

OTHER FEATURES

Eight features are included for consideration, seven individual features and one composite. Space is provided to enter the actual square footage or dimensions for masonry adjustment or recreation room.

OTHER FEATURES		AMOUNT
551	1 MASONRY ADJ [] _____ x _____	
552	2 REC ROOM _____ x _____	
553	3 WB FP: STACKS _____ OPENINGS _____	
554	4 METAL FP: STACKS _____ OPENINGS _____	
555	5 GAS FP _____	
556	6 BASEMENT GARAGE, NO. CARS _____	
557	7 BUILT-IN GARAGE, NO. CARS _____	
558	8 DORMERS, TYPE: _____ L.F. _____	
559	9 TOTAL ADDITIONAL OTHER FEATURE AMT.	
TOTAL OTHER FEATURE AMT.		

MASONRY ADJUSTMENT

A bracket [] is provided to enter a plus sign (+) to indicate the presence of brick or stone walls on a dwelling listed to be priced as frame, or a minus sign (-) to indicate the presence of frame or equivalent walls on a dwelling listed to be priced as masonry. Enter the appropriate dimensions or square footage in the character positions provided. Space is provided at the far right to enter the actual value of the masonry adjustment. Please refer to the Other Features section of the cost schedules in this manual for appropriate square foot masonry adjustment costs.

The example below for a frame constructed house shows a positive masonry adjustment for 4 feet of stone wainscoting across the front of the house. The stone covers an area 4 feet high by 30 feet long or 120 square feet. The cost is \$6.75 per square foot (taken from the cost table) or \$810 for the adjustment.

OTHER FEATURES		AMOUNT
551	1 MASONRY ADJ [+] <u>04</u> x <u>30</u>	810

RECREATION ROOM

Space is provided to enter either the square foot or dimension measure of a basement recreation room in the dwelling plus the dollar value attributable to it. Please refer to the Other Features section of the cost schedules in this manual for appropriate square foot recreation room costs.

The example below shows a 14 ft. by 20 ft. basement recreation room, or 280 square feet. The cost is \$7.25 per square foot (taken from the cost table) or \$2,030 attributed to the recreation room.

OTHER FEATURES		AMOUNT
552	2 REC ROOM <u>14</u> x <u>20</u>	2,030

Note: A recreation room is always considered to be of lesser quality construction than the rest of the dwelling. If a recreation room is of the same quality as the rest of the dwelling, it should be listed as finished living area.

WOODBURNING FIREPLACE

This parameter indicates the presence of one or more woodburning masonry fireplaces. No other type is considered in this field. Character positions are provided to enter the number of stacks and the number of openings, as well as the dollar value of the fireplace(s). Please refer to the Other Features Section of the cost schedules for appropriate woodburning masonry fireplace costs.

The example below shows one woodburning masonry fireplace with two openings and two stacks (for a two-story dwelling). The value taken from the cost table for this fireplace is \$5,375 plus \$1,625 (for the additional opening) plus \$850 (for the additional stack above the base of one). \$5,375 + \$1,625, + \$850 = \$7,850.

	OTHER FEATURES	AMOUNT
553	3 WB FP: STACKS <u>2</u> OPENINGS <u>2</u>	7,850

METAL FIREPLACE

Indicates the presence of prefabricated metal fireplace(s). A character position is provided to enter the number of stacks as well as the dollar value of the fireplace(s). Please refer to the Other Features section of the cost schedules for appropriate metal fireplace costs.

The example below shows one prefabricated metal fireplace with two stacks (for a two-story dwelling). The value taken from the cost table for this fireplace is \$1,825 plus \$475 (for the additional stack above the base of one). $\$1,825 + \$475 = \$2,300$.

	OTHER FEATURES	AMOUNT
554	4 METAL FP: STACKS <u>2</u> OPENINGS <u>1</u>	2,300

GAS FIREPLACE

Indicates the presence of a gas-only (not wood burning) prefabricated metal fireplace(s). A character position is provided to enter the number of fireplaces as well as the dollar value of the fireplace(s).

	OTHER FEATURES	AMOUNT
555	5 GAS FP	

BASEMENT GARAGE

Indicates the presence of a garage in the basement level of the dwelling. A character position is provided to enter the car capacity of the basement garage. Space is also provided to enter the additional dollar value necessary for the basement garage. Please refer to the Other Features section of the cost schedules in this manual for appropriate additional costs attributed to basement garages.

