938	79	50%	74%	78%	
1937	80	51%	75%	79%	
1936	81	52%	76%	80%	
1935	82	53%	77%		
1934	83	54%	78%		
1933	84	55%	79%		
1932	85	56%	80%		
1931	86	57%			
1930	87	58%			
1929	88	59%			
1928	89	60%			

Residential Homes
2017 Depreciation Based on Effective Age/Condition

Effective Age Table					
Condition					
YR BLT	Poor	Fair	Average	Good	Excellent
2010-2016	N/A	N/A	2010-2016	N/A	N/A
2000	1980-	1990	2000	2010	N/A
1990	1970-	1971-1980	1990	2000-2009	2010+
1980	1960-	1961-1970	1980	1990-1999	2000+
1970	1950-	1951-1960	1970	1980-1989	1990+
1960	1940-	1941-1950	1960	1970-1979	1980+
1950	1930-	1931-1940	1950	1960-1969	1970+
1940	1920-	1921-1930	1940	1950-1959	1960+

Mobile Home
2017 Depreciation Schedules

<u>EFF AGE</u>	<u>YRS</u>	<u>ME/MG</u>	<u>MA</u>	<u>MP</u>
2016	1	1%	2%	2%
2015	2	3%	4%	4%
2014	3	4%	5%	6%
2013	4	5%	7%	9%
2012	5	7%	9%	12%
2011	6	9%	11%	14%
2010	7	10%	13%	17%
2009	8	12%	15%	19%
2008	9	14%	17%	22%
2007	10	16%	20%	25%
2006	11	18%	22%	28%
2005	12	20%	27%	31%
2004	13	22%	26%	34%
2003	14	24%	29%	37%
2002	15	26%	32%	40%
2001	16	28%	34%	43%
2000	17	30%	36%	46%
1999	18	32%	38%	50%
1998	19	34%	40%	53%
1997	20	37%	42%	56%
1996	21	39%	45%	59%
1995	22	42%	48%	62%
1994	23	44%	51%	65%
1993	24	47%	54%	68%
1992	25	50%	57%	71%
1991	26	52%	50%	74%
1990	27	55%	62%	75%
1989	28	57%	65%	77%
1988	29	59%	68%	78%
1987	30	62%	70%	79%
1986	31	64%	72%	79%
1985	32	67%	74%	80%
1984	33	68%	75%	80%
1983	34	69%	75%	80%
1982	35	70%	75%	80%
1981	36	71%	75%	80%
1980	37	72%	75%	80%
1979	38	73%	75%	80%
1978	39	74%	75%	80%
1977	40	75%	75%	80%
1976	41	75%	75%	80%
1975	42	75%	75%	80%
1974	43	75%	75%	80%
1973	44	75%	75%	80%
1972	45	75%	75%	80%
1971	46	75%	75%	80%
1970	47	75%	75%	80%
1969	48	75%	75%	80%
1968	49	75%	75%	80%
1967	50	75%	75%	80%