

NEIGHBORHOOD SHOPPING CENTERS

SEC 13 (412)

CLASSIFICATION					
TYPE	CLASS	\$ PER SQ FT	LOCAL MULT	CURRENT COST	FINAL \$ PER SQ FT
SHOPCENTER	10	\$91.00	0.9	0.98	\$80.26
SHOPCENTER	11	\$93.00	0.89	1.02	\$84.43
SHOPCENTER	12	\$100.00	0.89	1.03	\$91.67
SHOPCENTER	13	\$119.00	0.89	1.02	\$108.03
SHOPCENTER	14	\$127.00	0.89	1.03	\$116.42
SHOPCENTER	15	\$152.00	0.89	1.03	\$139.34

DEPRECIATION		
TYPE	CLASS	YR LIFE
SHOPCENTER	10	30
SHOPCENTER	11	30
SHOPCENTER	12	35
SHOPCENTER	13	35
SHOPCENTER	14	40
SHOPCENTER	15	45

CANOPIES		
TYPE	CLASS	FINAL \$ PER SQ FT
SHOP-CPY	10	\$16.05
SHOP-CPY	11	\$16.89
SHOP-CPY	12	\$18.33
SHOP-CPY	13	\$21.61
SHOP-CPY	14	\$23.28
SHOP-CPY	15	\$27.87

CANOPY DEPRECIATION		
TYPE	CLASS	YR LIFE
SHOP-CPY	10	15
SHOP-CPY	11	15
SHOP-CPY	12	15
SHOP-CPY	13	15
SHOP-CPY	14	20
SHOP-CPY	15	20

MARSHALL & SWIFT	
SHOPCENTER 10	S LOW COST
SHOPCENTER 11	D LOW COST
SHOPCENTER 12	C LOW COST
SHOPCENTER 13	D AVERAGE
SHOPCENTER 14	C AVERAGE
SHOPCENTER 15	C GOOD

S Low

D Low

C Low

D Avg

C Avg

C Good

Shopcenter - 10

Metal siding, finished interior, small fronts. Drywall, low-cost tile, few partitions. Minimum lighting, outlets and plumbing per unit.

Shopcenter - 11

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

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

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.

Shopcenter - 14

Good block, tilt-up, bearing or light frame, Plain fronts, some trim. Drywall, Acoustic tile, VCT, some carpet and masonry partitions. Adequate lighting and outlets per unit, small restrooms. Package A.C.

Shopcenter - 15

Stucco or brick on block, light frame, good roof, mansard and storefronts. Drywall, some paneling, good VCT and acoustic tile, carpet. Good lighting and outlets per unit, small restrooms. Package A.C.

ALL VALUES AS PER MARSHALL SWIFT