

# Appraisal District for Chambers County

## COMMERCIAL APPRAISAL MANUAL



February 2023

**CHAMBERS COUNTY APPRAISAL DISTRICT**  
**COMMERCIAL APPRAISAL MANUAL**

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**Description**

This manual is to be used for the appraisal of all commercial properties in Chambers County. The classes that are being used have been derived from the Marshall Valuation Service Manual printed by Marshall and Swift. We have taken there price per square foot recommendations and applied local and current cost multipliers to get the final price per square foot values for each class. The appraiser will use this manual as a guideline to determine the correct class to place on an improvement based on the type of construction listed in this manual.

### **Depreciation**

A loss of utility and hence value from any cause. An effect caused by deterioration and/or obsolescence. Deterioration or physical depreciation is evidenced by wear and tear, decay, dry rot, cracks, encrustations, or structural defects. Obsolescence is divisible into two parts: Functional and Economic. Functional obsolescence may be due to poor planning, mechanical inadequacy or over-adequacy due to size, age, etc. It is evidenced by conditions within the property. It is also the actual decline in market value of the improvements to land. Economic obsolescence is caused by changes external to the property.

The following schedule will be used to measure normal wear. Any special physical problems will be handled separately by the appraiser.

Any Functional or Economic obsolescence will be looked at and the loss in value will be measured by the appraiser on an individual basis and will be shown on the appraisal card.



### Apartments

There are three classes for Apartments in Chambers County. Below is the class with a brief description and the Economic Life of each. On the following page you will see a photo example of each class that is typical in Chambers County.

<b>Class</b>	<b>Marshall &amp; Swift Type/Class</b>	<b>Economic Life</b>	<b>Exterior Finish</b>	<b>Interior Finish</b>	<b>Lighting &amp; Plumbing</b>
Apt 10	D Low cost	45	Stucco or Siding, minimum fenestration.	Drywall and Paint, asphalt tile and low-cost carpet.	Minimum lighting/plumbing.
Apt 11	C Low cost	50	Low cost brick, block veneer, very plain.	Drywall and paint, asphalt tile and low-cost carpet	Minimum lighting/plumbing
Apt 12	C Average	50	Little Ornamentation, brick or block, concrete panels	Plaster or drywall, vinyl composition, avg carpet.	Average lighting/plumbing

Bldg Type	Class	Description
APT-CPY	10-12	Canopy attached to an apartment of the same class.

**Apartment Examples**

Apt 10



Apt 11



Apt 12



**Banks**

There are two classes for Banks in Chambers County. Below is the class with a brief description and the Economic Life of each. On the following page you will see a photo example of each class that is typical in Chambers County.

<b>Class</b>	<b>Marshall &amp; Swift Type/Class</b>	<b>Economic Life</b>	<b>Exterior Finish</b>	<b>Interior Finish</b>	<b>Lighting &amp; Plumbing</b>
Bank 10	D Average	45	Brick veneer, good stucco or siding, some ornamentation	Plaster or drywall, good hardwood, low-cost terrazzo, vinyl composition	Adequate lighting and outlets, adequate restrooms.
Bank 11	D Good	50	Brick veneer, metal and glass panels, EIFS, ornamental finishes	Plaster or drywall, some paneling, vinyl and carpeting.	Good lighting and plumbing, tiled restrooms

Bldg Type	Class	Description
BANK-CPY	10-11	Canopy attached to a bank of the same class.
BANK-STR2	11	2 <sup>nd</sup> story of a bank.

**Bank Examples**

Bank 10



Bank 11



**Banquet Hall**

There are two classes for Banquet Halls in Chambers County. Below is the class with a brief description and the Economic Life of each. On the following page you will see a photo example of each class that is typical in Chambers County.

<b>Class</b>	<b>Marshall &amp; Swift Type/Class</b>	<b>Economic Life</b>	<b>Exterior Finish</b>	<b>Interior Finish</b>	<b>Lighting &amp; Plumbing</b>
Banquet 10	D Average	35	Stucco or siding, plain building and front	Typical neighborhood rental hall, vinyl composition, small kitchen	Adequate lighting and outlets, small restrooms, service bar and coatroom
Banquet 11	D Excellent	45	Individual design, brick veneer, good metal and glass, ornamentation	Plaster, terrazzo, tile pavers, hardwood, carpet, stage	Good fixtures, good restrooms with good-quality fixtures and tile

Bldg Type	Class	Description
BANQUET-CP	10-11	Canopy attached to a banquet hall of the same class.

