

NEMRC CAMA Seminar

Computer Assisted Mass Appraisal

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Sr. Appraiser
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Appraisers



Agenda

Creating Batch PRC and Cost Reports

Best Practices Cost Reports

Tiny Homes

Creating Freeze Files

Camps in CAMA

Apex Refresher

Commercial Mini Storage

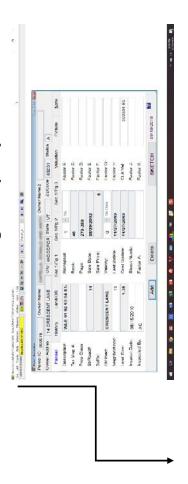
Creating Batch Reports PRC and Cost Reports

Can generate individual reports Can generate batch reports by PID, Road, Owner



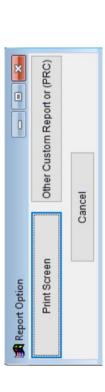
From Table: MAIN 5	Section 1		9	Reco	Record # 1350
Property ID: 000079	Span #: 783-249-10060		Last inspected: 09/15/2019		Coat Update 11/27/2019
Owner(s):	ave 15	Sale Price Sale Date: 08/	08.29/2012 Pe	Book: 46 V Pege: 279-260	Volidity: No Data 290 AVG/GOOD
Chylsrizh: WOODFORD VI 05201 Location: 14 CRESCENT LAN Map #:	Chylsizh: WOODFORD YT 05201 Location: 14 CRESCENT LANE Dowerption:WLE 91 92 93 94 X 1/2 OF 1 X 1/2 DF 2 RES Tax Map #:				Studded 1963 E# Age: 67 2 # Ktehne: 1
ltem	Description		Queentky	Unk Cost	Total
BASE COST Exterior Wall #1: Exterior Wall #2:	Plywood / Ht=8 WdSdng / Ht=8	90.00		8128	
Roof #1.	CompShy	100.00			
Floor cover#1:	O DESCRIPTION OF THE PROPERTY	100.00		4.25	
Energy Adjustment About STED BASE COST	Average	00.001	1.312.00	108.26	14.2 038
ADDITIONAL FEATURES	FS		200.000		
Flatures (beyond allowance of 8)	Mence of 8)		-3.00	1,690.00	6,070
Features #1:	Woodstove		1.00	1,500.00	1,500
Porch #1:	WoodDckNoWallMoRoo		480 00	14 23	6,830
Porch #2.	WoodDckNoWallRootN		216.00	32.98	7.124
Basement	Conc B		1,312.00	22.58	29.625
Finished Basement	Rec Room		396.00	2020	7,999
Basement Garage	Double		1.00	2,968,75	2,969
Subtotal		-			196,484
Current multiplier		1.00			000
Condition	poor	Darcant			000
Physical depreciation Functional depreciation		23 00			42,932
Economic depreciation REPLACEMENT COST	Economic depreciation Ren'LACEMENT COST NEW LESS DEPRECIATION				143.700
LAND PRICES	Siza 1.35	Nobel Mult	Grade 1.00	Depth/Rate	
Total	1.35				130,300
SITE IMPROVEMENTS Water	Hane/Hstd yly	Quality			6,000
Total	y y	Berna wa			11,000
OUTBUILDINGS DGS 15	HalraiHard % Gond	Size 1170	Rate. 8.53	Extran	10.000
I O COI	Strategiest Co.				00001

Property Record Card Single Property





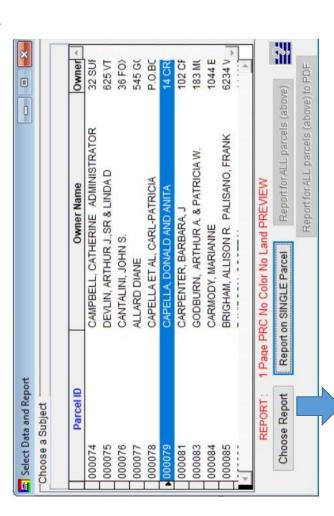
Print Screen Window



Print Screen – Prints copy of screen being displayed.

Other Custom Report – Various PRC reports

Property Record Card



Select a Property
Choose Print Screen Tab
Select PRC (Other Custom Reports)
Select Report
Select Printer or PDF (Defaults to Selected Printer)
Select report to Print or Preview
Report on Single Parcel

Print – Report goes directly to Printer

Select New Printer

OPDV Online PRC

Select Report

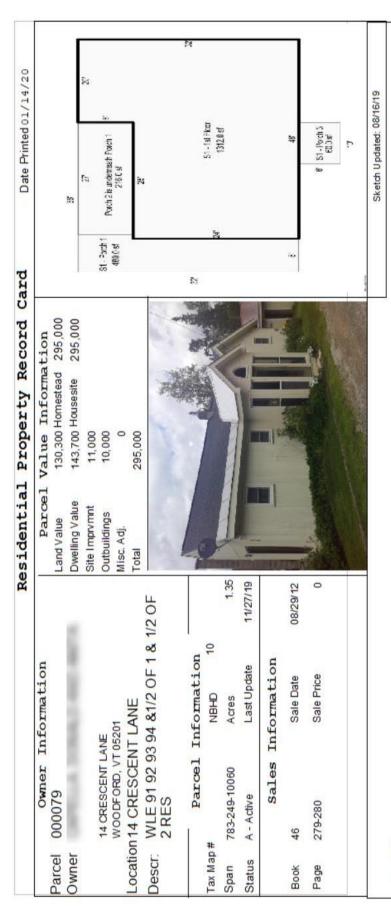
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Preview on Screen - Report comes to Screen

Preview on Screen

Print

One Page Property Record Card Two Page Property Record Card Three Page Property Record Card



(7	2
i		5
		5
ĺ	1	2

Total Rooms	9	Year Built	1963	Building SF	1312	Energy Adj	Average	Roughins	-
Bedrooms	2	Effect Age	24	Quality	3.25	Bsmt Wall	Conc 8"	Plumb Fixt	5
Full Baths	-	Condition	Good	Style	1 Story	Bsmt SF	1312.00	Fireplaces	0
Half Baths	0	Phys Depr	23	Design	Ranch	Bsmt Fin	Rec	Porch	756
Kitchens	-	Funct Depr	0	Bldg Type	Single	Bsmt Fin SF		Gar/Shed	0
		Econ Depr	0					% Complete:	0

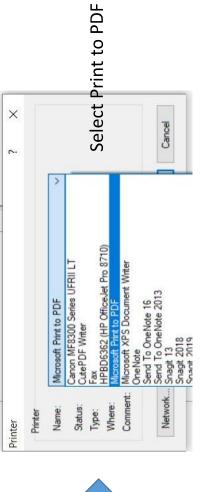
MicroSolve CAMA 2000

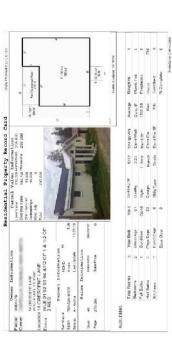
Generate to PDF





Save Print Output As

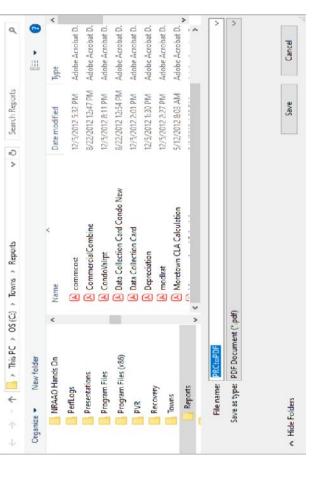






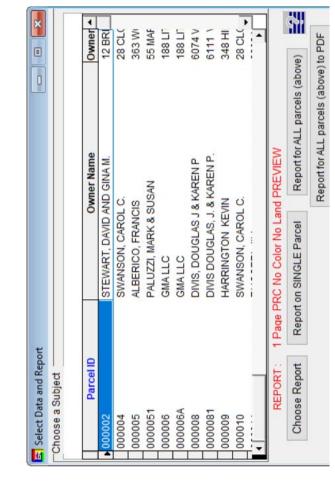


Give report a file name and location Select the Print Button



Property Record Card Batch Mode

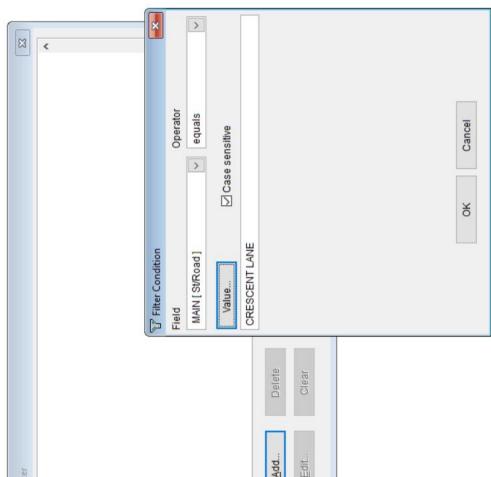
西 不 _ bi_la Create / Copy / Modify / Catalog Report Set Filter (Unless running all parcels – Not Hand Held - IMPORT Hand Held - EXPORT Run Report Modify Program Transfer History NEMRC Backup Run Program USITEditor Audit Trail Error Log File Edit Viewer Data Valuation Mapping Utilities Tools Help MicroSolve/NEMRC CAMA 2000 Data VTWOOD20(VT Version 4.1.02q Export Choose Report to generate Select Run Report Selected Database Woodford20 (VT.DBC) recommended) Go to Tools



Set A Filter



If no filter is set, parcels will be printed in PID order.





