

LISTING ORDER OF IMPROVEMENT DETAIL -RESIDENCE

| TYPE | METHOD | DETAIL | CLASS CODE | FEATURES | ADDITIONAL INFO |
|----------------|--------|--|-----------------------------|---|--|
| MA1 | R | 1ST FLOOR | **SEE CLASSING CHART | **SEE FEATURE CHART | |
| MA2 | R | 2ND FLOOR | * (% OF BASE) | | |
| MA91 | R | 1/2 STORY | 11HAL | | |
| MA92 | R | ATTIC | 11ATT | | |
| MA93/MA94/MA95 | R | FINISHED/UNFIN BSMT (MAIN AREA)/UNFIN BSMT (NON MAIN AREA) | 11FIN/11UNF | | |
| 041/031 | R | ATT/DET GAR | GRA/GRD (1,2,3,4) | | Area / 250 = Class |
| 061/051 | R | ATT/DET CP | CPA/CPD | | |
| 011 | R | OPEN PORCH 1ST | PO | | |
| 012 | R | OPEN PORCH 2ND | PO | | |
| 021 | R | CLOSED FIN/ UNFIN PORCH | PCF / PCU | | |
| 413 | R | 2 STOP/3 STOP/4 STOP ELEVATOR | ER2/ER3/ER4 | | **INPUT IN AREA : 1 |
| 449 | R | POOL GUNITE/VINYL/CONCRETE REINFORCED/FIBERGLASS | RP1/RP2/RP3/RP4 | 35- [01-DIVING BRD, 02-SLIDE, 03- WATERFALL/ WATER FEATURE, 04-DIVING/SLIDE COMBO, 05DIVING/WATER COMBO, 06 DIVE/SLIDE/WATER COMBO, 07-SLIDE, WATER COMBO, 08-ADDL FEATURE] | **INPUT THE AREA OF THE POOL |
| 442 | R | SPA WHIRLPOOL ECO(4-6 PPL)/AVG(7 -8 PPL)/GOOD(9-10+ PPL) | SW1/SW2/SW3 | 36-[01 ATTACHED TO POOL; USES COMMON FILTER, 02 DETACHED FROM POOL] | **INPUT IN AREA: 1 |
| 467 | R | POOLHSE FRAME/POOLHSE MTL/POOLHSE STONE-MTL/POOLHSE BRK-MTL | RS1/RS2/RS3/RS4 | 10, 11 | |
| 439 | R | DECK TYP/GOOD/ELAB | TS/T6/T7 | | |
| 452 | R | TERRACE INF/AVG/GOOD/ELAB (PERGOLA - USE T3/T4) | T1/T2/T3/T4 | | |
| 451 | C | TENNIS COURT ASPHALT/CONCRETE/CLAY | TC1/TC2/TC3 | | |
| 447 | R | STG FRAME/STG MTL/STG STONE-MTL/STG BRK-MTL (ATTACHED TO MA) | RS1(A)/RS2(A)/RS3(A)/RS4(A) | | |
| 421 | C | GREENHOUSE HOOP/ECON/AVG/GOOD | GH1/GH2/GH3/GH4 | | |
| 465 | R (B) | GAZEBO WITH MA1 (WITHOUT MA1) ECO/TYP/SUP/ELAB | GZ1/2/3/4 (FB5 B-) | (NONE) | |
| 416 | R | STORM SHELTER / SAFE ROOM | MS100K | | **INPUT 1 IN AREA |
| 466 | R | OUTDOOR KITCHEN | KE_100K | | **MANUALLY APPRAISE IMP DETAIL IN THE BASE |
| 481 | R | SOLAR POWER EQUIP | MS100K | | YEAR BY USING 'ADD FACTOR' PERCENTAGE |
| 482 | R | WIND POWER EQUIP | MS100K | | |

BARN SCHEDULE

| TYPE | METHOD | DETAIL | CLASS CODE | FEATURES | ADDITIONAL INFO |
|---|--------|---|---|--|--|
| 402 (BARN) | B | AB1-AG BANK BARN OR DAIRY PAR LOR/BARN AB2 -AG FLAT BARN FB1-FARM BLDG MTL FRM (ON OR NEAR PROF QLTY/BUTLER, WILSON, MESCO, MUELLER) FB2 -FARM BLDG FRM (LIGHTER FRAME-SOME HOME BU ILT) FB3 -FARM BLDG WD FRAME FB4 -FARM BLDG SLANT WALL/QUONSET STYLE FB8 -HORSE STABLES (NO ESTATE OR HIGH VALUE STABLES) | A+,AO,A-THROUGH E+,EO,E-TYPICAL IS CO ADJUST BASED ON CONDITION FROM CO | 06-WALL HEIGHT 09-FLOORING TYPE **(09,13,16,17 Only) 11-PLUMBING TYPE 12-ELECTRICAL TYPE 15-NUMBER OF WALLS | EFFECTIVE AGE FOR BARNS= 0-1989 ADD 10 YEARS 1990 -CURRENT ADD 5 YEARS |
| 404 (CANOPY) | B | FB5 -POLE (MTL OR WD) FRAME HORSE OR CATTLE STALLS W/CLOSED STG | | | |
| 440 (SHED) | B | FB6 -POLE (MTL OR WD) FRAME FARM/RANCH UTILITARIAN BLDGS (TURKEY/POULTRY) | | | |
| 460 (MTL BLDG) | B | FB1-FARM BLDG MTL FRM (NEAR PROF QLTY/BUTLER, WILSON, MESCO, MUELLER) | | | |
| 461 (WORKSHOP) | B | FB2 -FARM BLDG FRM (LIGHTER FRAME-SOME HOME BUILT) FB6 -POLE (MTL OR WD) FRAME FARM/RANCH UTILITARIAN BLDGS | | | |
| 435 (FINISHED AREA INSIDE MTL BLDG) | B | MU1 - MULTI-USE LIVING AREA MU2 - OFFICE MU3 - SALES MU4 - GOOD STORAGE MU5 - POOR STORAGE | | Same as above except: 15- Walls Must = 4 | |
| 433 (MEZZANINE- ADDITIONAL FLOOR OR LOFT) | B | MU6 - MULTI-USE OFFICE MU7 - DECK - OPEN MU7 - STORAGE- LOW COST MU9 - STORAGE- TYPICAL | | | |
| 450 (TANK- FARM STG OR STEEL GRAIN BINS) | R | AG1- W/O DRYER AG2- W/ DRYER AREA = DIA X DIA X .6311 X HEIGHT | LEAVE BLANK | NO FEATURES | WRITE UP: WIDTH AND HEIGHT IN DIMENSIONS IN IMP DETAIL |