**Banquet Hall Examples**

Banquet 10



Banquet  
11



**Barber Shops**

There are three classes for Barber Shops in Chambers County. Below is the class with a brief description and the Economic Life of each. On the following page you will see a photo example of each class that is typical in Chambers County.

<b>Class</b>	<b>Marshall &amp; Swift Type/Class</b>	<b>Economic Life</b>	<b>Exterior Finish</b>	<b>Interior Finish</b>	<b>Lighting &amp; Plumbing</b>
Barber 10	S Average	30	Finished interior, small low-cost front, small storage bldg type construction	Acoustic tile, gypsum board, vinyl composition	Necessary electrical and plumbing outlets
Barber 11	D Average	30	Stucco or frame siding, low-cost store front, mobile trailer type construction	Plaster or drywall, little ornamentation, vinyl composition	Necessary electrical and plumbing outlets
Barber 12	C Average	35	Brick, or block, low-cost store-front, small house or portable bldg type construction	Plaster or drywall, exposed masonry, vinyl composition	Necessary electrical and plumbing outlets

Bldg Type	Class	Description
BARBER-CPY	10-12	Canopy on a Barber Shop of the same class.

**Barber Shop Examples**

Barber 10



Barber 11



Barber 12



Churches

There are five classes for Churches in Chambers County. Below is the class with a brief description and the Economic Life of each. On the following page you will see a photo example of each class that is typical in Chambers County.

Class	Marshall & Swift Type/Class	Economic Life	Exterior Finish	Interior Finish	Lighting & Plumbing
Church 10	S Low-cost	35	Good metal panels and roof, finished interior, some trim	Drywall, acoustic tile, composition tile, few extras, minimum classrooms	Minimum lighting and plumbing, classroom features
Church 11	D Low-cost	35	Low-cost stucco or siding, composition roof, very plain	Drywall and plywood, asphalt and acoustic tile, minimum classrooms	Minimum lighting and plumbing, classroom features
Church 12	D Average	40	Stucco or siding, few stained glass windows, some trim	Drywall and veneers, vinyl composition tile, little trim, standard classrooms	Adequate lighting and plumbing, low-cost sound
Church 13	C Low-cost	40	Low-cost brick or block, composition roof, very plain	Painted masonry, plywood trim, asphalt tile, very plain classrooms	Minimum lighting and plumbing, classroom features
Church 14	C Average	45	Brick or block, stone trim, few simple stained-glass windows	Drywall, vinyl composition tile, little ornamental detail, standard classrooms	Adequate lighting and plumbing, low-cost sound

Bldg Type  
CHURCH-CPY

Class  
10-14

Description  
Canopy on a church of the same class.

**Church Examples**

Church 10



Church 11



Church 12



Church 13



Church 14



**Convenience Stores**

There are five classes for Convenience Stores in Chambers County. Below is the class with a brief description and the Economic Life of each. On the following page you will see a photo example of each class that is typical in Chambers County.

<b>Class</b>	<b>Marshall &amp; Swift Type/Class</b>	<b>Economic Life</b>	<b>Exterior Finish</b>	<b>Interior Finish</b>	<b>Lighting &amp; Plumbing</b>
CFS 9	S Low Cost Sec 13 (419)	30	Steel siding, partly finished interior	Minimum finish and partitions	Minimum code throughout.
CFS 10	D Pole Low Sec 13 (531)	30	Pole frame, metal, lined. Low-cost sash and fascia	Minimum finish and partitions, acoustic tile, vinyl composition	Minimum code throughout, display wiring and plumbing
CFS 11	D Low	30	Stucco or siding, small front	Minimum finish and partitions	Minimum code throughout
CFS 12	C Average	40	Brick or block, some mansard, parapet ornamentation	Typical food booth, acoustic tile, vinyl composition, adequate support	Adequate lighting and outlets, restrooms, small employees' restroom
CFS 13	D Good	45	Brick veneer or good siding, good frame and front	Good acoustic, ceramic tile, security partitioning, some snack prep area	Good lighting and outlets, public restrooms, standard fixtures

Bldg Type	Class	Description
CFS-CPY	10-13	Canopy on a convenience store of the same class.

**Convenience Store Examples**

CFS 9

Not typical for Chambers County

CFS 10



CFS 11



CFS 12



CFS 13



**Daycares**

There are three classes of Daycares in Chambers County. Below is the class with a brief description and the Economic Life of each. On the following page you will see a photo example of each class that is typical in Chambers County.