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0

Select Data and Report

The Select Data and Report Screen shows parcels selected from Filter

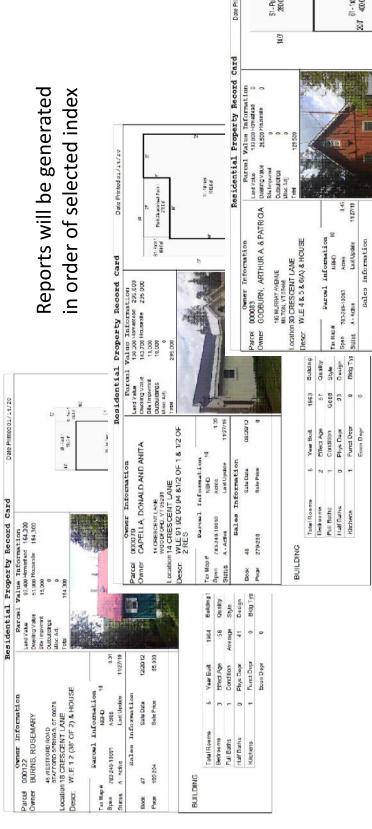
Next go to the Sort tab in Parcel Navigation and choose the order to print the report Choose Report for All parcels (above)

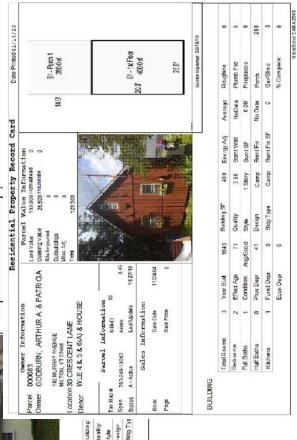
Note:

The Select Data and Report screen may need to be refreshed to get the drop down from the Parcel Navigation tab.



Hit red X and come back from Tools.





Generating Cost Reports

Can run:

Individual Cost Reports Directly from Data Entry Screen

Ö

Batch of Cost Reports based on Filter Selection

	M.	Hemizad Property Costs	osts			
From Table: MAIN Section 1		Sample Town		S.	Record # 1	
Property ID: 01030152000	Span #: 354-109-1 0004		Last Inspected: 10/19/2009		Cost Update 01/04/2019	1,04/201
Dumer(s): ATKINS CLARK	4		0	Book	Validity: No Data	No Data
ATKINS ELIZABETH H	BETHH			ш	1000	I
Chylskizip: LINGOLN VT 05443	5443	Study 1 ypes Sar	2 Story	France: St	Shidded	1
Location: 37 ATKINS RD	BD			1	1872 Eff Anse	80
. 03-01-	DWELLING		•	11	# Ktchns: 1	-
Item	Description		Quantity	Unk Cost	10	Total
BASE COST						
Exterior Wall #1:	WdSidng / Ht=8	100.001		82	82.36	
Roof #1:	Medal-Cho	100 00				
Subfloor	Wood					
Floor cover 81:	Allowance	100.00		4	4.25	
Host/cooling #1:	HW BBIST	100.00		2	2.15	
Energy Adjustment	Good			2	2.25	
ADJUSTED BASE COST			1,864.00	91.01	0.1	169,642
ADDITIONAL FEATURES	co.			0.0000000000000000000000000000000000000		100000000000000000000000000000000000000
Flatures (beyond allowance of 8)	ince of 8)		-3.00	1,470.00	00	4.410
Supplied in the supplied in th	The state of the s		0000			0000
Dozent Mit	Wood Dale Molecular Manager		200	7 800	7	7 24 5
Porch #2	WoodDekNoWallRooth		4808	49.42	20	2372
-	and K		442 00	SE OF	14	17 116
Subtotal						190.064
Local multiplier		1.05				
Current multiplier		0.94				
REPLACEMENT COST NEW						187,593
Condition	Average	Percent				
Physical depreciation		34.00				P3. 182
Fronomic depreciation						
REPLACEMENT COST N	REPLACEMENT COST NEW LESS DEPRECIATION					123,800
LAND PRICES	Size	NEAD MUR	Grade	Depth/Rate	ate	
Si Bidg Lot	0.54	1.00	0.90			32,200
Total						32,200
SITE IMPROVEMENTS	Hetel C	Quality				
Wotor		Awaraga				5,000
Source	y / y Typical	Average				10,000
Total	П					15,000
CONTRULDINGS	Hatd % G	Size	Rate.	Extras	32	
06313	30	986	873			9.200
Barn, GP	N/A	1776	11.55			20,500
OCO						20.00
TOTAL PROPERTY VALUE	UE					197,700
NOTES			HOUSESITE	VALUE	î	197,788
			1			



The type of Cost output is selected for each user login and retains that selected output.

Remember – if the Default Cost report shows the user will need to re-select the correct report.

Default Cost Report

	Section 1	Itemized Property Costs- based on Marshall & Swift n 1	based on Mar	shall & S		Record # 1	
Property ID:	01030152000	000	Building Type:		Single		
Owner Name:	ATKINS CLARK	ARK	Quelity:		3.00 A	AVERAGE	
Parcel Address:	ATKINS RD	0	Construction:		Studded		
Year Built	1872		Sty lo:	2	2 Story		
Building Age:	90		Total Area:		1864		
Badrooms:	4		Total Rooms:		10		
Item		Description	Percent	Quantity	Unit Cost	et	Total
BASE COST			l			8	
Exterior Wall #1:		WdSdng / Ht=8	100.00		85.36	36	
ADJUSTMENTS		7	400 00				
Subfloor		Wood	00.00				
Floor cover #1:		Allowanca	100 00		4	4 25	
Heat/cooling #1:		HW FFVST	100 00		0	2 15	
Fromy Admictment		Good			2	2.25	
ADJUSTED BASE COST	COST	2		1.864.00	10.16	1 5	169,642
ADDITIONAL FEATURES	URES			0.000			2000
Flutures (beyond allowence of 8)	llowence o	f 8)		-3.00	1,470.00	00	4,410
Roughins (beyond allowance of 1)	allowance	of 1)			595.00	00	
Features #1:		ATT SHED		210.00	10.00	00	2,100
Porch #1:		WoodbekNowsingooth		255.00	28.41	4.1	7,245
Porch #2:		WoodDckNoWallRoofN		48.00	48.42	42	2,372
Deserment.		Slone		432.00	30.36	36	13,116
Subject multiplier			1 05				130.064
Current multiplier			D 94				
REPLACEMENT COST NEW	DST NEW						187,593
Condition		Average	Percent				
Physical depreciation	lon		34.00				-63,782
Functional depreciation	lation						
Economic depreciation REPLACEMENT COST	ST NEW L	Economic depreciation REPLACEMENT COST NEW LESS DEPRECIATION					123,800
LAND PRICES		Siza	Nishd Mult	Grade	Depth/Rate	ate	
Si Bidg Lot		0.54	1.00	0.90			32,200
Total							32,200
SITE IMPROVEMENTS	NTS	Haite/Hatd Quantity	Quality				200000
Woter		y/y Typical	Average				5,000
Seuver		y/y Typical	Awerage				10,000
lotal		- 1					15,000
COTTOURDINGS		Mista %	Size	Rate.	Cyline	99	
06515			150	8.23			6,200
Darn, GP		N/Y	11.76	11.55			00007
lote							26,700
TOTAL PROPERTY VALUE	VALUE						197,788
NOTES			OH	HOUSESITE VALUE:	VALUE		197,700
			MOH	HOMESTEAN VALLE	VALLIE		197 700

On occasion the Default cost report will Run instead of the customized cost report.

There are multiple versions of cost reports in MSOL depending on Location (State).

The Default report will run if the User login has become corrupted or the CAMA files have been replaced.