| MA1 Feature Codes | | |
|--|--|--|
| 01 Foundation 01 Conc Slab 02 Pier&Beam 03 Conc P&B 04 Mas P&B 05 Stl P&B 06 Wd P&B | 10 Heating/Cooling 01 HVAC 02 Heat Pump 03 None 04 Space Gas Ht 05 Sus Elect Ht 06 Sus Gas Ht | 32 Fireplace 01 Elaborate - (#) 02 Superior - (#) 03 Typcial - (#) 04 Low Cost - (#) Ex: 32 - (Qty) - (#) |
| 05 Exterior Wall Cover 01 BV 02 BV&WD 03 Wood 04 Vinyl 05 Stone 06 Hardi-Plk 07 Asbs Sd 08 Metal 09 Conc Blk 10 Conc Tilt 11 Plstr/Stucco 12 Paint 13 Glass 14 EIFS 15 Wd Shake 16 Masonite 17 Aluminum 18 Face Brick 19 Wd Grn Mtl (MH) | 11 Plumbing 01 Avg 02 Sup 03 Eco 04 None 05 Add'l Fixture - (#) Ex: 11 - 5 - (#) | 33 Lawn Sprinkler Sys 01 Residential Sys |
| | | 34 Security Sys 01 Residential Sys |
| Barn Features | | |
| | 20 Room Count (Total rooms excluding baths) | 06 Wall Height (enter sturcture wall height) Ex: 06 - (height) |
| | 21 No. of Bedrooms n/a 1 Bd " 2 Bd " 3 Bd " 4 Bd " 5 Bd " 6 Bd | 09 Flooring 09 Concrete 13 Dirt 16 Asphalt 17 Partial |
| | 22 No. Full Baths n/a 1 Ba " 2 Ba " 3 Ba " 4 Ba " 5 Ba " 6 Ba " 7 Ba | 11 Plumbing 01 Average 02 Superior 03 Economy 04 None |
| 08 Roof Covering 01 Cmp Sh 02 Metal 03 Mtl Sh 04 Bit Up 05 Asbs Sh 06 Tile 07 Wd Sh | | 12 Electricity 01 Average 02 Superior 03 Economy 04 None |
| 09 Flooring 01 Carpet&Tile 02 Carpet&Vinyl 03 Carpet 04 Wood 05 Tile 06 Vinyl 07 Sft Tile 08 Marble 09 Conc 10 Stained Conc 11 Paint Conc 12 Sealed Conc 13 Dirt 14 Gravel 15 Stone 16 Asphalt | 23 No. Half Baths n/a 1 Hba " 2 Hba " 3 Hba " 4 Hba " 5 Hba | 15 Wall Count 00 Open- No walls 01 Open- 1 wall 02 Open- 2 walls 03 Open- 3 walls 04 Closed- 4 walls |
| | 24 Garage/Carport 01 G 1 Car 02 G 2 Car 03 G 3 Car 04 G 4 Car 05 C 1 Car 06 C 2 Car 07 C 3 Car 08 C 4 Car | MH Features |
| | | 05 Exterior Wall Cover 08 Roof Covering 10 Heating/Cooling 32 Fireplace 19 MH Skirting 01 MTL VNY 02 SpLp 03 Msnt 04 SmlStn 05 Conc Bl 06 Brck Orn 09 None |

| OTHER/ADDITIONAL CODES RES DEP | |
|--------------------------------|----------------------------|
| PERMIT LAND USE CODES | |
| 100 | %Houses from previous year |
| 101 | New 1 Family Dwelling |
| 102 | New 2 Family Dwelling |
| 103 | New 3 Family Dwelling |
| 104 | New 4 Family Dwelling |
| 108 | New Mobile Home |
| 109 | New Auxiliary Large |
| 109A | New Auxiliary Small |
| 109B | New Pool |
| 99 | Check Back- Not Ready |
| 98 | Check Property |
| 97 | Delete Improvement |

| Entry Codes | |
|-------------|------------------------------------|
| Code | Defintion |
| FCO | Field Conf W/ Owner (No walk thru) |
| NOH | No one Home (No walk thru) |
| WT | Walk through |
| PLNS | Drawn from Plans (No walk thru) |
| PICT | Pictometry (No walk thru) |
| EST | Estimated (No walk thru) |
| R/O | Ride Out or Street Appraisal |

| Resd Quality Adjustments | |
|--------------------------|-----------------|
| Code | Defintion |
| RQ_X+ | Excellent Plus |
| RQ_X | Excellent |
| RQ_X- | Excellent Minus |
| RQ_A+ | Very Good Plus |
| RQ_A | Very Good |
| RQ_A- | Very Good Minus |
| RQ_B+ | Good Plus |
| RQ_BB | Good |
| RQ_B- | Good Minus |
| RQ_C+ | Average Plus |
| RQ_C | Average |
| RQ_C- | Average Minus |
| RQ_D+ | Fair Plus |
| RQ_D | Fair |
| RQ_D- | Fair Minus |
| RQ_E+ | Low Plus |
| RQ_E | Low |
| RQ_E- | Low Minus |

| UTILITIES | | TOPOGRAPHY | | ROAD ACCESS | |
|-------------|----|------------|------|---------------|------|
| Water | W | Level | LEVE | UNIMPROVED | UIMP |
| Sewer | S | Slope | SLP | GRAVELED | GRAV |
| Electricity | E | High | HIGH | PAVED | PVD |
| Gas | G | Low | LOW | Curb & Gutter | C&G |
| Septic | SP | Ravine | RAV | Sidewalk | SDWK |

| Resd Imp % Complete | | |
|------------------------------|----|-------|
| Enter total to BPS & Imp seg | | |
| Item | % | Total |
| Slab | 16 | 16 |
| Frame | 13 | 29 |
| Roof & Deck | 5 | 34 |
| Sheathing | 1 | 35 |
| Windows | 3 | 38 |
| Roofed | 4 | 42 |
| Veneer | 8 | 50 |
| Outside HVAC | 3 | 53 |
| Ext Paint | 2 | 55 |
| Elect Rough | 3 | 58 |
| HVAC ducts | 3 | 61 |
| Insulation | 2 | 63 |
| Sheetrock | 4 | 67 |
| Tape & Float | 1 | 68 |
| Trim & doors | 6 | 74 |
| Cabinets | 4 | 78 |
| Int. Paint | 5 | 83 |
| Counter top | 2 | 85 |
| Elect Pictures | 1 | 86 |
| Hardware | 1 | 87 |
| Appliances | 3 | 90 |
| Plumb Fixtures | 5 | 95 |
| Floor Cover | 5 | 100 |