<b>Class</b>	<b>Marshall &amp; Swift Type/Class</b>	<b>Economic Life</b>	<b>Exterior Finish</b>	<b>Interior Finish</b>	<b>Lighting &amp; Plumbing</b>
Daycare 30	D Pole Low	35	Pole Frame, Metal siding	Drywall and asphalt tile	Minimum lighting/plumbing.
Daycare 31	D Low	35	Stucco or siding, very plain	Drywall and asphalt tile	Minimum lighting/plumbing
Daycare 52	C Low	40	Brick or block, tilt up, no trim	Painted walls and asphalt tile	Miniumum lighting/plumbing

There is no special class for daycare canopies. They are classed as a canopy according to the type and quality of construction.

**Daycare Examples**

DAYCARE 30



DAYCARE 31



DAYCARE 52



**Fast Food Restaurants**

There are three classes for Fast Food Restaurants in Chambers County. Below is the class with a brief description and the Economic Life of each. On the following page you will see a photo example of each class that is typical in Chambers County.

Class	Marshall & Swift Type/Class	Economic Life	Exterior Finish	Interior Finish	Lighting & Plumbing
FFR 10	S Low Cost	30	Finished interior, some front, little ornamentation	Low-cost prep area, minimum finish, asphalt tile	Min. Lighting and outlets, Min. Plumbing
FFR 11	C Average	30	Brick, block, some mansard, parapet ornamentation	Drywall, paneling, acoustic tile, pavers, vinyl comp., large eating/playroom	Adequate lighting and outlets, small restrooms
FFR 12	C Good	30	Brick, best block, stucco, good storefront, ornamentation	Typical chain and better large stores, plaster, ceramic, terrazzo, vinyl tile	Good lighting and service outlets, tiled restrooms

Bldg Type      Class              Description

FFR-CPY      10-12              Canopy on a Fast Food Restaurant of the same class.

**Fast Food Restaurant Examples**

FFR 10



FFR 11



FFR 12



**Feed Stores**

There are three classes for Feed Stores in Chambers County. Below is the class with a brief description and the Economic Life of each. On the following page you will see a photo example of each class that is typical in Chambers County.

<b>Class</b>	<b>Marshall &amp; Swift Type/Class</b>	<b>Economic Life</b>	<b>Exterior Finish</b>	<b>Interior Finish</b>	<b>Lighting &amp; Plumbing</b>
Feedstore 10	S Low	40	Metal panels on light frame, finished interior, small front	Acoustic tile, gypsum board wall finish, vinyl composition	Minimum lighting and outlets, minimum plumbing
Feedstore 11	D Low	40	Low Cost Stucco, siding, very plain exterior	Drywall, cheap acoustic tile, asphalt tile, few partitions	Minimum lighting and outlets, minimum plumbing
Feedstore 12	C Low	40	Low cost brick, block or tilt-up, low-cost front	Painted walls, drywall or acoustic tile, asphalt tile	Minimum lighting and employees' restroom

The Retail Store Sec 13 (353) classification in Marshall and Swift is what is used to value Feed Stores as there is not a specific listing in Marshall and Swift for Feed Stores.

Bldg Type	Class	Description
FEED-CPY	10-12	Canopy on a feed store of the same class.

**Feed Store Examples**

Feed Store 10



Feed Store 11



Feed Store 12



**Health Clubs**

There are three classes for Health Clubs in Chambers County. Below is the class with a brief description and the Economic Life of each. On the following page you will see a photo example of each class that is typical in Chambers County.

<b>Class</b>	<b>Marshall &amp; Swift Type/Class</b>	<b>Economic Life</b>	<b>Exterior Finish</b>	<b>Interior Finish</b>	<b>Lighting &amp; Plumbing</b>
Healthclub 10	S Low Cost	35	Enameled metal siding, insulated,	some interior finish	Minimum lighting & plumbing
Healthclub 11	D Average	35	Good stucco or siding, some brick or stone trim.	Plaster or drywall, some carpet and tile, good exercise room.	Adequate lighting, plumbing
Healthclub 12	C Average	40	Brick or block, concrete panels, some ornamentation	Plaster or drywall, carpet, vinyl composition, good exercise rooms.	Adequate lighting, plumbing

Bldg Type

Class

Description

HEALTH-CPY

10-12

Canopy on a Health Club of the same class.

**Health Club Examples**

Health Club 10

Not typical for Chambers County

Health Club 11

Not typical for Chambers County

Health Club 12



**Laundromats**

There are three classes for Laundromats in Chambers County. Below is the class with a brief description and the Economic Life of each. On the following page you will see a photo example of each class that is typical in Chambers County.