The example below shows a dwelling with a 2-car basement garage. The additional cost necessary for the 2-car basement garage is \$2,025 (taken from the cost table).

	OTHER FEATURES	AMOUNT
556	6 BASEMENT GARAGE NO. CARS <u>2</u>	\$2,025

BUILT-IN GARAGE

Indicates the presence of a garage at grade level having living areas both adjacent to and above the garage. A character position is provided to enter the car capacity of the built-in garage. Space is also provided to enter the additional dollar value necessary for the built-in garage. Please refer to the Other Features section of the cost schedules in this manual for appropriate additional costs attributed to built-in garages.

The example below shows a dwelling with a 2-car built-in garage. The additional cost necessary for the 2-car built-in garage (frame in this example) is \$7,875 (taken from the cost table).

	OTHER FEATURES	AMOUNT
557	7 BUILT-IN GARAGE NO. CARS <u>2</u> Type: <u>Frame</u>	7,875

DORMERS

Whether gable, hip or shed, the cost is per linear foot of the projected face. The cost is an adjustment to the dwelling price and accounts for the exterior construction. When finished, the interior should be included with the total floor area and priced with the dwelling. Space is provided for the type, i.e., shed, gable, and for the linear footage.

The example below shows 28 linear feet of gabled dormer. The additional cost for these dormers is (taken from the cost page). $\$115 \times 28 \text{ linear feet} = \$3,220$.

OTHER FEATURES		AMOUNT
558	8 DORMERS, TYPE: <u>Gable</u> <u>28</u> L.F.	3,220

TOTAL ADDITIONAL OTHER FEATURES

This entry is provided as a dollar value summary of any additional other features not found in 1 through 7. Each additional other feature should be listed on side 3 in the Additional Other Features area by using an abbreviated written description. Each item must then be soundly valued utilizing the appraiser's best judgment of value. Cost tables are not provided for Additional Other Features.

Once each item has been valued, the values are summed and the total is carried to the (559 field) Total Additional Other Features line on side 2 under Other Features.

The following example shows two entries under Additional Other Features. One is for sliding glass patio doors with an estimated value of \$2,300. The other entry is \$3,000 for a residential (indoor) fountain.

ADDITIONAL OTHER FEATURES	AMOUNT
1 <i>Sliding glass patio doors</i>	2,300
2 <i>Residential fountain</i>	3,000
3	
4	
5	
6	
7	
8	
TOTAL ADD'L OTH. FEATURES CARRY TOTAL TO 559	5,300

OTHER FEATURES		AMOUNT
559	TOTAL ADDITIONAL OTHER FEATURE AMT.	5,300

The total of the two additional other features (\$5,300) is then carried to the Total Additional Other Features line.

Note: As a guideline, an item should be listed under Other Features if it is permanently affixed or part of the original dwelling structure and has approximately the same life. If it does not meet either of these requirements, it should be listed and priced as an attachment.

TOTAL OTHER FEATURES

This one-line dollar value entry is the total of all other features.

The example below shows the positive masonry adjustment of \$810; a recreation room worth \$2,030; a woodburning masonry fireplace worth \$7,850; a metal fireplace worth \$1,825 plus \$475 (additional stack); the additional cost for a basement garage of \$2,025; the cost for a two-car built-in frame garage of \$7,875; the cost of 28 linear feet of gable dormer or \$3,220; and a total estimate figure for sliding patio doors and a residential fountain of \$5,300. The items are totaled to \$31,410 for all of the other features.

OTHER FEATURES		AMOUNT
551	1 MASONRY ADJ x S/B [+] <u>4</u> x <u>3.0</u>	810
552	2 REC ROOM <u>14</u> x <u>2.0</u>	2,030
553	3 WB FP: STACKS <u>1</u> OPENINGS <u>2</u>	7,850
554	4 METAL FP: STACKS <u>2</u> OPENINGS	2,300
555	5 GAS FP	
556	6 BASEMENT GARAGE, NO. CARS <u>2</u>	2,025
557	7 BUILT-IN GARAGES, NO. CARS <u>2</u> TYPE: <i>Frame</i>	7,875
558	8 DORMERS, TYPE: <u>Gable</u> <u>28</u> L.F.	3,220
559	9 TOTAL ADDITIONAL OTHER FEATURE AMT.	5,300
TOTAL OTHER FEATURE AMT.		\$31,410