Replace the Default Report with the regular cost report by re-setting (selecting) the desired cost report.

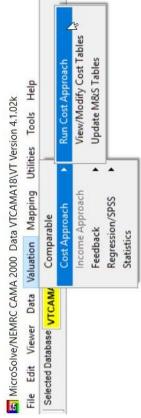
Default Report

Percent Analysis All Analysis Analy
Percent Quantity Unit Cost
100.00 82.36 100.00 4.25 100.00 2.15 1.00.00 2.15 2.25 1.00.00 1.4.70.00 2.25 2.25 2.25 2.25 2.25 2.25 2.25
100.00 100.00 100.00 2.15 2.25 1.864.00 91.01 -3.00 14.70.00 565.00 214.00 16.00 214.00 565.00 284.1 48.00 284.1 48.00 284.1 48.00 284.1 49.00 284.1 49.00 30.36 49.42 432.00 30.36 49.42 432.00 30.36 49.42 432.00 30.36 1.05 6.29 6.29 750 8.23 777 777 777 777 777 777 777 777 777 7
100.00 2.15 1.00.00 2.15 1.00.00 2.15 2.25 1.00.00 1,470.00 210.00 10.00 210.00 210.00 10.00 210
1,864.00 51.01 -3.00 1,470.00
1,864.00 91.01 -3.00 1,470.00 -3.00 1,470.00 -3.00 28.41 -49.00 49.42 -432.00 30.36 -1.05 -1.05 -1.05 -1.00 0.90 -1.00 0.
-3.00 1,470,00 595,00 595,00 100 595,00 100 100 100 100 100 100 100 100 100
21 0.00 195.00 21 0.00 195.00 1.05 49.00 49.42 49.00 49.42 49.00 19.44 Percent 34.00 Outsity Auerage Auerage Auerage 750 6.23 1776 11.55
06N 255.00 28.41 48.00 49.42 49.2.00 30.35 1.05 1.05 Quality Average Average Average 750 8.23 11.75 11.55
1.05 1.05 1.05 1.05 1.05 1.05 1.00 0.90 0.90 0.90 0.90 0.90 0.90 0.90
1.05 1.05 1.94 Percent 34.00 Austraga Austraga Austraga 750 8.23 1776 11.55
1.05 0.94 Descent 34.00 Descent 34.00 Descent 34.00 Ouality Average Average Average 750 8.23 1776 11.55
Percent 34.00 Nibhd Mult Grade Dopth/Rate 0.90 Ousliny Average Average Average 750 8.23 1776 11.55
Percent 34.00 Nibhd Muit Grade DepthiRate 1.00 Quality Average Average Average 750 8.23 1775 11.55
Nibhd Muit Grade Depth/Rate 1.00 0.90 Duality Quality Average Average Size Rate. Chiras 750 8.23 1776 11.55
Nibhd Mutt Grade DepthrRate 1.00 0.90 Quality Awerage Awerage 750 8.23 1175 11.55
Average Average Average Average 750 823 1776 11.56
Quality Average Average Average Size Rate. Dates 750 8.23 1176 1776 11.55 11.55
Average Average Size Rate. Dates 750 8.23 1776 11.56
Size Rate. Dates 750 8.23 1776 11.56
750 8.23 1776 11.56
100

New Report

Property ID 01029152001 Spen #1 364.709.1004 Last Inspend #1 Record #1			Hemized Property Costs	osts			
Size	From Table: MAIN Section 1		Sample Town		œ	ecord # 1	
Sale Price Pote P	Property ID: 01030152000	Span #: 354-109-1		sted: 10/19/2	600	Cost Update: 01/0	4/201
Skiding / H=8 Skiding Auality 3.00 AVERAGE	-	=		0	took	Validity: No	Data
Style:	Address: 37 ATMNS RD		Bldg Type: Sir		14	3.10 AVERAGE	11
Average Aver	Chyl StZlp: LINCOLN VT 05443					- 1	
Percent Description Forcent Description Percent Description Percent Description Percent Duentity Unit Cost	Location: 37 ATKINS RD				r Bullt:	872 Eff Age:	227
Description Percent Quantity Unit Cost	Tax Map #: 03-01-52.000	Tring	# 1/2 Bath: 0		Boths: 1		
WidSking / H=8 100.00 82.36	Item	Description	Percent	Quently	Unit		otal
MdSking / H=8	BASE COST		1		9		
Metal-Chin 100.00 4.25	Exterior Wall #1:	MdSidng / Ht=8	100.00		66	236	
Wood	Roof #1	MetalChn	100 001				
Allowance 100.00 1.166.400 2.25 Good 1.00.00 1.166.400 91.01 1.166.400 91.01 1.166.400 91.01 1.166.400 91.01 1.160 1.1	Subfloor	Wood					
HW BEIST 100.00 2.15 2.25 1.05 1.05 1.05 1.00 1	Floor cover#1:	Allowance	100.00		-	1.25	
1,864.00 91.01 19.00 1	Heat/cooling #1:	HW BB/ST	100.00			2.15	
1,364.00 91,01 11,000	Energy Adjustment	Good				2.25	
ATT SHED	ADJUSTED BASE COST			1,864.00		-0.1	9,642
ATT SHED	ADDITIONAL FEATURES						
ATT SHED 218.00 10.00	Flutures (beyond allowence of			-3.00	•		4,410
CodDckNoWallSarbu Catalon Cata	Roughins (beyond allowence			0000	56		0070
1.05		ALI SHED		270.00			7 245
105		odDckMoWallRoath		4800			9379
1.05		Spons		432 OR			3116
1.05	Subtotal	9		200		-	0.064
194	Local multiplier		1.05				
V LESS DEPRECIATION Size Percent 34.00	Current multiplier		8.0				
Average Percent	REPLACEMENT COST NEW					18	7,593
NESS DEPRECIATION	Condition	Average	Percent				
VLESS DEPRECIATION Size Nibhd Mult Grade Depth/Rate 0.54 1.00 0.90	Physical depreciation		34.00			φ	3,782
VLESS DEPRECLATION	Functional depreciation						
Size	REPLACEMENT COST NEW	ESS DEPRECIATION				12	3,800
0.54 1.00 0.90	LAND PRICES	Siza	NEW Mult	Grade		Rate	
Haite/Hatd Quantity	Si Bidg Lot	0.54	1.00	0.90		m .	2,200
Hate-Hedd Quantity 1	Total	,				6	2,200
y/y Typical Average y/y Typical Average Histarhad % Good Size Rate Extras y/y 30 750 8.23 4.33 y/y 50 1776 11.55 HOUSESITE VALUE: 1 HOMESITEAD VALUE: 1	SITE IMPROVEMENTS		Quality				
Y/Y Typical Average Histelheid % Good Size Rate. Extras y/Y 50 1756 8.23 y/Y 50 1776 11.55 HOUSESITE VALUE: 1 HOMESITEAD VALUE: 1	Woke		Average			,	9,00
Histelheid % Good Size Rate. Extras y/y 30 750 8.23 y/y 50 11.55 HOUSESITE VALUE: . 1 HOMESTEAD VALUE: . 1	Total		Average				5,000
y/y 30 750 8.23 y/y 50 1776 11.55 HOUSESITE VALUE:	OUTBUILDINGS		Size	Rate.	D		
1776 11.55 HOUSESITE VALUE:	0GS 1S		750	8.23			6,200
HOUSESITE VALUE: 1	Barn, GP		1776	11.55		2	0.500
HOUSESITE VALUE: HOMESTEAD VALUE:	Total					2	6,700
HOWESTED VALUE:	TOTAL PROPERTY VALUE						7,700
HOMESTEAD VALUE:	NOTES			HOUSESITE	VALUE		7,700
			_	OMESTEAD			7,700

Step 1



Valuation Tab - Choose Cost Approach and Run Cost Approach

Step 2



Step 3

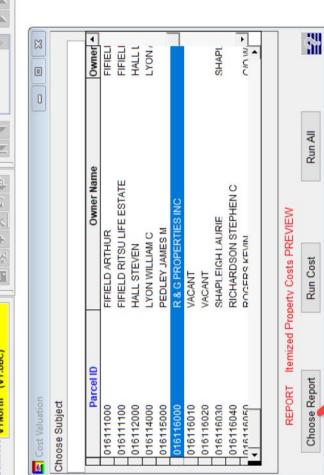


Step 4



Run Cost on a Parcel

1 83 D 0 国物・人の事 File Edit Viewer Data Valuation Mapping Utilities Tools Help Selected Database VTNorth (VT.DBC)





Runs cost on all selected properties. No Output.

Print

Runs cost and prints report directly to printer.

Preview on Screen

Runs cost and puts report on screen.