<b>Class</b>	<b>Marshall &amp; Swift Type/Class</b>	<b>Economic Life</b>	<b>Exterior Finish</b>	<b>Interior Finish</b>	<b>Lighting &amp; Plumbing</b>
Laundry 10	D Pole Average	30	Pole frame, metal panels, lined, plain front, little ornamentation	Acoustic tile, vinyl composition	Necessary electrical and plumbing
Laundry 11	D	30	Stucco or siding, plain storefront	Plaster, acoustic tile, little ornamentation, vinyl composition	Necessary electrical and plumbing
Laundry 12	C	35	Brick, block, tilt-up, plain storefront	Plaster or drywall, acoustic tile, vinyl composition tile	Adequate lighting, outlets and plumbing

Bldg Type

Class

Description

LAUNDRYCPY

10-12

Canopy attached to a Laundromat of the same class.

**Laundromat Examples**

Laundry 10



Laundry 11



Laundry 12



**Lumber Yards**

Lumber Yards are split into a few different classes based on the type of building used. Below are the classes with a brief description and the Economic Life of each. On the following page you will see a photo example of each class that is typical in Chambers County.

**(WAREHOUSE DISCOUNT STORES)**

<b>Class</b>	<b>Marshall &amp; Swift Type/Class</b>	<b>Economic Life</b>	<b>Exterior Finish</b>	<b>Interior Finish</b>	<b>Lighting &amp; Plumbing</b>
WDS 10	D Pole Low Cost	30	Metal panels on light pole-frame, very plain, no glass except entry door	Unfinished, shell type, few partitions, concrete floor	Minimum code throughout
WDS 11	D Average	30	Stucco or frame siding, open frame, small front, some trim	Painted walls, some partitions, office area, vinyl composition and acoustic	Adequate lighting, restrooms
WDS 12	C Average	30	Average block, brick or tilt-up, open pipe or wood columns, some trim	Painted walls, some partitions, office area, vinyl composition and acoustic	Adequate lighting, restrooms

**(LUMBER STORAGE SHEDS)**

<b>Class</b>	<b>Marshall &amp; Swift Type/Class</b>	<b>Economic Life</b>	<b>Exterior Finish</b>	<b>Interior Finish</b>	<b>Lighting &amp; Plumbing</b>
LSS 10	S Average	15	Open front, steel siding, light steel or wood frame	Unfinished, asphalt or dirt floor, average racks	None
LSS 11	S Good	20	Open front, some doors, good steel siding on steel frame	Unfinished, light concrete or asphalt, good racks	Few lights on front, no plumbing

**(MATERIAL STORAGE SHEDS)**

<b>Class</b>	<b>Marshall &amp; Swift Type/Class</b>	<b>Economic Life</b>	<b>Exterior Finish</b>	<b>Interior Finish</b>	<b>Lighting &amp; Plumbing</b>
MSS 10	S Average	20	Open one side, good metal on steel frame	Unfinished, light concrete or asphalt floor	Few lights on front, no plumbing

**Lumber Yard Examples**

WDS 10  
(Warehouse Discount Store)

Not typical for Chambers County

WDS 11  
(Warehouse Discount Store)

Not typical for Chambers County

WDS 12  
(Warehouse Discount Store)



**Lumber Yard Examples**  
**Continued**

LSS 10  
(Lumber Storage Shed)



LSS 11  
(Lumber Storage Shed)



MSS 10  
(Material Storage Sheds)



**Markets**

There are three classes for Markets in Chambers County. Below is the class with a brief description and the Economic Life of each. On the following page you will see a photo example of each class that is typical in Chambers County.

<b>Class</b>	<b>Marshall &amp; Swift Type/Class</b>	<b>Economic Life</b>	<b>Exterior Finish</b>	<b>Interior Finish</b>	<b>Lighting &amp; Plumbing</b>
Market 10	S Low Cost	30	Metal Panels, Small Front	Some finish, very few partitions	Minimum lighting & plumbing
Market 11	D Low Cost	30	Siding or Stucco, Small Front	Some finish, very few partitions	Minimum lighting & plumbing
Market 12	C Low Cost	35	Cheap brick, block, tilt-up, pilasters or light frame	Painted walls, part acoustic tile, exposed rafters, minimum partitions	Minimum food store lighting and plumbing

Bldg Type	Class	Description
MARKET-CPY	10-12	Canopy on a market with the same class.

**Market Examples**

Market 10



Market 11



Market 12



**Medical Buildings**

There are three classes for Medical Buildings in Chambers County. Below is the class with a brief description and the Economic Life of each. On the following page you will see a photo example of each class that is typical in Chambers County.