McLennan County Appraisal District
Improvement Detail Listing

| Type | Description |
|------|--------------------------------|
| MA1 | Main Area - 1st Floor |
| MA2 | Main Area - 2nd Floor |
| MA91 | Main Area - 1/2 Story |
| MA92 | NON Main Area - Attic |
| MA93 | Main Area - Finished Basement |
| MA94 | Main Area - Unfin Basement |
| MA95 | NON Main Area - Unfin Basement |
| 041 | Attached Garage |
| 031 | Detached Garage |
| 061 | Attached Carport |
| 051 | Detached Carport |
| 011 | Open Porch - 1st Floor |
| 012 | Open Porch - 2nd Floor |
| 021 | Closed Fin/Unfin Porch |
| 413 | Elevator |
| 449 | Pool |
| 442 | Spa |
| 467 | Pool House |
| 439 | Deck |
| 452 | Terrace |
| 451 | Tennis Court |
| 447 | Storage |
| 421 | Green House |
| 465 | Gazebo |
| 416 | Storm Shelter/Safe Room |
| 466 | Outdoor Kitchen |
| 481 | Solar Power Equipment |
| 482 | Wind Power Equipment |
| 402 | Barn |
| 404 | Canopy |
| 440 | Shed |
| 460 | Metal Building |
| 461 | Workshop |
| 435 | Finished Area - Metal Bldg |
| 433 | Mezzanine |
| 450 | Tank |

COMMENTS QUICK REFERENCE

PERMIT COMMENTS:

METHOD YYYY; LIST 'CLEAR & CONCISE DETAILS OF CHANGES' _____% COMP; MM-DD-YY
INITIALS_//_

EX: NOH 2017; LIST 30X28 PATIO COVER 100% COMP; 11-17-16 LAL //

NOTE: ADD COMMENTS TO THE END

IMPROVEMENT COMMENTS (EXISTING CONSTRUCTION):

METHOD; CLEAR & CONCISE DETAILS OF CHANGES; YYYY INITIALS_//_

EX: NOH; LIST NEW 011; 2017 LAL //

NOTE: ADD COMMENTS TO THE BEGINNING

IMPROVEMENT COMMENTS (NEW SFR):

METHOD; LIST NEW SFR FOR YYYY; DATE INITIALS_//_ BLDR: NAME OF BUILDER (IF KNOWN)

EX: W/T; LIST NEW SFR FOR 2017; 11-17-16 LAL // BLDR: J. HOUSTON HOMES

APPRAISER INFO TAB COMMENTS:

METHOD YYYY; DATE INITIALS_//_

EX: NOH 2017; 11-17-16 LAL //

NOTE: ADD COMMENTS TO THE BEGINNING

Residential & Duplex Class Codes and Additive Codes 2010

| Type | Method Class | Description | % of Base (if Applicable) |
|--|--------------|--|---------------------------|
| <u>Residential Base Structure Codes for 2009</u> | | | |
| MA1 | R | "Class" ** 1st Fl Struc Code 11 | Base |
| MA2 | R | 11SEC 2nd Fl Struc Code 11 | 95.0% |
| MA3 | R | 11THI 3rd Fl Struc Code 11 | 90.0% |
| MA4 | R | 11FOU 4th Fl Struc Code 11 | 90.0% |
| MA5 | R | 11FIF 5th Fl Struc Code 11 | 90.0% |
| MA91 | R | 11HAL 1/2 Story Struc Code 11 Res | 65.0% |
| MA92 | R | 11ATT Attic Struc Code 11 Res | 30.0% |
| MA93 | R | 11FIN Finished Bsmt Struc Code 11 | 60.0% |
| MA94 | R | 11UNF Unfinished Bsmt Struc Code 11 | 40.0% |
| MA1 | R | "Class" ** 1st Fl Struc Code 12 Duplex | Base |
| MA2 | R | 12SEC 2nd Fl Struc Code 12 Duplex | 90.0% |
| MA3 | R | 12THI 3rd Fl Struc Code 12 Duplex | 87.0% |
| MA4 | R | 12FOU 4th Fl Struc Code 12 | 87.0% |
| MA5 | R | 12FIF 5th Fl Struc Code 12 | 87.0% |
| MA91 | R | 12HAL 1/2 Story Struc Code 12 | 65.0% |
| MA92 | R | 12ATT Attic Struc Code 12 | 30.0% |
| MA93 | R | 12FIN Finished Bsmt Struc Code 12 | 60.0% |
| MA94 | R | 12UNF Unfinished Bsmt Struc Code 12 | 40.0% |

Feature Value Codes for 2009:
 10 Htg/Coolx 01 HVAC
 32 Fireplace EL SU TYP LO
 11 Plumbing 05 Add'l Fixture
 05 Exterior Wall 05 Stone Veneer

Residential Additive Codes for 2009

| | | | |
|-----|---|--|---------------------|
| 11 | R | PO Open Porch (011 012 013 ... 016) | 25.0% |
| 21 | R | PCF Closed Finished Porch (021 ... 026) | 55.0% |
| 21 | R | PCU Closed Unf Porch (021 022 ... 026) | 45.0% |
| 31 | R | GRD *** Det Garage - Res (031 032 033) | 60.0% |
| 41 | R | GRA Att Garage - Res (041 042 043) | 50.0% |
| 51 | R | CPD *** Carport Detached (051 052 053) | 20.0% |
| 61 | R | CPA Carport Attached (061 062 063) | 20.0% |
| 411 | R | RCON Res Concrete Drive | Scheduled |
| 412 | R | RASP Res Asphalt Drive | Scheduled |
| 413 | R | ER2 Res Elevator 2 Stop | Scheduled |
| 413 | R | ER3 Res Elevator 3 Stop | Scheduled |
| 413 | R | ER4 Res Elevator 4 Stop | Scheduled |
| 447 | R | RS1 Utility Bldg-Frame | Scheduled |
| 447 | R | RS2 Utility Bldg-Metal | Scheduled |
| 447 | R | RS3 Utility Bldg-MTL/STN | Scheduled |
| 452 | R | T1 Inferior Terrace | Scheduled |
| 452 | R | T2 Avg Terrace | Scheduled |
| 452 | R | T3 Good Terrace | Scheduled |
| 466 | R | KE_\$100K Outdoor Kitchen \$100K Generic Sch | Adj Factor Required |
| 521 | R | BATHI Inferior Bathroom | Scheduled |
| 522 | R | BATHA Average Bathroom | Scheduled |
| 523 | R | BATHS Superior Bathroom | Scheduled |
| 531 | R | BLTNI Inferior Built-Ins (Do Not Use) | Scheduled |
| 532 | R | BLTNA Average Built-Ins (Do Not Use) | Scheduled |
| 533 | R | BLTNS Superior Built-Ins (Do Not Use) | Scheduled |
| 541 | R | HFBATHI Inferior Half Bath | Scheduled |
| 542 | R | HFBATHA Average Half Bath | Scheduled |
| 543 | R | HFBATHS Superior Half Bath | Scheduled |
| 815 | R | MP1 Single Space Mfg Home Site | Scheduled |

