ARKANSAS

COMMERCIAL PERSONAL PROPERTY

APPRAISAL MANUAL

NINTH EDITION

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ASSESSMENT COORDINATION DEPARTMENT

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Commercial Personal Property Manual
Introduction

This manual has been prepared by the Assessment Coordination Department to help achieve equity in the assessment of the personal property of commercial and industrial establishments through uniform application of valuation guidelines. It is the mandate of the Constitution of Arkansas and the goal of this Department that equity be realized within and between all classes of property throughout all taxing jurisdictions in Arkansas.

None of the content of this manual is intended, in any way, to relieve property owners or assessing officials of their obligation by law to report, value, or assess personal property at its true and full market value. Application of the valuation guidelines, procedures, and rates contained in this publication, together with sound judgement on the part of assessment officials, will help determine the validity of values received from a variety of commercial operations. Methodologies contained herein are intended only to provide the user with an approximation of value for the personalty of a business "typical" for that class. Others, for example, the indexed depreciation schedules, are provided to determine estimated market value based on adjustments to information obtained from property owners.

Accurate application of the several portions of this guide will be difficult without a thorough familiarity with its content. To this end, each section is accompanied by descriptive text to provide such information. Before using any section, **please read the instructions!** To facilitate use of the manual, this Department will conduct workshops, schools, and other training sessions as needed.

This manual will be published in updated form periodically, not only to maintain accuracy of existing rates and values, but also to include new classes of businesses, equipment values, valuation methods, and any other information deemed to be useful to assessing officials which may become available. Questions regarding this edition, or suggestions for future editions, may be directed to:

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SELECTED ARKANSAS STATUTES

This section contains legislation enacted in the state of Arkansas and pertinent to the assessment of personalty in general and commercial personal property in particular.

26-1-101. Definitions. As used in this act, unless the context otherwise requires:
"Oath" means oath or affirmation;
"Person" means firm, company, or corporation;
"Personal Property" means:

Every tangible thing being the subject of ownership, ... and not forming a part of any parcel of real property as defined; ... *(Note: The portions of this statute referring to real property and intangible personal property are not quoted herein.)*

26-2-104. Violations in assessment or equalization generally. Whoever shall violate any provision of law intended to secure the assessment or equalization of property, for which a penalty has not otherwise been provided, or neglects or refuses to obey any lawful requirement or order made by the county equalization board, shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined not less than ten dollars ($10.00) nor more than one hundred dollars ($100).

26-2-107. Disposition of property to avoid assessment. If any person shall, for the purpose of avoiding listing for the payment of taxes any property subject to taxation, sell, give away, or otherwise dispose of the property, under or subject to any agreement expressed or implied, or any understanding with the purchaser, donee, or recipient thereof, that it is to be reconveyed, restored, or redelivered to the person so disposing of the property, he shall upon conviction be fined not less than five hundred dollars ($500) nor more than one thousand dollars ($1,000).

26-3-201. Property subject to taxes generally. All property, whether real or personal, in this state ... shall be subject to taxation. Such property ... shall be entered on the list of taxable property for that purpose. *(The deleted portion of this Statute referred to intangible personal property, which has since been exempted under A.C.A. 26-3-302.)*

26-3-302. Intangible personalty. All intangible personal property in this state shall be exempt from all ad valorem tax levies of counties, cities, and school districts in this state.

The exemption provided in this section shall be applicable with respect to the assessment and taxation of intangible personal property on and after January 1, 1976, and no ad valorem taxes shall be assessed or collected on such property for any period after January 1, 1976.

26-24-102. Power and authority generally. The Arkansas Public Service Commission shall have the full power and authority in the administration of the tax laws of this state to have and exercise general and complete supervision over:

The valuation, assessment, and equalization of all property, privileges, and franchises;
The collection of taxes; and

26-24-102 (Continued)

The several county assessors, county boards of review and equalization, tax collectors, and other officers charged with the assessment or equalization of property or the collection of taxes throughout the state, to the end that all assessments on property, privileges, and franchises in this state be made in relative proportion to the just and true value thereof, in substantial compliance with the law.

26-26-201. Delinquent assessments. There shall be a penalty of ten percent (10%) of all taxes due on all persons and property delinquent in assessment.

Where the penalty of ten percent (10%) of the amount of all taxes due shall amount to less than one dollar ($1.00), the penalty shall be arbitrarily fixed at one dollar ($1.00).