<b>Class</b>	<b>Marshall &amp; Swift Type/Class</b>	<b>Economic Life</b>	<b>Exterior Finish</b>	<b>Interior Finish</b>	<b>Lighting &amp; Plumbing</b>
Medical 10	S Low Cost	35	Steel or aluminum on light frame, finished interior, some insulation	Low-cost finishes and partitions, acoustic tile, asphalt tile	Minimum lighting and plumbing with few extras
Medical 11	D Low Cost	35	Light Stucco or siding on wood or steel studs, very plain	Drywall, cheap partitions, acoustic tile, asphalt tile	Minimum lighting and outlets, adequate plumbing
Medical 12	B Low Cost	45	Brick, concrete block, lift slab, very plain, small lobby	Low-cost finishes and partitions, acoustic tile, asphalt tile	Minimum lighting and plumbing with few extras

Bldg Type	Class	Description
MED-CPY	10-12	Canopy on a Medical Building of the same class.

**Medical Building Examples**

Medical 10



Medical 11

Not typical for Chambers County

Medical 12



**Mortuaries**

There is only one class for Mortuaries in Chambers County. Below is the class with a brief description and the Economic Life. On the following page you will see a photo example of the class that is typical in Chambers County.

<b>Class</b>	<b>Marshall &amp; Swift Type/Class</b>	<b>Economic Life</b>	<b>Exterior Finish</b>	<b>Interior Finish</b>	<b>Lighting &amp; Plumbing</b>
Mortuary 10	C Average	45	Brick or block, some trim, good entrance	Exposed block, plaster or drywall, carpet, acoustic ceiling, hardwood	Adequate lighting/plumbing

Bldg Type	Class	Description
MORT-CPY	10	Canopy on a Mortuary.

**Mortuary Examples**

Mortuary 10



**Motels**

There are four classes for Motels in Chambers County. Below is the class with a brief description and the Economic Life of each. On the following page you will see a photo example of each class that is typical in Chambers County.

<b>Class</b>	<b>Marshall &amp; Swift Type/Class</b>	<b>Economic Life</b>	<b>Exterior Finish</b>	<b>Interior Finish</b>	<b>Lighting &amp; Plumbing</b>
Motel 10	D Cheap	30	Cheap siding, no trim	Minimum finish, very plain	Minimum code throughout
Motel 11	D Low	30	Siding or stucco, small office, outside entries	Drywall, carpet, vinyl composition tile, budget rooms	Minimum code, low-cost fixtures
Motel 12	D Fair	30	Siding or stucco, standard front, small lobby, vending area	Drywall, carpet, vinyl composition, minimum suites, no food services	Standard fixtures, guest laundry, small lobby restrooms
Motel 13	C Fair	35	Block or brick, standard front, small lobby, vending area	Drywall, carpet, vinyl composition, minimum suites, no food services	Standard fixtures, guest laundry, small lobby restrooms

Bldg Type	Class	Description
MOTEL-CPY	10-13	Canopy on a Motel of the same class.

**Motel Examples**

Motel 10



Motel 11



Motel 12



Offices

There are six classes for Office Buildings in Chambers County. Below is the class with a brief description and the Economic Life of each. On the following page you will see a photo example of each class that is typical in Chambers County.

Class	Marshall & Swift Type/Class	Economic Life	Exterior Finish	Interior Finish	Lighting & Plumbing
Office 10	D Low Cost	40	Light stucco or siding on wood or steel studs, very plain	Drywall, few partitions, acoustic tile, asphalt tile	Minimum lighting and plumbing
Office 11	S Average	45	Insulated wall or sandwich panels, adequate fenestration	Drywall, acoustic tile, low-cost carpet or vinyl composition	Adequate lighting and plumbing
Office 12	D Average	45	Stucco or wood siding on wood or steel studs, some trim	Drywall, acoustic tile, low-cost carpet or vinyl composition	Adequate lighting and plumbing
Office 13	C Average	50	Steel or concrete frame, or bearing walls, some trim	Paint, drywall partitions, acoustic tile, vinyl composition	Fluorescent lighting, adequate outlets and plumbing
Office 14	D Good	50	Best stucco on good frame, brick or stone trim, good front	Plaster or drywall, good partitions, acoustic tile, carpet and vinyl	Good fluorescent lighting, good restrooms and fixtures
Office 15	C Good	55	Steel frame or bearing walls, brick/concrete panels, some ornamentation	Plaster or drywall, good partitions, acoustic tile, carpet and tile	Good fluorescent lighting, good restrooms and fixtures

Bldg Type	Class	Description
OFFICE-CPY	10-15	Canopy on an office of the same class.
MOB HME	T-1S, T-2S T-1D, T-2D	Mobile home used as an office is typically classed as a mobile home.