* Other Codes in use are Hard Codes "SPEC" "EXCP" /w most to be converted later

** Class Examples: Structure Code 11WV4 or 12WV3+

*** If Main Area does not Exist Use Former Detached Carport & Detached Garage Class Codes

8/5/2009

Manufactured Housing Class Codes and Additive Codes 2009

| Type | Method | Class | Description | Lf Exp | % of Base (if Applicable) |
|--------------------------------------|--------|-------|--------------------------|--------|---------------------------|
| <u>Main Area Codes - Mfg Housing</u> | | | | | |
| MA1 | M | DLX | Lux Dbl MH | 30 yr | Base-Scheduled |
| MA1 | M | DLXM | Lux M Dbl MH | 30 yr | " |
| MA1 | M | DLXMM | Lux M- Dbl MH | 30 yr | " |
| MA1 | M | DLXP | Lux P Dbl MH | 30 yr | " |
| MA1 | M | DLXPP | Lux P+ Dbl MH | 30 yr | " |
| MA1 | M | DDX | Delx Dbl MH | 35 yr | " |
| MA1 | M | DDXM | Delx M Dbl MH | 35 yr | " |
| MA1 | M | DDXMM | Delx M- Dbl MH | 35 yr | Base-Scheduled |
| MA1 | M | DDXP | Delx P Dbl MH | 35 yr | " |
| MA1 | M | DDXPP | Delx P+ Dbl MH | 35 yr | " |
| MA1 | M | DST | Std Dbl MH | 35 yr | " |
| MA1 | M | DSTM | Std Minus Dbl MH | 35 yr | " |
| MA1 | M | DSTMM | Std M- Dbl MH | 35 yr | Base-Scheduled |
| MA1 | M | DSTP | Std P Dbl MH | 35 yr | " |
| MA1 | M | DSTPP | Std P+ Dbl MH | 35 yr | " |
| MA1 | M | DEC | Eco Dbl MH | 35 yr | " |
| MA1 | M | DECM | Eco Minus Dbl MH | 35 yr | " |
| MA1 | M | DECMM | Eco M- Dbl MH | 35 yr | " |
| MA1 | M | DECP | Eco Plus Dbl MH | 35 yr | Base-Scheduled |
| MA1 | M | DECPP | Eco Plus+ Dbl MH | 35 yr | " |
| MA1 | M | SLX | Lux Sngl MH | 35 yr | " |
| MA1 | M | SLXM | Lux Minus Sngl MH | 35 yr | " |
| MA1 | M | SLXMM | Lux M- Sngl MH | 35 yr | " |
| MA1 | M | SLXP | Lux Plus Sngl MH | 35 yr | " |
| MA1 | M | SLXPP | Lux Plus+ Sngl MH | 35 yr | " |
| MA1 | M | SDX | Delx Sngl MH | 30 yr | " |
| MA1 | M | SDXM | Delx Minus Sngl MH | 30 yr | " |
| MA1 | M | SDXMM | Delx M- Sngl MH | 30 yr | " |
| MA1 | M | SDXP | Delx Plus Sngl MH | 30 yr | " |
| MA1 | M | SDXPP | Delx Plus+ Sngl MH | 30 yr | " |
| MA1 | M | SST | Std Single MH | 30 yr | Base-Scheduled |
| MA1 | M | SSTM | Std Minus Sngl MH | 30 yr | " |
| MA1 | M | SSTMM | Std Minus- Sngl MH | 30 yr | " |
| MA1 | M | SSTP | Std Plus Sngl MH | 30 yr | " |
| MA1 | M | SSTPP | Std Plus+ Sngl MH | 30 yr | " |
| MA1 | M | SEC | Eco Single MH | 30 yr | " |
| MA1 | M | SECM | Eco Minus Sngl MH | 30 yr | " |
| MA1 | M | SECMM | Eco M- Sngl MH | 30 yr | " |
| MA1 | M | SECP | Eco Plus Sngl MH | 30 yr | " |
| MA1 | M | SECPP | Eco Plus+ Sngl MH | 30 yr | Base-Scheduled |
| MA1 | M | AFR | Attached Frame 1st Fl MH | n/a | 75.0% |

Where 1st Character = D or S
for Double or Single Wide

Where 2nd & 3rd Character = LX = Luxury,
DX = Deluxe, ST = Standard or
EC = Economy Quality Class / Grade

Where 4th & 5th Character = M = Minus,
MM = Minus Minus, P = Plus and
PP = Plus Plus

Manufactured Housing Additives

| | | | | |
|-----|---|------|------------------------------|-----------|
| 810 | M | CP | Carport /w Floor MH | 25.0% |
| 810 | M | CP2 | Carport Dirt Floor MH | 20.0% |
| 810 | M | GA1 | Garage Res Type MH | 55.0% |
| 810 | M | GA2 | Garage Mtl Roof Sdx MH | 50.0% |
| 810 | M | PA | Patio Alum Cov Slab MH | 25.0% |
| 810 | M | PE | Encl Po Wd Mtl Glass Addn MH | 50.0% |
| 810 | M | PL | Patio Slab Only MH | 10.0% |
| 810 | M | PO | Open Porch | 30.0% |
| 810 | M | PS | Screen Porch MH | 35.0% |
| 810 | M | RASP | Res Asphalt Drive | 3.5% |
| 810 | M | RCON | Res Concrete Drive | 7.0% |
| 810 | M | RS1 | Utility Bldg-Frame | 45.0% |
| 810 | M | RS2 | Utility Bldg-Metal | 40.0% |
| 810 | M | RS3 | Utility Bldg-MTL/STN | 50.0% |
| 810 | M | WD | Wood Deck MH | 20.0% |
| 815 | R | MP1 | Single Space Mfg Home Site | Scheduled |

3/24/2009
Rev 5/9/09

REGULAR STYLE CARPORTS

Instructions: Measure length & width to determine base cost. Measure height from ground to the beginning of the roof curve to determine additional side height cost from table. Add additional feature cost listed below if applicable. Use "OTHER" depreciation to lower cost of carport to the determined amount.

General Information

Base Models Have Standard 5' Leg. Frame is 1' shorter than roof lengthwise. Not all structures meet codes. Engineering is at additional cost. 29 Gauge Steel Roof, 2 1/2" 14 Gauge Galvanized Frame. Prices are for top only.