All persons and property not listed for assessment with the assessor on or before May 31 of the year in which the assessment is required, as provided by this chapter, shall be deemed delinquent in assessment, and the assessor shall so designate it on his records that the clerk may know each item of property and all persons so delinquent.

It shall be the duty of the clerk to affix and extend the penalty provided in this section against each item of property and all persons so delinquent.

The penalty shall be collected by the county tax collector and shall be by him paid into the county general fund.

Between January 1 and June 5 of each year, each county assessor shall file with the State Treasurer a sworn statement that he will comply with subsection (a) of this section. If a county assessor fails to file the statement by June 5, then the State Treasurer shall withhold county turnback to that county until the statement is received by the State Treasurer.

If the neglect is willful, the delinquent shall be deemed guilty of a misdemeanor and shall be fined in any sum not more than one thousand dollars ($1,000).

In addition to the penalties for not assessing, delinquent persons shall be required to pay an additional fifty ($.50) for each list, which shall go to the assessor.

This additional sum shall be collected by the tax collector in the usual manner.

26-26-303. Percentage of value to be used in appraisal. The appraisal and assessment shall be according to value as required by Arkansas Constitution, Article 16, Section 5.

The percentage of true and full market or actual value to be used in the appraisal and assessment shall be fixed and certified by the Arkansas Public Service Commission as provided by 26-24-104.

Until and unless a budget system is adopted with provisions for eliminating excessive and illegal tax rates and expenditures, the commission shall not fix and certify a percentage of true and full market or actual value in excess of twenty percent (20%).

26-26-901. Furnishing of forms. Upon the application of the property owner or other person required to file an assessment list, the assessor shall furnish appropriate blanks upon which to list and report the property required to be listed.

26-26-903. Owner to list property. Every person of full age and sound mind shall list the real property of which he is the owner, situated in the county in which he resides, the personal property of which he is the owner.

26-26-910. Valuations in listings not conclusive. The valuations as set out in any assessment list required under the provisions of this subchapter to be delivered to the assessor by the property owner shall not be held to be conclusive as to the value of the property so listed, and the assessor may make such assessment of the property as he may deem just and equitable.

The assessor, in each instance where he raises the valuation of any property which has been listed with him as by law required, shall deliver to the property owner or his agent a duplicate copy of the adjusted assessment list, or he shall notify the property owner or his agent by first class mail, which notice shall state separately the total valuation of real and personal property as listed by the property owner and as fixed by the assessor, and shall advise that the owner may, by petition or letter, apply to the equalization board for the adjustment of the assessment as fixed by the assessor.

All applications shall be made to the board on or before the third Monday in August.

For the purpose of enabling the assessor to determine just and equitable values of property, he is authorized, and it shall be his duty, to enter upon and make such personal inspection thereof as he shall deem necessary.

Any person shall, when called upon by the assessor, be required to answer upon oath and furnish proof demanded as to purchases, sales, transfers, improvements, ... or any and all other information requested and pertaining to the location, amount, kind, and value of his own property or that of another person.

26-26-1102. Place of assessment. All real estate and tangible personal property shall be assessed for taxation in the taxing district in which the property is located and kept for use.

Tangible personal property in transit for a destination within this state shall be assessed only in the taxing district of its destination.

Tangible personal property in transit through this state including raw materials from within or outside this state used in the manufacturing process and tangible personal property manufactured, processed, or refined in this state and stored for shipment outside the state shall, for purposes of ad valorem taxation, acquire no situs in this state and shall not be assessed for taxation in this state.

The owner of tangible personal property in transit through this state and of tangible personal property in transit for a destination within this state may be required, by the appropriate assessor, to submit documentary proof of the in-transit character and the destination of the property.

"Tangible personal property in transit through this state" means, for the purposes of this section, tangible personal property:

Which is moving in interstate commerce through or over the territory of this state; or

Which is consigned to or stored in or on a warehouse, dock, or wharf, public or private, within this state for storage in transit to a destination outside this state, whether the destination is specified when transportation begins or afterward, except where the consignment or storage is for purposes other than those incidental to transportation of the property; or

Which is manufactured, processed, or refined within this state and which is in transit and consigned to, or stored in or on, a warehouse, dock, or wharf, public or private, within this state for shipment to a destination outside this state.

26-26-1114. Assessment of personal property taxes by mail or telephone. For any assessment of personal property taxes after December 31, 1993, a taxpayer may assess the personal property taxes by mail, by telephone, or in person.

The assessor shall permit assessment of real and personal property of individuals by telephone without a signature verification under oath.