Office Examples

Office 10



Office 11



Office 12



Office 13



Office 14



Office 15



**Pharmacies**

There are three classes for Pharmacies in Chambers County. Below is the class with a brief description and the Economic Life of each. On the following page you will see a photo example of each class that is typical in Chambers County.

<b>Class</b>	<b>Marshall &amp; Swift Type/Class</b>	<b>Economic Life</b>	<b>Exterior Finish</b>	<b>Interior Finish</b>	<b>Lighting &amp; Plumbing</b>
Pharmacy 10	S Low Cost	30	Steel panels, finished interior, small front, little trim	Painted exterior walls, minimum retail finish, typical low-end chain	Adequate lighting, plumbing and pharmacy, small employees restroom
Pharmacy 11	D Low Cost	30	Stucco or siding on studs, small front, little trim	Painted exterior walls, minimum retail finish, typical low-end chain	Adequate lighting, plumbing and pharmacy, small employees restroom
Pharmacy 12	C Low Cost	35	Minimum block or cheap brick, bar joists, built-up roof	Painted exterior walls, minimum retail finish, typical low-end chain	Adequate lighting and pharmacy, small employees restroom

Bldg Type	Class	Description
PHAR-CPY	10-12	Canopy on a pharmacy of the same class.

**Pharmacy Examples**

Pharmacy 10



Pharmacy 11

Not Typical for Chambers County

Pharmacy 12

Not Typical for Chambers County

**Restaurants**

There are four classes for Restaurants in Chambers County. Below is the class with a brief description and the Economic Life of each. On the following page you will see a photo example of each class that is typical in Chambers County.

<b>Class</b>	<b>Marshall &amp; Swift Type/Class</b>	<b>Economic Life</b>	<b>Exterior Finish</b>	<b>Interior Finish</b>	<b>Lighting &amp; Plumbing</b>
Restaurant 10	S Low Cost	30	Finished interior, some front	Low-cost finish, asphalt tile	Minimum lighting and plumbing
Restaurant 11	D Low Cost	30	Cheap stucco or siding, very plain	Low-cost short order café, minimum finish	Minimum lighting and outlets, minimum plumbing
Restaurant 12	C Low Cost	30	Cheap brick, block, very plain building, low-cost front	Low cost short order café, min finish, asphalt tile	Minimum lighting and outlets, min plumbing
Restaurant 13	D Good	35	Stucco or siding, metal and glass, some ornamentation	Typical chain restaurant or coffee shop, vinyl and ceramic floors	Good lighting and service outlets, tiled restrooms

Bldg Type

Class

Description

REST-CPY

10-13

Canopy on a Restaurant of the same class.

Restaurant Examples

Restaurant 10



Restaurant 11



Restaurant 12



Restaurant 13



**Rest Homes**

There are two classes for Rest Homes in Chambers County. Below is the class with a brief description and the Economic Life of each. On the following page you will see a photo example of each class that is typical in Chambers County.

<b>Class</b>	<b>Marshall &amp; Swift Type/Class</b>	<b>Economic Life</b>	<b>Exterior Finish</b>	<b>Interior Finish</b>	<b>Lighting &amp; Plumbing</b>
Resthome 10	C Low Cost	40	Brick, block, tilt-up, little ornamentation, simple entrances	Painted walls, some plaster or drywall, acoustic and asphalt tile	Minimum lighting and plumbing, minimum hospital facilities
Resthome 11	C Avg Cost	40	Brick, block, some metal and glass, some ornamentation	Plaster or drywall, acoustic ceilings, vinyl compositions	Signal system, therapy facilities, adequate lighting and plumbing

Bldg Type	Class	Description
RESTHM-CPY	10-11	Canopy on a Resthome of the same class.

**Rest Home Examples**

Rest Home 10



Rest Home 11

Not typical for Chambers County

**Retail Stores**

There are six classes for Retail Stores in Chambers County. Below is the class with a brief description and the Economic Life of each. On the following page you will see a photo example of each class that is typical in Chambers County.