Select New Printer

<

Itemized Property Costs

Select Report

0

0

Calculate Only

* The last selected reporting format remains for each user login.

Preview on Screen

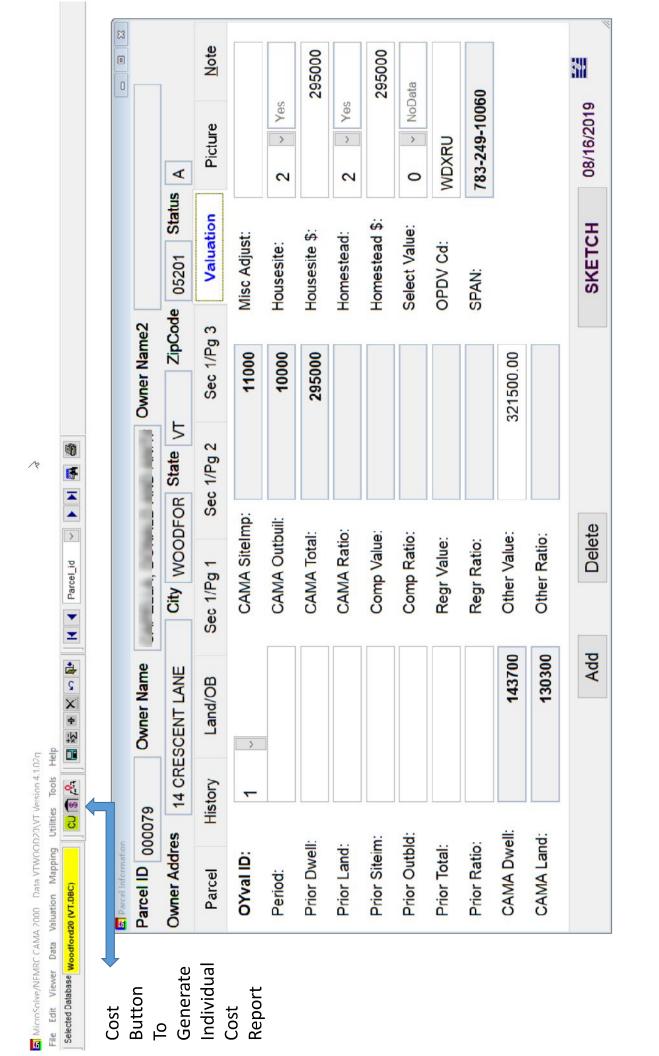
Print

Sale Price 1	Sale Pytes 100			Semale Total	0515		,	
Sale Price Book: Sale Price Page: Yr Bull: 1	Monta Mont	From Table: IMAIN Section 1		sample lown		Keco	1 # DJ6	
Sale Price Book Validity: National Sale Price Book Validity: National Sale Digit Price Price Sale S	Sale Didge: 1 / 1 Book: State Didge: 1 / 2 Book: State Didge: 1 / 2 Book: State Didge: 1 / 3 Book: State Didge: 1 / 4 Book: State Didge: 1 Book: State Didge: 1 Book: 1	operty ID: 01030152000	Span #: 354-109-10(ted: 10/19/20		et Updatec 01/0	4/2019
Style= 2 Story Frames: 310 AVERAGE	Bidg Types Single Quality: 3.00		=		0	ook:	Validity: No	Data
Average	Area 1864 Yr Bullt: 1872				STREET, STREET	4	AVERAGE	
Meta-Chin Percent Quently Unit Cost WidSking / Ht=8 100.00 82.36 WidSking / Ht=8 100.00 82.36 Wood Allowance 100.00 4.25 2.15 2.25 Wood DckNoWall-RoafN Meta-Chin 100.00 2.25 2.15 2.25 Wood DckNoWall-RoafN 48.00 4.470.00 2.95.00 2.841 Wood DckNoWall-RoafN A.470.00 2.95.00 2.841 Wood DckNoWall-RoafN A.470.00 30.36 1.05 1.05 34.00 30.36 1.05 34.00 30.36 1.05 34.00 30.36 1.00 30.36 30.36 1.00 30.36 1.00 30.36 1.00 30.36 1.00 30.36 1.00 30.36 1.00 30.36 1.00 30.36 1.00 30.36 30.36 1.00 30.36 30	# 1/2 Bath: 0	cation: 37 ATKINS RD	ELLING	12	Tana Tan			200
Total	### 100.00 Wood	K MBp #: U3-U1-52.000	Description			Il nir Cost		otal
Model Chief	##: WdSking / H=8 100.00 Wood	BASE COST						
Wood	## Housestern ## ## Housestern	Exterior Wall #1:	WdSidng / Ht=8	100.00		82.36		
Wood	##: Allowance 100.00 ### BEIST 100.00 #### BEIST 100.00 #### BEIST 100.00 #### BEIST 100.00 #################################	Roof #1:	Metal-Chn	100 00				
Continuent	##: Allowance 100.00 ##: HW BB/ST 100.00 ##: FEATURES fond allowence of 8) ##: ANT SHED WoodDckNoWallRootN 48.00 WoodDckNoWallRootN 48.00 Skone WoodDckNoWallRootN 48.00 Skone ##: Average ##	Subfloor	Wood					
The properties The	### BBIST 100.00 ### BIST 100.00 ### BIST 100.00 ### BIST 100.00	Floor cover #1:	Allowance	100.00		4.25		
Table Tabl	### SASE COST FEATURES FEATURES FOND allowence of 8) eyond allowence of 8) eyond allowence of 8) #### Stone WacodDckNoWallRoath WacodDckNoWallRoath WoodDckNoWallRoath ### Stone #### Stone ### Stone #### Stone ### Stone #### Stone ##### Stone ##### Stone ##### Stone ##### Stone ###### Stone ####### Stone ###################################	Heat/cooling #1:	HW BB/ST	100.00		2.15		
1,000 1,00	TEATURES 1,1864.00	Energy Adjustment	Good			2.25		
State Control Contro	FEATURES 19 -3.00	ADJUSTED BASE COST			1,864.00	91.01	90	9.642
### (Peyond allowence of 1) ### (Peyond allo	ATT SHED	ADDITIONAL FEATURES	46		3 00	4 420 00		4.440
##: WoodDckNovPallRootN	WoodDckNoWallRlostN 245.00	Roughling (beyond allowance	of 1)			595 00		1
#E: WoodDckNoWallRoatN 48.06 28.41 ##E: WoodDckNoWallRoatN 48.06 28.41 ##E: WoodDckNoWallRoatN 48.06 49.42 ##E: MoodDckNoWallRoatN 48.06 30.36 11 ##E: Mood and depreciation ##E: MoodDckNoWallRoatN 48.06 30.36 11 ##E: MoodDckNoWallRoatN 48.0	WoodDckNowYallRoath	Features #1:			210.00	10.00		2,100
#2: WoodDckNoWallRoatN 48.00 49.42 1.05	WoodDckNowYallRoath	150	odDck/NoWall/Rost/N		255.00	28 41		7.245
1.05	Stone 1.05		odDckNoWallRoofN		48.00	49.42		2372
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Correct Vermont Cost Report

* Remember *

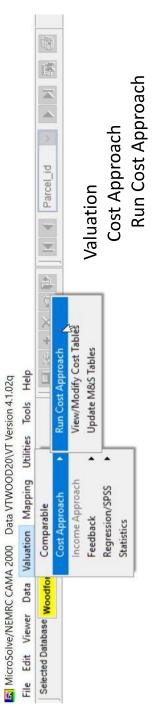
The last selected reporting format remains for each user login.



