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# June 2022 Cost Changes

## Listings

You will receive listings that affect you. You will receive up to 3 listing.

* …OutbuildingDepr.txt – This contains site improvments that will be affected by a recalculate and will go to 80%.

Table

Description automatically generated with medium confidence

* … ResidentDepr.txt – This contains residential building records that will be affected by a recalculate and will go to 80%.

Table

Description automatically generated

* … ComBasements.txt – This contains the commercial basement modifiers that were adjusted that were coded incorrectly.

Text

Description automatically generated

## What is the NBC Local Factor

The image is from page 8 of the 2021 National Building Cost Manual. On page 7 there is a good description of what this includes. [NBC Manual](https://www.manula.com/manuals/landmark-gsi/res-appraisal-file/1/en/topic/craftsman-2021-national-building-cost-manual?q=nbc+manual)

A picture containing timeline

Description automatically generated

The zip code is in the county information table of LandMark.

Graphical user interface

Description automatically generated

## Commercial Appraisal

* On commercial buildings using NBC costs (i.e. Greenhouse, barns) the NBC factor was being accounted for twice.
* On commercial walls using Moore the NBC local factor was not being used.
* Commercial basements
  + On all but unfinished the horizontal costs were being accounted for twice.
  + The commercial basements were assigning finished to unfinished area, unfinished to finished, parking to residential, and residential to parking. These have been corrected in the data and for the future.

## Residential Appraisal

* On mobile home there is now an exterior wall for Frame Siding, Metal. (Code 2)
* On residential basements the local multiplier was not being accounted for. This will generally lead to a decrease in the cost of the basement.
* On mobile home accounts the wall factor changes have been implemented in all counties.

## Depreciation Table

* The 90% max depreciation tables have been adjusted to 80% on real estate and site improvements.
  + This effect older residential homes and outbuildings. There will be a list provided of those accounts that are affected.

## Outbuildings

* There is a glass option for exterior wall and roof cover.
* There is an asbestos siding option for exterior walls.
* Several of the miscellaneous codes now have depreciation tables associated with them so when entered as site improvments they will have depreciation.

Graphical user interface, application

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Graphical user interface, application

Description automatically generated

* On several of the miscellaneous codes the quality in the cost table will be used vs a standard quality adjustment being made. Greenhouse are an example.

Graphical user interface, application

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Graphical user interface

Description automatically generated

Graphical user interface

Description automatically generated

Table

Description automatically generated

Before one of the subclasses would be used and then a quality adjustment would be made. (on misc. code the Use Default Quality Adjustment was checked and this would be used.)

Graphical user interface

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* Utility Sheds are another example

Graphical user interface, application

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Graphical user interface, application

Description automatically generated

Graphical user interface, application

Description automatically generated

Table

Description automatically generated

Before the sub class was being used and then a standard quality adjustment

Graphical user interface

Description automatically generated

## Signs

* The sign and post can be costed using the billboard code. The user would enter the length, width, height, and diameter would be entered.

Graphical user interface

Description automatically generated

## When to recalculate appraisal files

There are times when the entire appraisal file should be recalculated. Here are times that where the appraisal files should be recalculated. You may not use all the forms where a recalculation is necessary.

* Changing working year in county information table. The reason for this is that the effective age could change which then will affect depreciation.

Graphical user interface, text, application

Description automatically generated

* Change in appraisal manual or cost multiplier. This would be to get the new costs associated to the accounts.

Graphical user interface, application

Description automatically generated

* Changing the trend in the appraisal zone. Only those records in the appraisal zone

Graphical user interface, text, application

Description automatically generated

* Neighborhood table – If you change the depreciation or factors. Only the records in the neighborhood need to be recalculated.

Graphical user interface, application, Word

Description automatically generated

* + This can be done from the toolbar.



* Subdivision Table changes. Only the relevant subdivision records would need to be recalculated.

Graphical user interface, text, application

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* Changes to cost and depreciated tables such as the miscellaneous codes, depreciation, craftsman costs, etc. Generally the tables are not edited on a regular basis.