<b>Class</b>	<b>Marshall &amp; Swift Type/Class</b>	<b>Economic Life</b>	<b>Exterior Finish</b>	<b>Interior Finish</b>	<b>Lighting &amp; Plumbing</b>
Retail-ST 10	S Low Cost	40	Metal panels on light frame, finished interior, small front	Acoustic tile, gypsum board wall finish, vinyl composition	Minimum lighting and outlets, minimum plumbing
Retail-ST 11	D Low Cost	40	Low-cost Stucco, frame siding, very plain exterior	Drywall, cheap acoustic tile, asphalt tile, few partitions	Minimum lighting and outlets, minimum plumbing
Retail-ST 12	C Low Cost	40	Low-cost brick, block, tilt-up, low-cost front	Painted walls, drywall or acoustic tile, asphalt tile	Minimum lighting and employees' restroom
Retail-ST 13	C Average	45	Brick, block, tilt-up, plain front, some ornamentation	Drywall/plaster, exposed masonry, acoustic tile, vinyl composition	Adequate lighting and outlets, small employees restroom
Retail-ST 14	D Good	45	Good Stucco or siding, brick veneer, good display front, ornamentation	Plaster, acoustic plaster or good acoustic tile, vinyl composition	Good lighting and outlets, restrooms, standard fixtures
Retail-ST 15	C Good	50	Brick, stucco on block, best tilt-up, good display front	Plaster, acoustic plaster or tile ceilings, carpet, vinyl tile	Good lighting and outlets, adequate restrooms

Bldg Type

Class

Description

RETAIL-CPY

10-15

Canopy on a Retail Store of the same class.

**Retail Store Examples**

Retail Store 10



Retail Store 11



Retail Store 12



Retail Store 13

Not Typical for Chambers County

Retail Store 14



Retail Store 15



Service Garages

There are four classes for Service Garages in Chambers County. Below is the class with a brief description and the Economic Life of each. On the following page you will see a photo example of each class that is typical in Chambers County.

Class	Marshall & Swift Type/Class	Economic Life	Exterior Finish	Interior Finish	Lighting & Plumbing
Service 10	D Pole Low Cost	30	Pole frame and truss, metal siding	Small partitioned office area, concrete floor, utility type	Minimum lighting and plumbing
Service 11	S Low Cost	30	Light, pre-engineered, utility type building	Unfinished, small office area, concrete floor	Minimum lighting and plumbing
Service 12	D Low Cost	30	Cheap frame, stucco or siding	Unfinished, small office area, concrete floor	Minimum lighting and plumbing
Service 13	C Low Cost	35	Light masonry bearing walls, light rafters	Unfinished, small partitioned office area, concrete floor	Minimum electrical and plumbing

Bldg Type	Class	Description
SERV-CPY	10-13	Canopy on a Service Garage of the same class.

Service Garage Examples

Service 10



Service 11



Service 12



Service 13



**Snack Shacks**

There is one class for Snack Shack in Chambers County. Below is the class with a brief description and the Economic Life. On the following page you will see a photo example of a snack shack that is typical in Chambers County.

<b>Class</b>	<b>Marshall &amp; Swift Type/Class</b>	<b>Economic Life</b>	<b>Exterior Finish</b>	<b>Interior Finish</b>	<b>Lighting &amp; Plumbing</b>
Snack Shack 10	D Cheap	15	Box Frame	Open Counter	Minimum Fixtures

**Snack Shack Examples**

Snack Shack 10



Strip Centers

There are four classes for Strip Centers in Chambers County. Below is the class with a brief description and the Economic Life of each. On the following page you will see a photo example of each class that is typical in Chambers County.

Class	Marshall & Swift Type/Class	Economic Life	Exterior Finish	Interior Finish	Lighting & Plumbing
Shopcenter 10	D Pole Low Cost	30	Pole frame, metal siding, finished interior, small fronts	Drywall, low-cost tile, few partitions	Minimum lighting, outlets and plumbing per unit
Shopcenter 11	D Low Cost	30	Low-cost wood or stucco, very plain, small fronts	Low-cost acoustic tile, asphalt tile, few partitions	Minimum lighting, outlets and plumbing per unit
Shopcenter 12	C Low Cost	35	Low-cost fronts, block or brick, tilt-up panels, bearing walls	Painted walls, drywall or acoustic tile, asphalt tile, few partitions	Minimum lighting, outlets and plumbing per unit
Shopcenter 13	D Average	35	Pipe columns, web or bar joists, good brick, stucco or siding, plain fronts	Drywall, acoustic tile, vinyl composition, some carpet and trim	Adequate lighting and outlets per unit, small restrooms

Bldg Type	Class	Description
SHOP-CPY	10-13	Canopy on a strip center of the same class.