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LIGHT SERVICE IN SECTION					Record # 1350	
Property ID: 000079	Span #: 783-249-1 [060	577	Last Inspected: 08/15/2019	2019	Cost Update: 11/27/2019	11/27/2011
Owner(s):		Sale Price.	0 0000000000000000000000000000000000000	Book	46 Validity	Volkdity: No Data
Address: 14 CRESCENT LANE ChylSt/Zip: WOODFORD VT 05201	-		Single 1 Story	Quality:	3.25 AVG/GOOD Studded	00
Location: 14 CRESCENT LANE Description:WLE 91 92 93 94 &1/2 OF 1 & 1/2 OF 2 RES Tax Map #:	NE OF 1.8.1/2 OF 2 RES	i ii	1312	F Bedrm: 2 # Baths: 1	1963 Eff Age: 5 2 # Ktchns: 1 1	1:1
Item	Description	Percent	Quentky		Cost	Total
BASE COST						
Exterior Wall #1:	Plywood / Ht=8	80.00			8128	
Exterior Wall #2:	WdSidng / Ht=8	20.00			20.59	
ADJU STMENTS						
Roof #1:	CompShg	100.00	_			
Subridor	POOM					
Floor cover#1:	Allowance	00.001			4.25	
Heat/cooling #1:	I SIGN MH	100.001			2.14	
An ill STED BASE COST	Average		4 34 9 00		10B 26	050 676
ADDITIONAL PRATICULAR			1,215.1		03.00	115,023
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Roughins (beyond allowence of 1)	11				635.00	
Features #1:	Woodstove		1.00		1,500.00	1,500
Porch #1: Wood	WoodDckNoWallNoRoo		480.00		1423	6.830
Porch #2: Wood	WoodDck/NoWall/RoofN		216.00		32.98	7.124
Porch #3: Open	Open Slb/Solid/Roof/Ceili		60.00		57.81	3,469
Basement	Conc B"		1,312.00		22.58	29,625
Finished Basement	Rec Room		396.00		20 20	7,999
Basement Garage	Double		1.00		2,968.75	2,969
Subtotal						196,484
Local multiplier		0.95				
DEPLACEMENT COST NEW		1.00				186 660
Condition	Good	Percent				
Physical depreciation		23 00				42.932
Functional depreciation						
Economic depreciation						
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						11,000
OUTBUILDINGS Hs	Hsite/Hstd % Good	Size	Rate		Extras	
		1170				10,000
Total						10,000

Batch Cost Reports

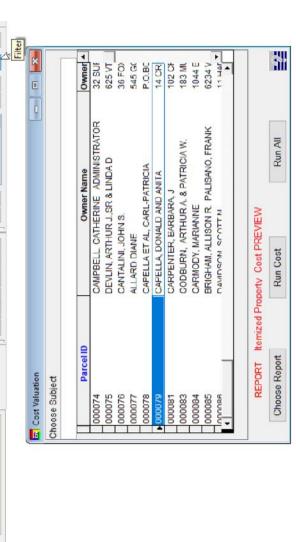


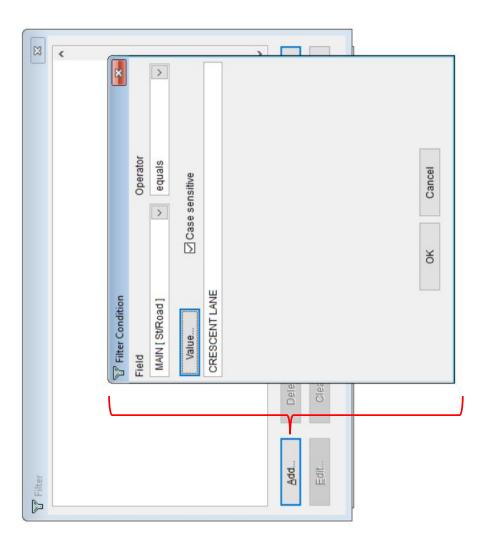
Choose Filter to select parcels to be process in Batch.

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Selected Database Woodford20 (VT.DBC)



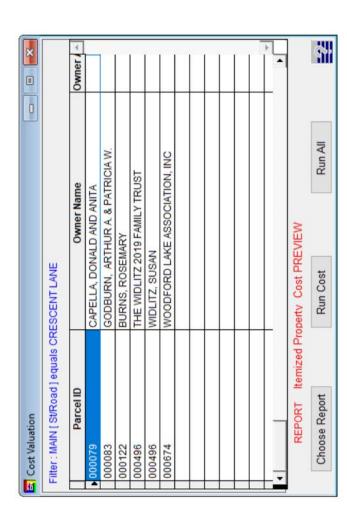


Select Add in Filter and complete the Filter Conditions

Examples:

Road, Neighborhood, Specific PID's

Parcel_id File Edit Viewer Data Valuation Mapping Utilities Tools Help ☐ MicroSolve/NEMRC CAMA 2000 Data VTWOOD20\VT Version 4.1.02q Selected Database Woodford20 (VT.DBC)



Filter is Active - Red

To print reports by Owner double click on the Owner Name Header.



Double click on Heading field will sort the selected parcels in order.

To generate all the selected parcels choose Run All

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HOWESTEAD VALUE:

The Dangers of Cost Reports

Have discussed the dangers of running cost reports

Running Cost - Re-Calculates the Value

Cannot Assume there have been no changes in Data

Multiple Staff may have access and may make a change

Recall Story about testing a Garage Value

Had a few Towns this past year call with changed values

Three new maintenance towns found Changes in Value

Example 1:

Call regarding change in value for a class of properties

Change was in land value

Discovered that system was using land tables correctly

Determined that values were generated on different computer and land tables were not updated on Town computer

Example 2:

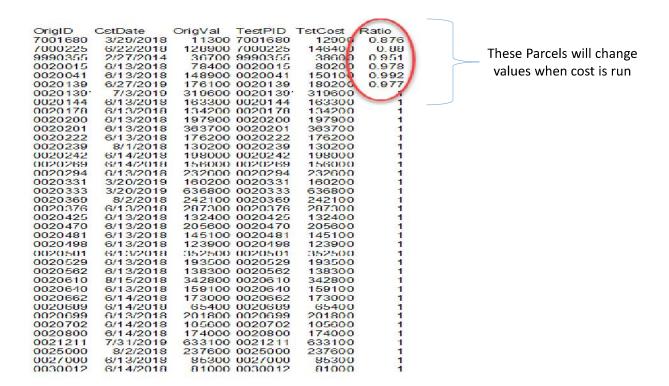
New Maintenance Town

Completed reappraisal previous year

Decided to check values

Process:

- 1. Export current values for current CAMA file
- 2. Create copy of Original file and run cost on Copy
- 3. Export values from Copy CAMA file
- 4. Combine spreadsheets
- 5. Calculate ratio of Original Cost to Copy Cost
- 6. Any value not 1.0 will change when Cost is run



Audit Trail Report Shows Change in Neighborhood Code

			Mid	crosolve C	Page		
Parcel ID	DBC	Table	Тур	e Field	Old Value	New Value	Date - Time
7001680	VT	LAND	M	LAND_TOT	15100.0000	7600.0000	03/29/2018 10:49:09
7001680	VT	MAIN	M	CAMA_LAND	15100.0000	7600.0000	03/29/2018 10:49:12
7001680	VT	MAIN	M	CAMA_TOTAL	15100.0000	7600.0000	03/29/2018 10:49:12
7001680	VT	MAIN	M	FACTORE	04/06/2017	03/29/2018	03/29/2018 10:49:12
7001680	VT	LAND	M	LAND_TOT	7600.0000	11300.0000	03/29/2018 10:49:22
7001680	VT	MAIN	M	CAMA_LAND	7600.0000	11300.0000	03/29/2018 10:49:25
7001680	VT	MAIN	M	CAMA_TOTAL	7600.0000	11300,0000	03/29/2018 10:49:25
7001680	VT	MAIN	OI.	NEIGHBORHO	10.0000	9.0000	06/22/2018 02:41:07
7001680	VT	MAIN	M	LASTUPDATE	03/29/2018	06/22/2018	06/22/2018 02:41:07

Default Cost Report

CAMA Seminar 2019 Discussed Refreshing Cost Report

		mized P	roperty	Coats-	based on M	lershell &			
From Table: MAIN	Section 1							Record # 1	
Property ID:	01030 152	000			Buildin	g Type	Single		
Owner Name:	ATKINS C	LARK			Quality	c	3.00	AVERAGE	
Parcel Address:	al Address: ATKINS RD					ustion:	Studend	0.0000000000000000000000000000000000000	
Year Built	1872				Style		2 Story		
	80						1864		
to our owner a region	4				Total A		10		
Bodrooms:	4				Total R	leeme:	10		
ltem		Descrip	tion		Percent	Country	Unit	Cost	Total
BASE COST									
Exterior Wall #1:		WdSidng	11Ht-8		100.00		2	82.36	
Roof #1:		Metal-Ch			100.00				
Noor#1: Subfloor		Wetas-Cr	in		100.00				
Floor cover #1.		Allowane			100 00			4 25	
Heat/cooling #1:		HW FEW			100.60			2 15	
Enorgy Adjustment		Good	31		100.80			2.25	
ADJUSTED BASE C		9000				1.864.08	21	91.01	169.64
ADDITIONAL FEATU						1,40			
Flatures (beyond el	lawence o	of 85				-3.00	1.4	70.00	-441
Roughins (beyond	e lowence	of 1)						95.00	
Features #1:		ATT SHE	D			216.00		10.00	2,10
Parch #1:		WoodDo	KNOWS	Readily		255.00	i ()	28.41	7,24
Porch #2:		WoodDo	k/NoWall	Rooth		48.08	1 3	49.42	2,37
Basement		Stone				432.08	1 3	30.36	13,11
Subtotal									190,06
Local multiplier					1.05				
Current multiplier					1.94				
REPLACEMENT CO	ST NEW								187,69
Condition		Average			Percent				
Physical depreciate					34.00				-63,78
Functional deprecia Economic deprecia									
REPLACEMENT CO		ESSME	DECIATI	nw.					123.80
ANDPRICES	SI HER	Eira	HELLESI	un	Nibbel Welt	Grade	Depth	Date	163,681
5 Bldp Let		0.54			1.00	0.90		rivate /	32.20
Total		0.5				0.50			32,20
SITE IMPROVEMEN	TR.		tel Quarti	N.	Quality				
Water		y/y	Typica		Average				5.00
Sawer		V/Y	Typica		Average				10.00
Total		100	100						15,00
OUTBURDINGS		HaleHis	ld % Go	ed	Sim	Rale	E	dras	1922
DG5 15		yly	30		750	0.23			6.20
Barn, GP		y/y	50		1776	11.55			20.50
Total									26,78
TOTAL PROPERTY	VALUE					Valenti Cara	Dich Les Cale		197,70
NOTES	100,000					HOUSESITE			197,78
ATKINS RD:					H	OMESTEAD	VALUE		197,78