The assessment by telephone shall not apply to business, commercial, and industrial

real and personal property assessments.

The assessor shall mail to individuals assessing personal property by telephone, within five (5) working days from the date of assessment by telephone, an assessment containing a certification, which shall be provided by the tax collector, indicating whether all required personal property taxes have been paid.

The assessor shall provide, if requested, proof of assessment for each motor vehicle assessed and proof of said payment information appropriate for motor vehicle registration renewal by mail.

The Director of the Assessment Coordination Division of the Public Service Commission shall promulgate regulations for the administration of this section. The forms and regulations promulgated by the director shall apply to all counties in the state.

26-26-1201. Date of valuation. All property in this state shall be assessed by the authorized authorities according to its value on January 1. However, stocks of merchants and manufacturers shall be assessed at the value of the average stock in possession or under control during the year immediately preceding January 1 of the year in which assessment is required.

26-26-1202. Valuation procedures. Personal property of any description shall be valued at the usual selling price of similar property at the time of listing.

If any personal property shall have no well-fixed or determined value in that locality at the time, then it shall be appraised at such price as in the opinion of the assessor could be obtained at that time and place.

(The beginning and ending portions of this Statute refer to real property and intangible personal property respectively, and are not quoted herein.)

26-26-1203. Merchants. Any person owning or having in his possession or under his control, within this state, with authority to sell it, any personal property purchased with a view to its being sold at a profit, or which has been consigned to him from any place out of this state, to be sold within this state, shall be held to be a merchant for the purpose of this valuation.

The property shall be listed for taxation and in estimating the value the merchant shall take the average value of the property in his possession or under his control during the year immediately preceding January 1 of the year in which the assessment is made.

If the merchant has not been engaged in the business for one (1) year, then he shall take the average valuation during such time as he shall have been so engaged.

If the merchant is commencing business, he shall take the value of the property at the time of assessment.

26-26-1205. Manufacturers. Every person who shall purchase, receive, or hold personal property of any description for the purpose of adding to the value thereof by process of manufacturing, refining, rectifying, or by combination of different materials, with a view of making a gain or profit by so doing, shall be held to be a manufacturer.

26-26-1205(Continued)
He shall make out and deliver to the assessor a sworn statement of the amount of his other personal property subject to taxation, also including in his statement the average value, estimated as provided in 26-26-1203, of all articles purchased, received, or otherwise held for the purpose of being used, in whole or in part, in any process or operation of manufacturing, combining, rectifying, or refining which from time to time he shall have on hand during the year next previous to the time of making the statement, if so long he shall have been engaged in such manufacturing business, and, if not, then during the time he shall have been so engaged.

Every person owning a manufacturing establishment of any kind and every manufacturer shall list as a part of his manufacturer's stock the value of all engines and machinery of every description, used or designed to be used for the indicated purpose.

26-26-1407. Procedure and forms. The Assessment Coordination Department shall prescribe the forms to be used for the assessment and collection of tangible personal property pursuant to the provisions of this subchapter. The Division of Legislative Audit shall assist and guide the various county officials in establishing an appropriate procedure to be followed in assessing and collecting tangible personal property taxes and other matters necessary to effectively and efficiently carry out the purposes of this subchapter.

26-26-1408. Time for assessment and payment. On and after January 1, 1991, taxpayers shall annually assess their tangible personal property for ad valorem taxes during the period from January 1 through May 31.

Taxable tangible personal property of new residents and new businesses established between January 1 and May 31, and taxable tangible personal property acquired by residents during the period from January 1 through May 31, except property acquired during the period of May 12 through May 31, shall be assessable without delinquency within twenty (20) days following the date of its acquisition. All taxable tangible personal property assessable during this period shall be assessed according to its market value as of the first day of January of the year of the assessment.

The ten percent (10%) penalty for delinquent assessment shall not apply to property becoming eligible for assessment through May 31, if the property is assessed on or before May 31, except that the property acquired during the period of May 12 through May 31, shall be assessable without penalty within twenty (20) days following the date of its acquisition.

Taxable tangible personal property of persons moving their residences from Arkansas, and taxable tangible personal property disposed of by residents and businesses, during the period between January 1 and May 31, if assessed for that year, shall not be deemed assessable for that year. Before removal of the tangible personal property from assessment rolls, it shall be the responsibility of the property owner to provide the assessor with notification, and upon request from the assessor, proof of such disposal.