Base Models

| | | | | |
|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| 12' x 21' - \$695 | 18' x 21' - \$795 | 20' x 21' - \$995 | 22' x 21' - \$1195 | 24' x 21' - \$1295 |
| 12' x 26' - \$895 | 18' x 26' - \$995 | 20' x 26' - \$1195 | 22' x 26' - \$1495 | 24' x 26' - \$1595 |
| 12' x 31' - \$1095 | 18' x 31' - \$1195 | 20' x 31' - \$1495 | 22' x 31' - \$1795 | 24' x 31' - \$1995 |
| 12' x 36' - \$1295 | 18' x 36' - \$1395 | 20' x 36' - \$1795 | 22' x 36' - \$2095 | 24' x 36' - \$2295 |
| 12' x 41' - \$1495 | 18' x 41' - \$1695 | 20' x 41' - \$2095 | 22' x 41' - \$2495 | 24' x 41' - \$2695 |

Options: Side Height

| Leg Height | 21' Long | 26' Long | 31' Long | 36' Long | 41' Long | |
|------------|----------|--------------|--------------|--------------|--------------|--------------|
| 5' Tall | Std. | Std. | Std. | Std. | Std. | |
| 6' Tall | | \$50 | \$60 | \$75 | \$85 | \$100 |
| 7' Tall | | \$100 | \$120 | \$150 | \$170 | \$200 |
| 8' Tall | | \$150 | \$180 | \$225 | \$255 | \$300 |
| 9' Tall | | \$200 | \$240 | \$300 | \$340 | \$400 |
| 10' Tall | | \$250 | \$300 | \$375 | \$425 | \$500 |
| 11' Tall | | \$300 | \$360 | \$450 | \$510 | \$600 |
| 12' Tall | | \$350 | \$420 | \$525 | \$595 | \$700 |

Options: Both Sides Closed

| Leg Height | 21' Long | 26' Long | 31' Long | 36' Long | 41' Long | |
|------------|----------|--------------|--------------|--------------|----------------|----------------|
| 5' Tall | | \$275 | \$345 | \$415 | \$485 | \$550 |
| 6' Tall | | \$300 | \$375 | \$450 | \$525 | \$600 |
| 7' Tall | | \$350 | \$435 | \$520 | \$605 | \$690 |
| 8' Tall | | \$425 | \$520 | \$615 | \$710 | \$805 |
| 9' Tall | | \$450 | \$555 | \$660 | \$765 | \$870 |
| 10' Tall | | \$500 | \$620 | \$740 | \$860 | \$980 |
| 11' Tall | | \$575 | \$710 | \$845 | \$980 | \$1,115 |
| 12' Tall | | \$600 | \$750 | \$900 | \$1,050 | \$1,200 |

Options: Each End Closed

| Leg Height | 12' Wide | 18' Wide | 20' Wide | 22' Wide | 24' Wide | |
|------------|----------|--------------|--------------|--------------|----------------|----------------|
| 5' Tall | | \$350 | \$420 | \$490 | \$560 | \$630 |
| 6' Tall | | \$375 | \$450 | \$525 | \$600 | \$675 |
| 7' Tall | | \$425 | \$505 | \$585 | \$665 | \$745 |
| 8' Tall | | \$475 | \$560 | \$645 | \$730 | \$815 |
| 9' Tall | | \$500 | \$590 | \$680 | \$770 | \$860 |
| 10' Tall | | \$575 | \$680 | \$785 | \$890 | \$995 |
| 11' Tall | | \$650 | \$770 | \$890 | \$1,010 | \$1,130 |
| 12' Tall | | \$725 | \$860 | \$995 | \$1,130 | \$1,265 |

Options: Extra's

Roll Up Doors Windows Gable Ends

| | | |
|--------------------------|--------------------------------|-------------------------|
| <i>W X H</i> | 30" x 30" - \$150 | <i>(Up To 24' Wide)</i> |
| 6' x 6' - \$220 | | \$150 Each |
| 6' x 7' - \$240 | Vinyl Walk-In Door | |
| | <i>(Diamond Shaped Window)</i> | |
| 8' x 6' - \$270 | | |
| 8' x 7' - \$320 | 32" x 72" - \$175 | |
| 8' x 8' - \$340 | 34" x 72" - \$185 | |
| 9' x 7' - \$350 | 36" x 72" - \$200 | |
| 9' x 8' - \$370 | 36" x 80" - \$ | |
| 10' x 8' - \$400 | | |
| 10' x 10' - \$450 | | |

Notes

1. On **SIDES** roll-up doors are **\$100** additional cost and require legs to be **1 Ft. taller than door**.
2. Roll-up door doors on **ENDS** will require legs to be **at least as tall as door**.
3. Roll-up doors hang down 4 to 6 inches.
4. Walk-in doors have framing to step over and open to the outside.
5. On 8' Height or taller extra braces are recommended.
6. Larger Sizes, Wider Or Longer Available, Call For Pricing 1-800-580-0933