On occasion the Default cost report will Run instead of the customized cost report.

There are multiple versions of cost reports in MSOL depending on Location (State).

The Default report will run if the User login has become corrupted or the CAMA files have been replaced.

Replace the Default Report with the regular cost report by re-setting (selecting) the desired cost report.

Default Report

MicroSolve CAMA System 01/04/19 0103015200 Owner Name: ATKINS CLARK Parcel Address: ATKINS RD Year Built: 183 Building Age: 80 Bodrooms: 4 Style: Total Area: Total Room 1872 2 Story Bodrooms Illum BASE COST Exterior Wall #1. ADJUSTMENTS Roof #1. Subtrico Subtrico Subtrico Subtrico Subtrico ADJUSTED MASE COST BODROOM BODROO WdSdng /Ht-8 100.00 62.36 Metal-Chn 100.00 169,642 1,470.00 595.00 10.00 28.41 49.42 30.36 ce of H) Ince of 1) ATT SHED WoodDokin circultitootin WoodDokin circultitootin -3.00 4,410 210.00 255.00 48.00 432.00 2,372 13,116 190,064 1.05 0.94 Current multiplier REPLACEMENT COST NEW 187,593 REPLACEMENT COST NEW Condition Physical depreciation Physical depreciation Economic depr -63,782 LESS DEPRECIATION 123,800 Size 0.54 0.54 Nord Must Grade Degth/Rate 0.90 5,000 10,000 15,000 y/y y/y Historiald % Good y/y 30 y/y 50 350 750 1776 6,200 20,500 26,700 97,700 HOUSESITE VALUE HOMESTEAD VALUE ATKINS FD:

New Report

Header Info is

Different

Valuation

Info is the Same

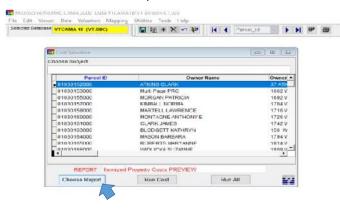
23 100 23 25 100 20 20 20 20 20 20 20 20 20 20 20 20 2	5000		zed Property ample Tow		Reco	
From Table: MAIN Ser						
Property ID: 01030152030		: 354-109-1 000				t Update: 01/04/201
Owner(s): ATKINS CLAR		_	Sale Price:		ook:	Velidity: No Data
ATKINS ELIZA			Sale Date:		eje: buelky: 3.60	ALGERBANE
City(81/Zip: LINCOLN VT C			Bidg Type: 5 Style: 2		racm Shid	
Location 37 ATKINS						Eff Age: 20
Description: 54 ACRE AVI					Buden: 4	€ Ktchne: 1
Tax Map #: 03-01-62.000		3	# 1/2 Bath: 0		Bather 1	
ltem	0	scription	Percent	Chresniky	Unk Cost	Tatal
BASE COST	100000				100	
Exterior Wall #1:	WdSid	ng / Ht=8	190.60		82.36	
ADJUSTMENTS		on/150.com	3100000			
Roof #1	P	/etal-Chn	100.00			
Subfleor	10	Wood	100 00		4 25	
Floor cover#1: Heat/cooling #1:		W BB/ST	100.00		2.15	
Heat/cooling #1: Energy Adjustment	н	Good	100.00		2.15	
ADJUSTED BASE COST	07	3000		1.864.00		169.642
ADDITIONAL FEATURE				.,004.00	71.01	100,012
Flatures (beyond allowe				-3.06	1 470 00	4 4 10
Roughins (beyond allow				3.00	695.00	
Features #1:		TT SHED		218.00	10.00	2,100
Porch #1:	WoodDck/NoW			265.00		7,245
Porch #2:	WoodDck/NoW			48.06		
Basement		Stone		432.00	31.36	13,116
Subtotal						190,064
Local multiplior			1.05			
Current multiplier REPLACEMENT COST I			0.94			187 593
Condition	ICM	Average	Percent			107.393
Physical depreciation		wealed	31.00			.63 782
Functional depreciation			34.00			-63,162
Economic depreciation						
REPLACEMENT COST I	IEW LESS BEPR	ECIATION				123,800
LAND PRICES		Size	Noted Welt	Grado	Dopth/Rato	
SI Bidg Lot		0.54	1.00	0.90		32.200
Total		0.54				32,200
SITE IMPROVEMENTS	Haite/Hatd		Quality			
Water	AlA	Typical	Average			5,00 0
Sower	y/y	Typical	Average	9		10,000
						15,000
DUTBUILDINGS DGS 15	Hate/Hatd	% Good	5ize 750			6208
Flam, GP	y/y	50	1778			20 500
Total	217		1880	11.00		26.700
TOTAL PROPERTY VAL	UE.					197,700
NOTES	- Company			HOUSESITE	VALUE	197,700
				HOMESTEAD		197,700
ATKINS RD:						