The tangible personal property referred to in the previous provisions shall not include the inventory of commercial establishments, since specific provision for the assessment of such is provided elsewhere in this code.

The county assessor shall have the authority to list, value, and assess tangible personal property for a period extending through July 31 of each year of assessment. Assessment of tangible personal property after July 31 shall be according to provision of existing law.

26-26-1408(Continued)

On or after the first business day of March, 1993, personal property taxes will be payable from the first business day of March through October 10 each year, with the provision in 27-13-101 taking precedent.

26-27-315. Equalization of assessments. Immediately after the assessor files his report of the assessment of real and personal property in the office of the clerk of the county court as required by law, the clerk shall lay the report of the assessment before the county equalization board, and the board shall proceed to equalize the assessed valuation thereof. For this purpose, the board shall observe the following rules:

It shall raise or lower the valuation of any property to such figure as in the opinion of the board will bring about a complete equalization;

In each instance where the board shall raise the valuation of any property, it shall immediately notify the owner or his agent, by first-class mail of the increase. However, all persons present before the board, in person or by agent, at the time the increase is ordered and are there so notified shall not be entitled to further notice;

The notice shall state the valuation returned by the assessor and that fixed by the board and shall advise the owner or his agent that he may, in person, by agent, petition, or letter, apply for and receive consideration or hearing by or before the board if the application shall be made on or before the first Saturday next preceding the third Monday in September.

26-34-101. Preference of tax liens. Taxes assessed upon real and personal property shall bind them and be entitled to preference over all judgements, executions, encumbrances, or liens whatsoever created.

All taxes assessed shall be a lien upon and bind the property assessed from the first Monday of January of the year in which the assessment shall be made and shall continue until the taxes, with any penalty which may accrue thereon, shall be paid. However, as between grantor and grantee, the lien shall not attach until the last date fixed by law for the county clerk to deliver the tax books to the collector in each year after the tax lien attaches.

THE ASSESSMENT OF COMMERCIAL PERSONAL PROPERTY

The business community of any area consists primarily of retail sales and service oriented businesses. A retail business, or merchant, buys products from a supplier and resells them for a profit. A service oriented business profits by performance of actions or duties for a fee. The same community may also contain manufacturers who process raw materials into finished goods and wholesalers who purchase products in bulk and resell them in smaller quantities to other businesses. The valuation guidelines contained in this manual apply primarily to retail and service businesses. Since no guidelines are available for wholesalers and manufacturers, some alternate method, such as audited renditions utilizing the cost approach, must be used for these lower trade level businesses.

The personal property of most commercial enterprises consists of three basic groups: automobiles, inventory, and such fixed assets as furniture, fixtures, machinery, and equipment. The first, automobiles, is not addressed in this manual as it may be considered to be separate from the other equipment owned by a business. Vehicles must be assessed in order to be licensed, thus presenting little problem for assessors. Values for automobiles may be found in the Personal Property Manual published by the Assessment Coordination Department.

Inventory, the second type of business personal property, is the merchant's stock-in-trade of any retail business, consisting of goods held for sale. The same characteristics of retail inventory will generally be true for wholesalers and distributors. The inventory of manufacturers, however, is quite different, consisting of raw materials, work-in-process, and finished goods. Some or all of the inventory of a manufacturer may not be assessable if it qualifies as transient property under the provisions of A.C.A. 26-26-1102.

Inventory should be assessed according to the business' prior year average. Inventory is to be valued at its "usual selling price", which should be construed to include the concept of sale at the proper level of trade, *i.e.*, the inventory of a retailer should be valued as it would sell to another retailer. The most practical measure of value of inventory is generally the owner's total cost.

The third type of business personal property consists of furniture, fixtures, machinery, and equipment, generally referred to in this manual as fixed assets or FF&E. FF&E constitutes the principle source of taxable personal property in a service oriented business, though some FF&E will be found in any business, regardless of its nature. Manufacturers, for example, will possess greater amounts of machinery and equipment than, say, retailers, who in turn will own more furniture and fixtures.

With the exception of automobiles, as previously discussed, fixed assets should be valued by subtracting the proper amount of depreciation from the owner's total acquisition cost. This may be accomplished by application of the appropriate Remaining Economic Life Percent factor, as described later in this manual.

METHODS OF COMMERCIAL PERSONAL PROPERTY ASSESSMENT

There are several approaches to determining what property a business owns and the value of that property. Some are practical in use, others are not. As indicated in a previous section, the valuation of inventory and fixed assets will be the concern of this manual. Some methods apply only to the valuation of inventories while others lend themselves to both inventory and FF&E.