Effective Age Barn Guide

Subject to Appraiser Discretion

| Yr Blt | Eff Year | | Yr Blt | Eff Year | | Yr Blt | Eff Year | | Yr Blt | Eff Year |
|--------|----------|--|--------|----------|--|--------|----------|--|--------|----------|
| 2016 | 2016 | | 1970 | 1991 | | 1924 | 1982 | | 1878 | 1980 |
| 2015 | 2015 | | 1969 | 1991 | | 1923 | 1982 | | 1877 | 1980 |
| 2014 | 2014 | | 1968 | 1991 | | 1922 | 1981 | | 1876 | 1980 |
| 2013 | 2013 | | 1967 | 1991 | | 1921 | 1981 | | 1875 | 1980 |
| 2012 | 2013 | | 1966 | 1991 | | 1920 | 1981 | | 1874 | 1980 |
| 2011 | 2013 | | 1965 | 1990 | | 1919 | 1981 | | 1873 | 1980 |
| 2010 | 2012 | | 1964 | 1990 | | 1918 | 1981 | | 1872 | 1980 |
| 2009 | 2012 | | 1963 | 1990 | | 1917 | 1980 | | 1871 | 1980 |
| 2008 | 2012 | | 1962 | 1989 | | 1916 | 1980 | | 1870 | 1980 |
| 2007 | 2012 | | 1961 | 1989 | | 1915 | 1980 | | 1869 | 1980 |
| 2006 | 2010 | | 1960 | 1989 | | 1914 | 1980 | | 1868 | 1980 |
| 2005 | 2008 | | 1959 | 1988 | | 1913 | 1980 | | 1867 | 1980 |
| 2004 | 2008 | | 1958 | 1988 | | 1912 | 1980 | | 1866 | 1980 |
| 2003 | 2006 | | 1957 | 1988 | | 1911 | 1980 | | 1865 | 1980 |
| 2002 | 2006 | | 1956 | 1988 | | 1910 | 1980 | | 1864 | 1980 |
| 2001 | 2005 | | 1955 | 1987 | | 1909 | 1980 | | 1863 | 1980 |
| 2000 | 2003 | | 1954 | 1987 | | 1908 | 1980 | | 1862 | 1980 |
| 1999 | 2003 | | 1953 | 1987 | | 1907 | 1980 | | 1861 | 1980 |
| 1998 | 2003 | | 1952 | 1987 | | 1906 | 1980 | | 1860 | 1980 |
| 1997 | 2001 | | 1951 | 1987 | | 1905 | 1980 | | 1859 | 1980 |
| 1996 | 2001 | | 1950 | 1986 | | 1904 | 1980 | | 1858 | 1980 |
| 1995 | 2000 | | 1949 | 1986 | | 1903 | 1980 | | 1857 | 1980 |
| 1994 | 2000 | | 1948 | 1986 | | 1902 | 1980 | | 1856 | 1980 |
| 1993 | 1999 | | 1947 | 1986 | | 1901 | 1980 | | 1855 | 1980 |
| 1992 | 1999 | | 1946 | 1986 | | 1900 | 1980 | | 1854 | 1980 |
| 1991 | 1998 | | 1945 | 1986 | | 1899 | 1980 | | 1853 | 1980 |
| 1990 | 1998 | | 1944 | 1986 | | 1898 | 1980 | | 1852 | 1980 |
| 1989 | 1997 | | 1943 | 1985 | | 1897 | 1980 | | 1851 | 1980 |
| 1988 | 1997 | | 1942 | 1985 | | 1896 | 1980 | | 1850 | 1980 |
| 1987 | 1997 | | 1941 | 1985 | | 1895 | 1980 | | 1849 | 1980 |
| 1986 | 1996 | | 1940 | 1984 | | 1894 | 1980 | | | |
| 1985 | 1996 | | 1939 | 1984 | | 1893 | 1980 | | | |
| 1984 | 1996 | | 1938 | 1984 | | 1892 | 1980 | | | |
| 1983 | 1996 | | 1937 | 1984 | | 1891 | 1980 | | | |
| 1982 | 1996 | | 1936 | 1984 | | 1890 | 1980 | | | |
| 1981 | 1996 | | 1935 | 1984 | | 1889 | 1980 | | | |
| 1980 | 1995 | | 1934 | 1983 | | 1888 | 1980 | | | |
| 1979 | 1995 | | 1933 | 1983 | | 1887 | 1980 | | | |
| 1978 | 1995 | | 1932 | 1983 | | 1886 | 1980 | | | |
| 1977 | 1994 | | 1931 | 1983 | | 1885 | 1980 | | | |
| 1976 | 1994 | | 1930 | 1983 | | 1884 | 1980 | | | |
| 1975 | 1994 | | 1929 | 1983 | | 1883 | 1980 | | | |
| 1974 | 1992 | | 1928 | 1982 | | 1882 | 1980 | | | |
| 1973 | 1992 | | 1927 | 1982 | | 1881 | 1980 | | | |
| 1972 | 1992 | | 1926 | 1982 | | 1880 | 1980 | | | |
| 1971 | 1991 | | 1925 | 1982 | | 1879 | 1980 | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |

MCAD STATE CATEGORY BREAKDOWN 06-11-2013

- A1 Single-Family, REAL, Residential
- A2 Mobile Home, REAL, Residential
- A3 Any Improvement – Auxiliary Structure, REAL, Residential
- A4 Improvement only, Real, Residential, single family residence
- A6 Condominium, REAL, Commercial
- B1 Apartments, REAL, Commercial
- B2 Duplexes, REAL, Residential
- B3 Tri-Plexes, REAL, Residential
- B4 Four-Plexes, REAL, Residential
- C1 Vacant Residential Lots, REAL
- C2 Vacant Commercial Lots, REAL
- D1 Rangeland Acreage, REAL – Qualifying for Ag-Use
- D2 Improvements on Qualifying Land
- E1 Farm/Ranch House, REAL, Residential
- E2 Farm/Ranch House Mobile Home, REAL
- E3 Farm/Ranch House Other Improvements, REAL
- E4 Improvement Only, REAL, Residential
- E5 Non-Qualifying Rural Land
- F1 Commercial, REAL
- F2 Industrial, REAL
- F3 Improvement Only, REAL, Commercial
- F4 Improvement Only, REAL, Industrial
- G2 Minerals, Other
- H2 Goods in Transit
- J1 Water Systems, Real and Tangible Personal Utilities
- J2 Gas Distribution Systems, Real and Tangible Personal Utilities
- J3 Electric Companies & Electric Co-Ops, Real and Tangible Personal Utilities
- J4 Telephone Companies & Telephone Co-Ops, Real and Tangible Personal Utilities
- J5 Railroads, Real and Tangible Personal Utilities
- J6 Pipelines, Real and Tangible Personal Utilities
- J7 Cable Companies, Real and Tangible Personal Utilities
- J8 Other, Real and Tangible Personal Utilities
- J9 Utilities, Railroad Rolling Stock
- L1 Commercial, Tangible Personal Property
- L2 Industrial, Tangible Personal Property
- M1 Other, Personal Mobile Home, Tangible
- M2 Other Personal, Tangible
- O1 Vacant Residential Land Inventory
- O2 Improved Residential Inventory
- S Special Inventory

| McLennan County Appraisal District | |
|------------------------------------|---|
| Residential Subset Codes | |
| Code | Description |
| 100 | Residential Vacant Land |
| 1000 | Non-Lakeview Ridgewood |
| 101 | Residential 1 Family |
| 101.2 | Residential 1 Family - Class 2 |
| 101.3 | Residential 1 Family - Class 3 |
| 101.4 | Residential 1 Family - Class 4 |
| 101.5 | Residential 1 Family - Class 5 |
| 101.6 | Residential 1 Family - Class 6 |
| 101.7 | Residential 1 Family - Class 7 |
| 101.8 | Residential 1 Family - Class 8 |
| 101.H | Habitat Humanity Restricted SFR |
| 101.M | Metal Frame/Metal Siding House |
| 101.T | Townhome |
| 102 | Residential 2 Family |
| 102.2 | Residential 2 Family - Class 2 |
| 102.3 | Residential 2 Family - Class 3 |
| 102.4 | Residential 2 Family - Class 4 |
| 102.5 | Residential 2 Family - Class 5 |
| 103 | Residential 3 Family |
| 104 | Residential 4 Family or More |
| 105 | Mixed Residential/Commercial (Res. Structure) |
| 108 | Mobile Home (Land Use Only) |
| 109 | Auxiliary Improvement (Land Use Only) |
| 123 | Large Vacant Tracts w/ Unknown Potential |
| 124 | Agric./Hort./Forest Vacant Land |
| 125 | Agric./Hort./Forest w/ Dwelling |
| 125.2 | Agric./Hort./Forest w/ Dwelling - Class 2 |
| 125.3 | Agric./Hort./Forest w/ Dwelling - Class 3 |
| 125.4 | Agric./Hort./Forest w/ Dwelling - Class 4 |
| 125.5 | Agric./Hort./Forest w/ Dwelling - Class 5 |
| 125.6 | Agric./Hort./Forest w/ Dwelling - Class 6 |
| 125.7 | Agric./Hort./Forest w/ Dwelling - Class 7 |
| 125.8 | Agric./Hort./Forest w/ Dwelling - Class 7 |
| 126 | Agric./Hort./Forest w/ Auxil Building |
| 127 | Agric./Poultry House |
| 900 | LakeView Vacant Land |
| 900.2 | LakeView w/ Dwelling - Class 2 |
| 900.3 | LakeView w/ Dwelling - Class 3 |
| 900.4 | LakeView w/ Dwelling - Class 4 |
| 900.5 | LakeView w/ Dwelling - Class 5 |
| 900.6 | LakeView w/ Dwelling - Class 6 |
| 900.7 | LakeView w/ Dwelling - Class 7 |
| 900.8 | LakeView w/ Dwelling - Class 8 |
| 901 | LakeView Partial Vacant Land |
| 901.3 | LakeView Partial w/ Dwelling - Class 3 |
| 901.4 | LakeView Partial w/ Dwelling - Class 4 |

