



Commercial Data Collection Guidelines

- Joe Hapgood, CAE

What Do You Do With This One?!



Motels, Class 1200

- Included In Cost:
 - Lobby/Office
 - Managers Living Area
 - Small Overhang (4' +/-)

Motels, Class 1200 Continued

- Not Included In Cost:
 - Restaurant/Club (Price As Class 1315)
 - Drive-Thru Canopies (1/4 to 2/5 Of Effective Rate Of Building)
 - Pools/Pool Enclosures (Price From M&S Sections 66 and 67)
 - Carports, Covered Parking, Paving, Lighting, Signs, Sprinklers
 - Meeting Rooms (Price As 1615, Theater)

Apartments, Class 1205

- Included In Cost:
 - Lobby Area
 - Hallways/Breezeways
 - Laundry Area
 - Small Storage Area For Each Apartment

Apartments, Class 1205 Cont.

- Not Included In Cost:
 - Carports or Garages
 - Paving, Lighting, Sidewalks, Signs
 - Fireplaces, Sprinklers, Elevators
 - Porches/Balconies (1/4 to 1/2 Effective Rate Of Building)
 - Pools and Maintenance Storage Areas
 - Office (If Separate From Apartment Building)

Grocery, Class 1300

- Included In Cost:
 - Storage Area (Up to 30%)
 - Small Finished Office Area
 - Built In Refrigeration
 - Cold Rooms
 - Small Canopy Across Front

Grocery, Class 1300 Continued

- Not Included In Cost:
 - Paving
 - Lighting
 - Signs
 - Loading Docks And Loading Wells
 - Sprinkler Systems
 - Any Multipliers (Floor Area-Perimeter, Story Height, Local, Etc.)

Convenience Stores, Class 1305

- Included In Cost:
 - Walk-In Freezers And Coolers
 - Small Overhang (4' +/-)

Convenience Stores, Class 1305 Continued

- Not Included In Cost:
 - Fuel Storage Tanks, Pumps, Etc. (Price From M&S Sections 61 And 64)
 - Canopies
 - Paving
 - Lighting
 - Signs

Restaurant, Fast Food, Drive-In Class 1300's

- Included In Cost:
 - Office And Storage Areas
 - Necessary Plumbing, Electric, Etc.
 - Built In Refrigerators
 - Small Overhang (4' +/-)

Restaurant, Fast Food, Drive-In Class 1300's Continued

- Not Included In Cost:
 - Drive-In Canopies/Speakers
 - Paving
 - Lighting
 - Signs
 - Sprinklers

Car Wash, Self-Service Class 6405

- Included In Cost:
 - Equipment Room (6405 R)
 - Wash Bays (6405 B)
 - Concrete Slab
 - Floor Drains
 - Basic Electric, Lighting, Water Service

Car Wash, Self-Service Class 6405 Continued

- Not Included In Cost:
 - Vacuum Stations
 - Additional Canopies
 - All Exterior Paving
 - Signs

Car Wash, Drive-Thru, Class 6410

- Included In Cost:
 - Concrete Slab
 - Floor Drains, Electric, Lighting, Water Service
 - Equipment Enclosure

Car Wash, Drive-Thru, Class 6410, Continued

- Not Included In Cost:
 - Restroom fixtures
 - Cashier Booth
 - Water Softener
 - Vacuums
 - Dryer
 - Canopies and Exterior Paving

Miscellaneous

- Miscellaneous Improvements With Significant Value Frequently Overlooked:
 - Fences (Security or Sight-Proof)
 - Interior Sprinkler Systems
 - Lighting
 - Paving
 - Canopies

House vs. Commercial

- The Decision To Appraise A House As Commercial Property Involves:
 - Extent Of Conversion
 - Probable Use If Sold
 - Location
 - Use Of Surrounding Properties
 - Assessor's Opinion