

COMMERCIAL BUILDING DATA									
Street Address									
Card Code									
Building Number									
Predominant Shell Type									
Overall Quality	1 = Low 2 = Below Avg. 3 = Avg. 4 = Above Avg. 5 = High								
Year Built									
Condition	1 = Poor 2 = Fair 3 = Normal 4 = Good 5 = Excel.								
Effective Age in Years									
100% - (Eff. Age Dep.)	% Observ. Phys. Cond.								
Physical Net Condition		OBSOLESCENCE							
100% - (Func. Obsolet. % + Econ. Obsolet. %)									
= Obsolet. Net Condition									
Physical Net Cond.		% x Obsolet. Net Cond.							
Final Net Condition									
STRUCTURAL SHELL									
Card Code									
Structural Shell Type Codes	101 = Lt. Wood Frame 102 = Heavy Timber 103 = Masonry Load Bearing 104 = Reinfr. Conc. 105 = Steel 106 = Pipeproof Steel 107 = Lt. Steel with Galvanized Steel Exterior 108 = Lt. Steel with Banded Steel or Aluminum Exterior 109 = Lt. Steel with Insulated Sandwich Panel Exterior 110 = Bsmr. with Conc. Floor 111 = Bsmr. with Wood Floor 112 = Dock High Foundation 123 = Low Quality Service Station 124 = Below Average Quality Service Station 125 = Average Quality Service Station 126 = Above Average Quality Service Station 127 = Good Quality Service Station 133 = Low Quality Specialty Bldg. 134 = Below Average Quality Specialty Bldg. 135 = Average Quality Specialty Bldg. 136 = Above Average Quality Specialty Bldg. 137 = Good Quality Specialty Bldg. 145 = Garden Apartments								
Shell Segment Quality Codes	1 = Low 3 = Average 5 = High								
Segment	Q1	Type	Sq./Hgt.	Ground Area	Perimeter				
30	31	32	103	35	48	38	1800	44	315
48	49	50	103	53	78	56	3735	62	
Card Code									
30	31	32	35	38	44	28			
48	49	50	53	56	62	28			
Card Code									
30	31	32	35	38	44	28			
48	49	50	53	56	62	28			
Card Code									
30	31	32	35	38	44	28			
48	49	50	53	56	62	28			
Segment									
NR	Factor	Rate	Apt. Factor	Cost					
18									
Structural Shell Base Cost									
Roof	1-Lt. Wood 2-Heavy Timber 3-Stl. Deck 4-Concrete	5-Galv. Steel 6-Enam. Steel 7-Finam. Panels 8-Precast Conc.							
Exterior Wall Finish									
Card Code									
Exterior Wall Finish Codes	1 = Grooved Plywood or Equiv. 2 = Wood Siding or Equiv. 3 = Cement Block or Equiv. 4 = Fill-up Concrete Panels or Equiv. 5 = Common Brick on Block or Equiv. 6 = Face Brick on Wood Sheathing or Equiv. 7 = Face Brick on Block or Equiv. 8 = Common Brick on Reinf. Conc. or Equiv. 9 = Face Brick on Reinf. Conc. or Equiv. 10 = Precast Conc. Panels with Exposed Aggregate or Equiv. 11 = Metal and Glass Curtain Walls or Equiv. 12 = Stone or Equiv. 13 = Limestone or Equiv. 14 = Marble or Equiv. 15 = Polished Granite or Equiv. 16 = Store Front								
Quality Codes	1 = Low 3 = Average 5 = High								
Card Code									
30	32	33	37	40	42	43	44	46	47
48	49	50	53	56	57	58	60	61	62
63	64	65	67	68	69	70	72	73	74
Card Code									
30	32	33	37	40	42	43	44	46	47
48	49	50	53	56	57	58	60	61	62
63	64	65	67	68	69	70	72	73	74
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[illegible]