Perhaps the most accurate method for valuation of both inventory and fixed assets is an audit involving on-site inspection of property and the owner's records. Study of a purchases journal, for instance, together with inspection, listing, and depreciated valuation of furniture, fixtures, and equipment, obviously would provide detailed and accurate information. This method is often impractical for use in mass market appraisal because of the time and expense involved. However, it is quite appropriate for use in valuation of single businesses, either in the instance of sample audits or determination of value of a problem property. Ideally, this methodology will be used in conjunction with the least expensive method of business personal property assessment, the rendition, whereby the owner of the property voluntarily lists and values his property with an assessing official (as required by law). Again there is a tradeoff; in this case little expenditure is required but the data obtained may be inaccurate or incomplete. The rendition method can achieve satisfactory results with effort by the assessor. When the owner of business property assesses, the assessor or deputy needs to ask the proper questions to obtain all possible information. If the assessment is made by mail and is incomplete, it must be followed by inquiries regarding any missing data. Assessment personnel are duly authorized to require information such as sales volumes and breakdowns of inventory and FF&E. Property owners should be expected to provide an explanation as to how inventory figures were determined. Furniture, fixtures, and equipment should be listed at cost new and depreciated at the proper rate, which will likely not be the same rate as that used for income tax purposes. Appropriate depreciation schedules are included later in this manual.

Another method of business personal property valuation, one that is limited in its scope to the valuation of inventories, is known as the inventory turnover method, applied by multiplying the gross annual sales of a business by the proper inventory multiplier for that business class, resulting in an average inventory for that business. These multipliers were modified from national standards by comparing the actual inventory levels and gross annual sales figures of Arkansas businesses. These multipliers may be found in the inventory turnover multiplier section of this manual. This method is equitable, relatively accurate, and very easy to use. However, its major drawback is that the gross sales figure might prove difficult to obtain and then may not be accurate. Also, as stated above, this is an inventory valuation method which limits its usefulness in retail businesses and virtually eliminates it as a tool for the valuation of service businesses, as it does not provide valuation for fixed assets.

The final method of valuation this manual encompasses is the square foot rate. The method involves application of a selected rate to some standard of comparison within a given business class. The square foot rate is so-called because the normal standard of comparison is the area, expressed in square feet, of building space occupied by the business in question. Some types of businesses are best compared using standards other than square footage. Barber and beauty shops, for instance, are valued at a rate per chair; motels and hotels per room, hospitals and nursing homes per bed for which they are licensed.

The tables of square foot rates in most cases contain nine rates, three levels of quality (Fair, Average, Good) compared to three levels of density (Low, Average, High). This range of rates, given for both inventory and fixed assets, allows the assessor to account for value differences of businesses within the same classification. The square foot rate tables in this manual are based on those used in neighboring states and were adjusted using hundreds of assessments taken from across the state. As valuation of a building calls for judgement regarding the quality and type of construction, condition, and age, use of the square foot tables requires similar estimations.

Judgements of quality and density are not especially difficult, and are made somewhat easier by the information contained in the descriptive portion of each property class. This information gives descriptions or examples of each quality rating along with any other information pertinent to that business class. If a business being assessed is unfamiliar to the assessor, as most often might be the case in metropolitan areas, a visit to the business site for a quick walkthrough will be necessary.

The value of a business' inventory may be determined by simply selecting the proper rate from the Inventory Table and multiplying it times the area in square feet of the store.

This same procedure may be used for valuation of furniture, fixtures, and equipment, but with one major difference - the rates given for FF&E must be adjusted to allow for depreciation. This is done by obtaining, from the businessman or by inspection, an estimate of a single overall effective age of the FF&E throughout the store. Immediately below the rate section of the FF&E table is a depreciation schedule headed "Remaining Economic Life". The age of a store's FF&E is located on the scale and its corresponding REL percentage is noted. This percentage is then multiplied against the FF&E rate/sq.ft. previously selected, resulting in an adjusted FF&E rate. The adjusted rate can then be multiplied by the square footage of the business to get a depreciated value for furniture, fixtures, and equipment. Any FF&E still in use should have a minimum value of twenty-five percent (25%).

Overall, the square foot rate should prove effective in its ease of use, accuracy, and low cost to apply. The method allows the assessor to make an equitable assessment from the information either already on hand or easily obtained, relying on little or no information from the property owner.