| McLennan County Appraisal District | |
|---|--|
| Residential Subset Codes | |
| Code | Description |
| 901.5 | LakeView Partial w/ Dwelling - Class 5 |
| 901.6 | LakeView Partial w/ Dwelling - Class 6 |
| 901.7 | LakeView Partial w/ Dwelling - Class 7 |
| 901.8 | LakeView Partial w/ Dwelling - Class 8 |
| 902 | River Front Property Vacant |
| 902.2 | River Front Property w/ Dwelling - Class 2 |
| 902.3 | River Front Property w/ Dwelling - Class 3 |
| 902.4 | River Front Property w/ Dwelling - Class 4 |
| 902.5 | River Front Property w/ Dwelling - Class 5 |
| 902.6 | River Front Property w/ Dwelling - Class 6 |
| 902.7 | River Front Property w/ Dwelling - Class 7 |
| 903 | River View Property Vacant |
| 903.6 | River View Property w/ Dwelling - Class 6 |
| 903.7 | River View Property w/ Dwelling - Class 7 |
| 903.8 | River View Property w/ Dwelling - Class 7 |
| 908 | River Front Property (MH) |
| 998 | Nominal Value Improved |
| 999 | Nominal Value Vacant |

| McLennan County Appraisal District | |
|---|---|
| Residential Prop Use Codes | |
| Code | Description |
| 100 | Residential Vacant Land |
| 1000 | Non-Lakeview Ridgewood |
| 101 | Residential 1 Family |
| 102 | Residential 2 Family |
| 103 | Residential 3 Family |
| 104 | Residential 4 Family or More |
| 105 | Mixed Residential/Commercial (Res. Structure) |
| 108 | Mobile Home (Land Use Only) |
| 109 | Auxiliary Improvement (Land Use Only) |
| 123 | Large Vacant Tracts w/ Unknown Potential |
| 124 | Agric./Hort./Forest Vacant Land |
| 125 | Agric./Hort./Forest w/ Dwelling |
| 126 | Agric./Hort./Forest w/ Auxil Building |
| 127 | Agric./Poultry House |
| 900 | LakeView Vacant Land |
| 901 | LakeView Partial Vacant Land |
| 902 | River Front Property Vacant |
| 903 | River View Property Vacant |
| 999 | Nominal Value Vacant |

Sales Types

A1A: Very Good/Excellent

- ❖ Total remodels. House was completely gutted prior to sale. Has new everything.
 - House has been functionally updated
 - Mechanical, electrical, & plumbing systems have been upgraded to modern standards.
 - The complete HVAC system has been replaced (not just the HVAC unit itself).
- ❖ Maybe the layout of the house was reconfigured.
- ❖ Has been very well maintained.
- ❖ A new house pretty much with older bones.
- ❖ Example: PID/SID: 146285/201465

A1B: Good

- ❖ Recently remodeled somewhat. Has been spruced up in order to help it sale.
 - The baths and/or kitchen have been updated for cosmetic purposes.
 - New appliances, cabinets, shower/bath, etc.
- ❖ The condition of the house is better than the typical condition of similar year built houses.
- ❖ Probably the 2nd most common type of sale.

A1C: Average

- ❖ New construction would fall into this category.
- ❖ Basic upkeep has been done to house.
- ❖ Typical maintenance/upgrades have been done to the house.
- ❖ If the prior owner's just painted and replaced the flooring, it would fall in this category.
- ❖ Probably the most common type of sale.

A1D: Poor/Fair

- ❖ One owner homes.
- ❖ There is some deferred maintenance that will be required to be fixed.
- ❖ Original everything (appliances, flooring, baths, cabinets, countertops, etc).

A7G: Good

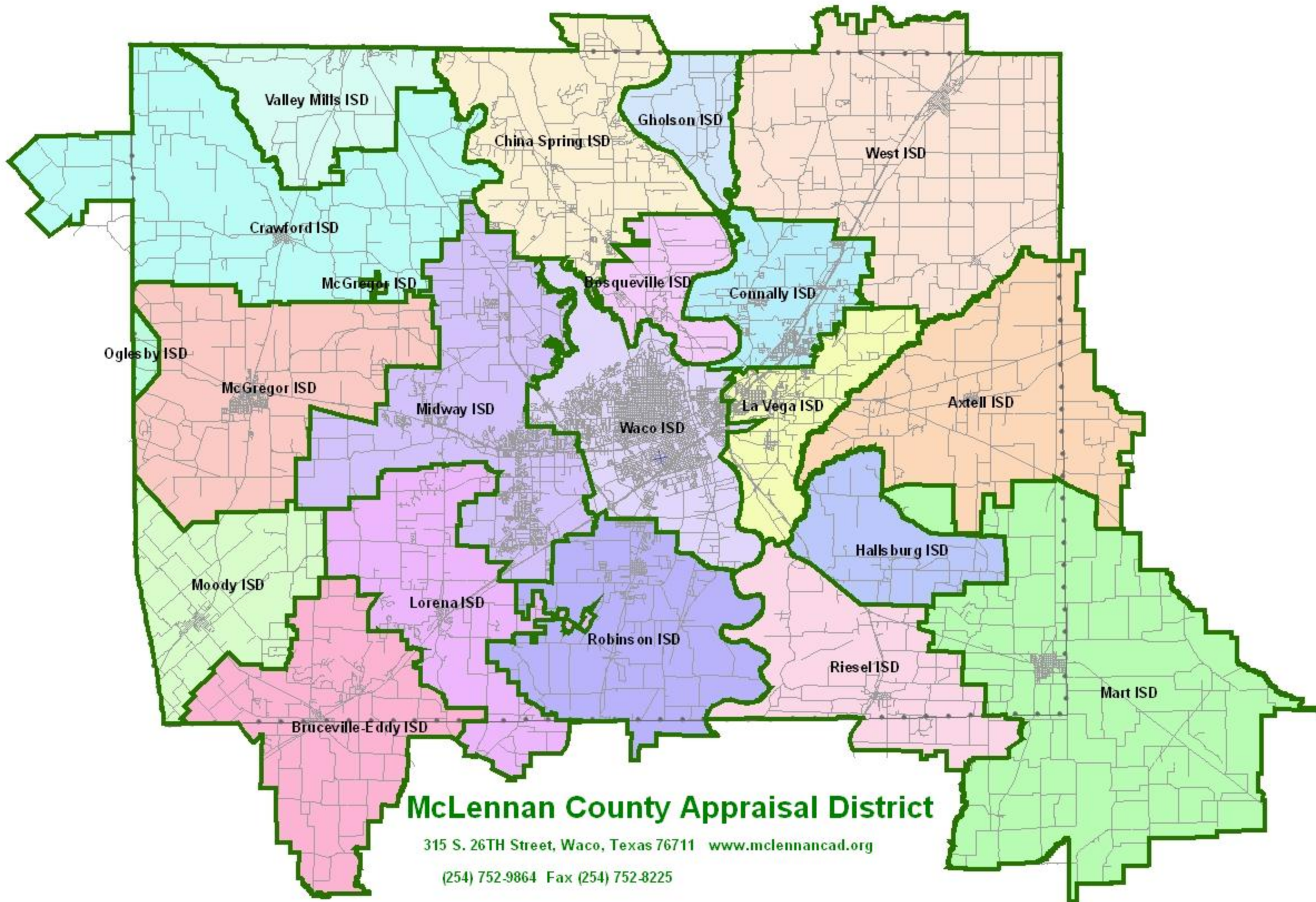
- ❖ Invalid sales, maybe foreclosures, estate sales, outliers, or for other reasons, the sale is not valid.
- ❖ Houses that are in at least decent shape and are able to be lived in.