**Strip Center Examples**

Shopcenter 10



Shopcenter 11



Shopcenter 12



Shopcenter 13



**Truck Stops**

There are three classes for Truck Stops in Chambers County. Below is the class with a brief description and the Economic Life of each. On the following page you will see a photo example of each class that is typical in Chambers County.

<b>Class</b>	<b>Marshall &amp; Swift Type/Class</b>	<b>Economic Life</b>	<b>Exterior Finish</b>	<b>Interior Finish</b>	<b>Lighting &amp; Plumbing</b>
Trk-Stop 10	S Average	30	Steel frame, metal siding, plain storefront entry	Fast food service, small convenience store, rest area	Adequate electrical, plumbing, walk-in box storage
Trk-Stop 11	D Average	30	Stucco or siding, plain storefront entry	Fast food service, small convenience store, rest area	Adequate electrical, plumbing, walk-in box storage
Trk-Stop 12	D Good	35	Brick veneer or good siding, good storefront lobby	Full-service food seating, retail, rest and game rooms	Good electrical and plumbing, showers, full kitchen

Bldg Type	Class	Description
TRKST-CPY	10-12	Canopy on a Truck Stop of the same class.

**Truck Stop Examples**

Trk-Stop 10

Not typical for Chambers County

Trk-Stop 11



Truck-Stop 12



**Vet Clinics**

There are three classes for Vet Clinics in Chambers County. Below is the class with a brief description and the Economic Life of each. On the following page you will see a photo example of each class that is typical in Chambers County.

<b>Class</b>	<b>Marshall &amp; Swift Type/Class</b>	<b>Economic Life</b>	<b>Exterior Finish</b>	<b>Interior Finish</b>	<b>Lighting &amp; Plumbing</b>
Vet 10	S Average	35	Insulated sandwich panels or metal with finished interior	Drywall, vinyl composition, cages and runs not included	Adequate lighting, fluoroscope outlets and adequate plumbing
Vet 11	D Average	35	Stucco or siding, brick trim or low cost brick veneer	Plaster or drywall, vinyl composition, cages and runs not included	Adequate lighting, fluoroscope outlets, adequate plumbing
Vet 12	C Average	40	Brick, partially finished interior, some trim	Plaster or drywall, vinyl composition, cages and runs not included	Adequate lighting, fluoroscope outlets, adequate plumbing

Bldg Type

Class

Description

VET-CPY

10-12

Canopy on a Vet Clinic with the same class.

**Vet Clinic Examples**

Vet 10



Vet 11

Not typical for Chambers County

Vet 12



**Warehouse Discount Store**

There is one class for Warehouse Discount Store in Chambers County. Below is the class with a brief description and the Economic Life. On the following page you will see a photo example.

<b>Class</b>	<b>Marshall &amp; Swift Type/Class</b>	<b>Economic Life</b>	<b>Exterior Finish</b>	<b>Interior Finish</b>	<b>Lighting &amp; Plumbing</b>
DiscStore 10	C Average	35	Avg Block tilt up, open pipe or wood columns, some trim.	Painted walls, some partitions, office area, vinyl composition and acoustic.	Adequate lighting, Restrooms, small snack bar or deli/fast food.

DiscStore 10



## MISCELLANEOUS BUILDING TYPES AND DESCRIPTIONS

ASPHALT	1	Any area covered with asphalt; Usually a driveway or parking area.
CANOPY	10-55	Any type of cover similar to a porch On a commercial building. Classed according to type and quality of Construction.
COMM SLAB	10	This is used to value a partial Complete. Usually includes only a slab with some plumbing. This is A flat value \$100,000.
CONCRETE	1	This is typically a concrete area that Is not covered, or a driveway, or Parking lot.
DECK	1-2	Decks are wooden structures that are Usually open (not covered) There are two classes that are used based on quality of construction.
MOB HME PK	1	Space set up for a mobile home or RV That has no build up material.
MOB HME PK	2	Space set up for a mobile home or RV That has crushed rock or concrete for the pad.
MOB HME PK	3	Space set up for a mobile home or RV that has asphalt for the pad.
MOB HME PK	4	Space set up for a mobile home or RV That has finished concrete for the pad.

STORAGE	32-53	Storage building classed according to quality of construction. 41 and 42 are most common. 33 is for brick.
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WAREHOUSE	10	Metal structure; 12 foot tall. No concrete.
WAREHOUSE	11	Metal structure; 16 foot tall. No concrete.
WAREHOUSE	12	Metal structure; 12 foot tall. With concrete.
WAREHOUSE	13	Metal structure; 16 foot tall. With concrete.
WH-CPY	10-13	Canopy attached to a warehouse of the same class.