Step 1

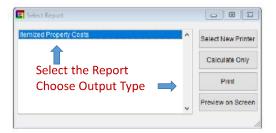


Valuation Tab - Choose Cost Approach and Run Cost Approach

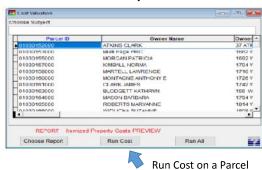
Step 2

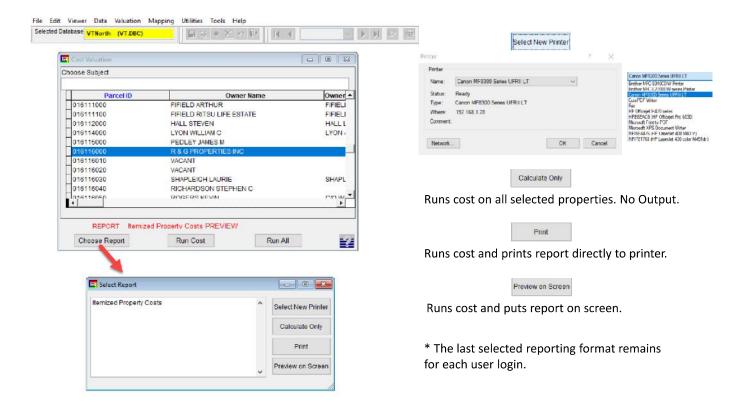


Step 3



Step 4





		Re	mized Proper		sis				
From Table: MAIN Sec	aon 1		Sample To	WITI		R	ecor	rd # 1	
Property ID: 01038152030	Span	#: 354-109-1 B	004 Last Inc	pest	ed: 10/190	20 09	Cost	t Update: 0	1/04/2019
Dumer(a): ATIONS CLAR			Sale Price: Sale Date:	11		Book: Page:		Velidity:	
Address: 37 ATKINS RD			Bidg Type:	Sing	10 (Quality: 3	80	AVERAGE	
Hyranzip: LINCOLN VT D			Style:	29			Studio		Total Control
ocation 37 ATKINS			Aren	186				Eff Age:	
Description: 54 ACRE AND	DWELLING		#Rms.	10		F Bednn: 4		€ Ktchna:	1
Fax Map #: 03-01-62.000		escription	# 1/2 Bath:		Onestiky	Hother 1			Total
BASE COST	U.	scrpuen	Perce	end.	Chinesisk	Unk C	091		laud
Exterior Well #1:	WADIA	80 / Ht=8	100	80			236		
ADJUSTMENTS	MOON	eg a rit-o	100.			- 01	.50		
Rent #1		Metal-Chn	100	60					
Subfleor	8	Wood							
Floor cover #1:		Newsuce	100.	60			1.25		
Heat/cooling #1:	н	W BB/ST	100	60		-	2.15		
Energy Adjustment		Good					25		
ADJUSTED BASE COST					1,864.00	9	1.01		169,642
ADDITIONAL FEATURE									
Flatures (beyond allowe					-3.00				4,410
Roughins (beyond allow							5.00		
Features #1:		TTSHED			216.00		00.0		2,100
Porch #1:	WoodDck/NoW				266.00		3.41		7,24 5
Porch #2:	WoodDck/NoW				48.00		1.42		2,372
Basom ont		Stone			432.00	3	1.36		13,116
Subtotal			11						190,064
Local multiplior			1.5						
Current multiplier REPLACEMENT COST I	EW		0.3	**					187.593
Condition	ICM	Average	Perce						107.553
Physical depreciation		whetage	911						-63.782
Functional depreciation			- 34						-03,782
Economic depreciation									
REPLACEMENT COST I	IEW LESS DEPR	ECIATION							123,888
LAND PRICES		Size	Nobbel 10	sit	Grade	Dopth/F	tate	į.	
SI Bidg Lot		0.54	1.0	00	0.90	300			32,200
Total		0.54							32,200
SITE IMPROVEMENTS	Hatte/Hatch	Quantity	Qual	ty					
Water	yly	Typical	Auera	ge					5,00 0
Sower	y/y	Typical	Avers	ge					10,080
Total			-	100		0.0			15,000
OUTBUILDING 5	HateHad		50		Rate		tras		
DGS 15	y/y	30		50	8.25				6,200
Barn, GP	y/y	50	17	76	11.55				20.500
TOTAL PROPERTY VAL									26,700
NOTES	u E				OL BED		_		
NOIES					OUSESITE				197,700
ATKINS RD:				MO	WESTERL	WALUE:			397,100

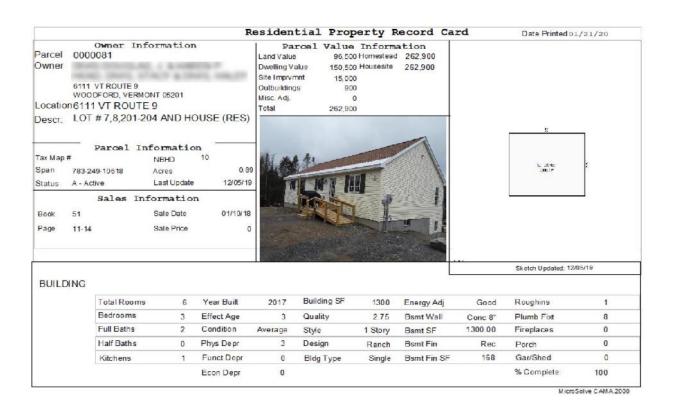
Correct Vermont Cost Report

* Remember *

The last selected reporting format remains for each user login.

Best Practices

- Before running cost report look at the value
- After running cost report look at the value
- If completing a reappraisal
- ✓ The Last thing to do before printing notices is to run Cost against the complete file.
- ✓ This insures all parcels have a current value
- ✓ Will generate a Cost Error Report
- Use Property Record Card when possible



Tiny Homes Valuation Using CAMA

Table 1 Adjustments



Tiny Home generally considered between 100 and 400 Square Feet

Average length of homes was 28 Feet in 2018

Most built on Trailers that can be towed

Costs have increased over past 10 years. Average in 2018 was \$65,000



Tiny House Statistics

Analysis from our data science team reveals a movement on the rise. The tiny house market is increasing at a rapid pace, and it isn't showing any signs of slowing down.

67%

YoY increase in # of tiny homes (2017)

10k+

number of tiny homes in the U.S.

68%

percentage of tiny home owners without a mortgage \$65k

average cost of a tiny home in 2019

Estimates of 700 to 1,500 new Tiny Homes a year

Estimates of 10,000 - 15,000 Tiny Homes in U.S.

3

Advantages:

Less debt
Mobile
Downsizing
Customized
New
Smaller Carbon Footprint

Disadvantages:

Tiny Homes are Tiny Financing Insurance Place to Park



Trailer Coaches (Mobile Homes)

Any trailer or semi-trailer designed to be towed by a motor vehicle and designed, equipped or used for sleeping, eating or living quarters. 23 V.S.A. § 4

In General:

Trailer coaches are taxable unless registered yearly and used for recreational purposes.

Trailer Coach listed as Real Property:

- 1). Affixed to the land (water and sewer hookup, electricity) or
- 2). Situated in the Town at the same location for more than 180 days. 32 V.S.A. § 3692

5

Examples of Tiny Homes Costs





Stunning Brand New 20' Tiny House on Wheels

\$39,900.00





\$249 / SF

7



Tiny House on Wheels RV Certified



240 SF

\$56,450

\$235 / SF





Tiny House

8 X 40 = 320 SF

Pre-Fab

Steel Construction

\$65,900

\$206/SF

9

Jamaica Cottage Tiny House Londonderry VT



8 X 20 Turnkey \$39,345 8 X 24 Turnkey \$44,209

Turnkey Includes: Floor/Wall/Roof Insulation, Insulated Doors/Windows, Ceiling Interior Sheathing, Electrical/Plumbing/Heat/Solar

Valuation Issue

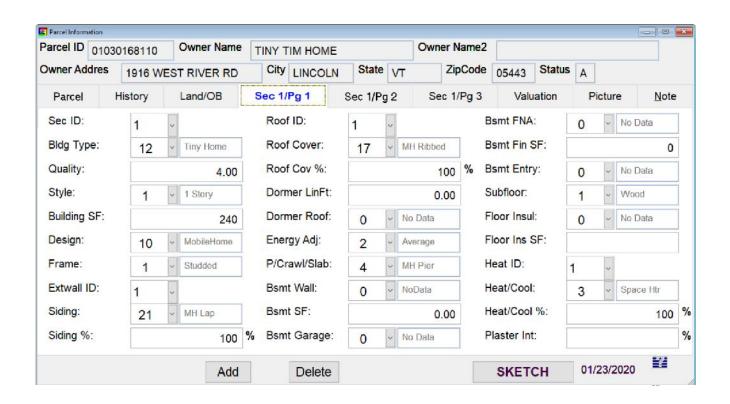
Tiny Homes are custom made small mobile homes.

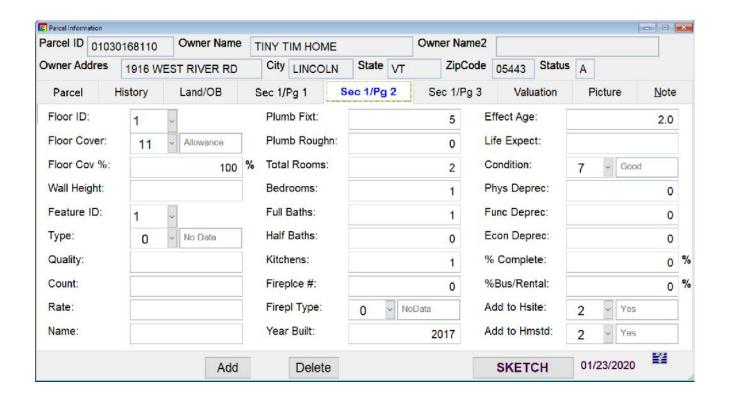
Much smaller than typical 14 x 66 (924 SF) mobile home.

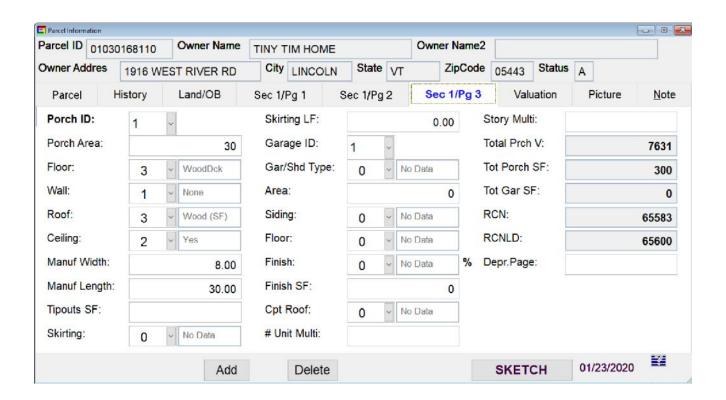
Mobile home tables do not generate enough value.