A7P: Poor

- ❖ Houses that were not able to be lived in at time of sale.
- ❖ They have either been gutted and never remodeled or just in bad shape.

Sale Information Codes

| Code | Description | Code | Description |
|--|--|-------|-----------------------------------|
| | DEED TYPE | | SALE TYPE |
| AD | Assumption Deed <i>Key Dr Arnt ff stated balance</i> | A1 | SF Valid |
| AFF | Affidavit of Heirship | A2 | MH Valid (Land & Imps) |
| AFF1D | Affidavit | A5 | MI-I Only Valid |
| BS | Bill of Sale | A6 | Condo Valid |
| CD | Correction Deed | A7 | SF INVALID |
| CFD | Contract for Deed | AS | MH INVALID |
| COA | Certificate of Amendment | A9 | Condo INVALID |
| CONDO | Condo Declaration | B2 | Duplex 3-4plex Valid |
| COS | Contract of Sale | B7 | Duplex 3-4plex INVALID |
| CP | Probate Copy of | C1 | SF Lt/Tr Valid |
| DE | Deed | C2 | Comm Lt/Tr Valid |
| DIV | Divorce Decree | C5 | Duplex 3-4plex Valid |
| DL | Warranty Deed /w Vendors Lien <i>Key DT Amt</i> | 07 | SF-Lt/Tr INVALID |
| GD | Gift Deed | CEI | Comm Lt/Tr INVALID |
| HEAF | Homestead Equity Affidavit | D1 | Acreage Valid |
| MD | Mineral Deed | D2 | Improved Acreage Valid |
| MP | Map or Plat | D3 | Cropland Valid |
| OR | Ordinance | D5 | Res Dev Acs Valid |
| PD | Partition Deed | D6 | Comm Dev Acs Valid |
| QCD | Quit Claim Deed | D7 | Acreage INVALID |
| RD | Royalty Deed | D8 | Cropland INVALID |
| RE | Restrictions or Dedication | D9 | Development Acs INVALID |
| SD | Sheriffs Deed | DT | Deed of Trust Amt Only |
| TO | Trustee or Subst Tr Deed | F1 | Comm Valid |
| TRD | Tax Resale Deed | F7 | Comm INVALID |
| WD | Warranty Deed <i>If DT Amt is stated Key DU</i> | M1 | Multifamily (Apt) Valid |
| | | M7 | Multifamily (Apt) INVALID |
| | | X | Unconfirmed Sale (i.e. AX FX etc) |
| | RATIO CODE | | CONFIDENCE LEVEL |
| IC | Correction Deed Filed (see corrected SID) | ACOMP | Appraisal Comparable |
| IF | Foreclosure Invalid Sale | AGENT | Realtor, Broker or Agent |
| IL | Sale/Leaseback or tenant purchase | BL | Grantee/Buyer Letter |
| IM | Miscellaneous (explain) | CS | Closing/Settlement Statement |
| IN | Not exposed to open market | DE | Stated Consideration (in |
| IO | Outlier sale (Atypical) | DT | Deed) Deed of Trust Amount |
| IR | Lender or bank sale (resale of a foreclosure) | GTE | Only Grantee Conference or |
| IT | Related parties / Inter-co Transfer | GTR | Phone Grantor Conference or |
| CS | Land size: Splitout | MLS | Phone Multiple Listing Service |
| CC | Land size: Combo'd with accts not included in sale | OTH | Other (Describe) |
| CR | Land size: Replatted (subdivision) | PTD | Comptroller Questionnaire/Report |
| CA | Imps: Add'n, Rmdl, Rehab, Change of use | SL | Grantor/Seller Letter |
| CN | Imps: New Construction on vacant site | TD | Foreclosure/Sherriff Deed |
| CD | Imps: Improvements Demolished | | |
| CB | Both Land & Imps change since sale | | |
| U | Unvalidated Sale | | |
| V | Validated Sale | | |
| Definitions Descriptions | | | |
| VALID - Substantially satisfies the definition of market value | | | |
| INVALID - Sales that fail the definition of market value | | | |
| Sale Types: Generally follows State Code guidelines or definitions where practical | | | |
| SF - Substantially single family residential properties (ie. State Code A1) | | | |
| MH - Manufactured Housing properties (Sale Type A2: Land & Imps, A5: Imps only) | | | |
| 82 - Substantially Duplex Triplex & 4plex residential properties | | | |
| MI - Substantially Apartment type/Multifamily properties (Commercial accts) | | | |
| Ratio Types: ('1' or 'C'- Primary codes, Secondary codes {Plus 'None', 'U', & 'V'}) | | | |
| '1' - INVALID SALE or transfer for stated reason indicated by 2nd code letter (1F = Foreclosure sale) | | | |
| 'C' - CHANGE SINCE SALE (Changes to land or improvements since sale occurred) | | | |
| Confidence Level: Buyer or Seller Sale Source Codes or Descriptors used in conjunction with Sale Type Codes (ie. Valid, Invalid or Deed of Trust - loan amount only) | | | |



McLennan County Appraisal District

315 S. 26TH Street, Waco, Texas 76711 www.mclennanCAD.org

(254) 752-9864 Fax (254) 752-8225

WACO ISD REGIONS