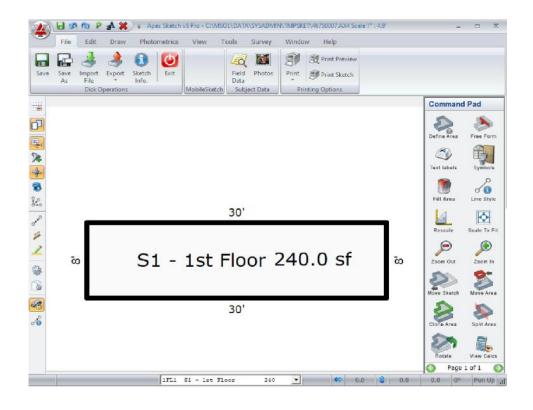
Solution – Modify the factor for base rates of MHO.

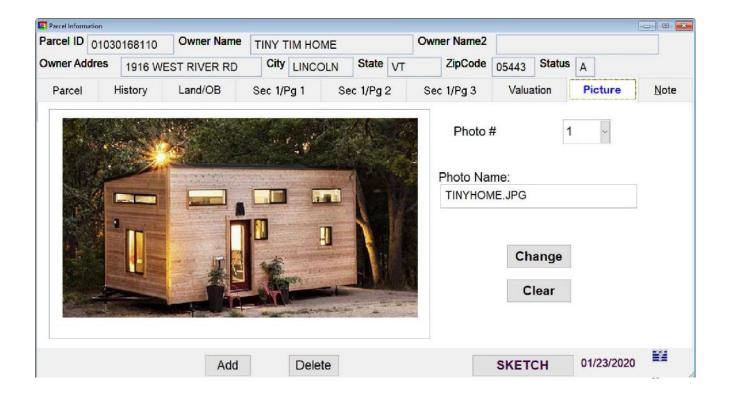








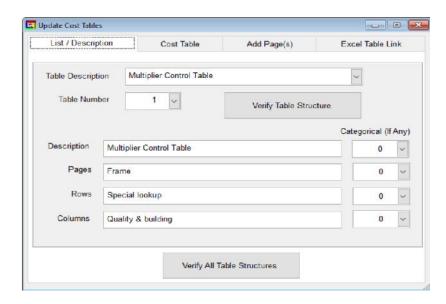




	Item	ized Propert	y Co	sts				
From Table: MAIN Section 1		ample To		Record # 13				
Property ID: 01030168110	Span #: 354-109-1001	8 Lost Ins	2009 Cost Update: 01/23/202					
Owner(s): TINY TIM HOME		Sale Price: Sale Date:			Book:	62	Velidity:	Yes
Address: 1916 WEST RIVER R	RD.	Bldg Type:	Tiny	Home	Quality:	4.00	GOOD	100
City/St/Zip: LINCOLN VT 05443		Sty le:	1 St		Frame:	Stude		_
Description: 1916 WEST RIVER		Area:	210		# Bedrin:		Eff Age:	
Tex Map #: 03-01-68.110	VELLING	# 1/2 Beth:			Boths:		# PLICENSE	- 1
Item	Description	Percer		Quantity		Cost		Total
BASECOST	БЕПрион	7.0.0	-	-	-			10111
Exterior Wall #1:	MH Lap / Ht=8	100.0	10					
MH 8 X 30	MH Lap	100.0				93.60		
ADJUSTMENTS	MIT Cap	100.0	10			93.60		
Roof #1:	MH Ribbed	100 (10					
Subfloor	Wood	100.1	,,,					
Floor cover #1:	Allowance	100 (10			7 93		
Heat/cooling #1:	Space Htr	100.0				-2.51		
Energy Adjustment	Average	100.						
ADJUSTED BASE COST	11101000			240.0	0	99.02		23.764
ADDITIONAL FEATURES								
Flatures (beyond allowance of	7)			-2.0	0 9	45.00		-1.890
Roughins (beyond allowance	of 1)			-1.0	0 3	66.00		-356
Porch #1: Woo	dDck/NoWall/Roof/C			30.0	0	58.79		1,764
Porch #2: Woo	dDck/NoWall/NoRoo			270.0	0	21.73		5,867
Subtotal								29,148
Local multiplier		2.2						
Current multiplier		1.0	00					
REPLACEMENT COST NEW								65,583
Condition	Good	Perce	nt					
Physical depreciation								
Functional depreciation								
Economic depreciation								
REPLACEMENT COST NEW L								65,600
LAND PRICES	Size	Nbhd Mu		Grad		Rate		100 EV 100 E
SI Bldg Lot	1.83	1.0	00	0.9	0			55,400
Total	1.83							55,400
TOTAL PROPERTY VALUE			112-	and the same of the	Y-00/G-00/E-0			121,000
NOTES				OUSESIT				121,000
			HO	MESTEA	VALUE			121,000

17

CAMA Cost: Table 1 Multiplier Control Table



MicroSolve/CAMA

Total Value =

Site Improvements Value

+

Land Value

+

Building RCNLD

+

Outbuilding RCNLD

MicroSolve/CAMA

Market Adjusted Cost Approach

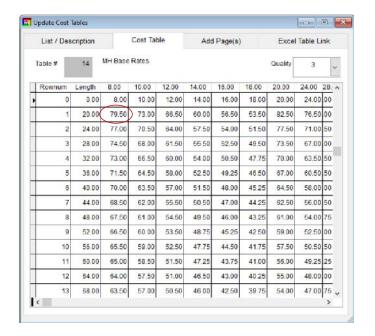
Replacement Cost Tables = Marshall & Swift Base Adjusted by Time/Location)

Depreciation = Age and Condition

Land Tables = Land Value (Housesite Value, Acres, Frontage)

Site Improvements = Water and Septic

Outbuildings = Marshall & Swift (Detached Structures)



Need to use MHO Cost Table to Value Tiny Homes

Cost Table for MHO at Average 8 X 20 Base Rate = 79.50/SF

Tiny Homes Cost \$200 - \$300 / SF

Note:

Tiny Home Value Quality 4 = \$65,600 MHO Value at Quality 6 = \$30,900

Table 1 - Multiplier Control Table

Columns – Quality Grades Excellent Low Average Multiplier Control Table Table # Frame Rownum Special lo 1.00 2.00 3.00 4.00 5.00 6.00 7.00 8.00 9.00 10.00 11.00 12.00 12.00 0.00 5.00 7.00 9.00 11 00 1.00 2.00 3.00 4.00 6.00 8.00 10.00 Single 1.00 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 3.00 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 4.00 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 Rows - Building 5.00 0.95 0.95 0.95 0.95 0.95 0.95 Type 0.95 6.00 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 7.00 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 8.00 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 9.00 0.95 0.95 0.95 мно Camp 10 10.00 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 0.95 11 1.00 1.00 1.00 1.00 1.44 2.98 12 12.00 1.50 1.75 2.00 2.25 2.50 2.75 1.20 1.44 1.73 2.07 2.49 2.98 **Tiny Home**

Local Multiplier – Typically used for Time/Location Factor - Adjusts the Cost Value by T/L

Current Multiplier – Used when using M&S Regional Factor

ADDITIONAL FEAT	TURES			
Fixtures (beyond	allowance of 7)	1.00	700.00	700
Roughins (beyond	allowance of 1)		261.00	
Porch #1:	WoodDck/NoWall/NoRoo	288.00	16.29	4,692
Foundation	MH Pier	156.00		
Skirting	Average	156.00	10.70	1,669
Subtotal				76,931
Local multiplier		0.95		
Current multiplier		1.00		
REPLACEMENT C	OST NEW			73,084

T/L Factor for Tiny Home

ADDITIONAL FEA	TURES			
Fixtures (beyond	allowance of 7)	-2.00	945.00	-1,890
Roughins (beyon	d allowance of 1)	-1.00	356.00	-356
Porch #1:	WoodDck/NoWall/Roof/C	30.00	58.79	1,764
Porch #2:	WoodDck/NoWall/NoRoo	270.00	21.73	5,867
Subtotal				29,148
Local multiplier		2.25		
Current multiplier		1.00		
REPLACEMENT (COST NEW			65,583

Table #		1	Multiplie	er Contro	ol Table						Frame	1		~
Special lo	1.00	2.00	3.00	4.00	5.00	6.00	7.00	8.00	9.00	10.00	11.00	12.00	13.00	٨
11.00	1.00	1.00	1.00	1.00	1.00	1.00	1.20	1.44	1.73	2.07	2.49	2.98		
12.00	1.50	1.75	2.00	2.25	2.50	3.00	1.20	1.44	1.73	2.07	2.49	2.98		

Value Tiny Homes using Mobile Home Schedules

Added Building Type of Tiny Home – Type 12

Base tables are adjusted by a T/L Factor

All other calculations based on MHO adjustments.

Available for Systems Updated 2019 and after