SUGGESTED GUIDELINES AND PROCEDURES

While equitable assessments should be the goal of any assessor, efforts to achieve this goal may be hampered by poor quality information, lack of cooperation from property owners, limited staff and funds, plus a variety of other reasons. It is the purpose of this section, indeed of this manual in general, to allow the assessor to more efficiently and more effectively determine the proper value of business assessments. Uniform assessments not only promote equity, but over time they also will increase the local tax base, in turn increasing revenues, or in the case of personal property revenues frozen under Amendment 59, help reduce millage rates while maintaining revenue levels.

The assessor should consider taxpayer education as a tool to improve his operations. Through local newspaper articles, posted notices, or letters accompanying mail-out assessment forms, the assessor should remind the business community of its obligation to assess all personal property used in a business, including furniture, fixtures, equipment, and especially inventory. Many businesses may under assess through ignorance rather than intention. The same need for education also applies to the assessor's staff. A knowledgeable employee is certainly more prone to perform efficiently.

A simple in-office audit procedure can be used involving comparison of the assessments of like businesses. If, for example, the assessments of the five similar businesses are compared, and allowance made for differences in size, quality, and other factors, it should become apparent to the assessor whether each business is properly assessed in relation to the others. One might safely assume that no property owner is going to purposely overstate the value of his personalty, at least for the purpose of property taxation.

Application of the valuation methods contained in this manual can prove to be valuable tools for auditing because the basis of their methodology is comparison. The process of pricing the five stores mentioned above should indicate whether there was any appreciable difference in size, age or quality. If so, the rate-calculated assessments should support those already taken by rendition. However, if one assessment was noticeably lower by owner's rendition, then it would appear to be underassessed.

Another audit procedure of sorts involves examining the telephone book yellow pages (or white pages for business listings if separated) and preparing a master list to be compared with the assessments on file. As simple as it sounds, there might well be businesses listed in the directory that did not assess. These businesses should be contacted and, if they were in operation on the first day of January, assessments prepared.

A less desirable, but sometimes necessary, audit procedure is the field audit or inspection. Though somewhat expensive and time consuming, inspections can be quite revealing. A random sampling of businesses might be selected and visits paid them to see whether their assessments properly represent the personal property found. This method could prove practical to apply during "slack" times of the year when other activities in the assessor's office would not be greatly affected. The businesses to be visited for an in-depth audit might be selected randomly or might simply be those whose assessments appear to be inconsistent with other properties of similar class.

VALUATION GUIDELINES

Instructions on Use of Square Foot Rate Tables

The appropriate square foot rate tables for each business classification, together with descriptive information for the business, may be located using the Business Classification Index. Both inventory and furniture, fixtures, and equipment rates are delineated in three-by-three column/row tables. Quality of either property type is rated by column representing Fair, Average, and Good Quality. Density is indicated by row to represent Low, Average, and High. If the quality or density of a subject business' property is estimated to differ from the figures in the table, those indicated may be used as a range to select an appropriate rate.

While the tables for both inventory and fixed assets are similar in format, it should be remembered that fixed assets depreciate. To account for this, a schedule of remaining economic life percentages appears immediately below the rate table for fixed assets. Once a rate is selected to represent the proper quality and density of fixed assets, an overall effective age for those assets should be estimated. The age is then located on the remaining economic life schedule and the appropriate REL% noted. The previously selected fixed asset rate is then multiplied by the REL% to determine an adjusted rate for fixed assets. Both the inventory rate and the adjusted fixed asset rate are then multiplied times the square footage (or other appropriate unit of measure) for the business and an estimate of value results.

Any special instruction or information for a business class will APPEAR IN CAPITAL LETTERS in the information section accompanying the rate tables. For example, in the Commercial Office category appears "COMPUTERS ARE NOT INCLUDED IN THESE RATES AND AN APPROPRIATE VALUE SHOULD BE ADDED".

As an example, assume that department stores A and B are to be assessed. Store A is judged to be of Fair quality and Store B of Average quality. Both stores appear to be of Average density. Further, both stores exhibit an effective age of 5 years and each is 20,000 square feet in area. Using the rate table for Department Stores, an inventory value of $5.50 and a fixed asset rate of $3.00 per square foot is assigned to Store A. The inventory and FF&E rates for Store B, of average quality and density, are $11.00 and $9.00, respectively. Calculation of an indicated value for each store is as follows:

Inventory:	**Store A**	**Store B**
Rate:	$ 5.50	$ 11.00
Area (sq. ft.):	X 20,000	X 20,000
Indicated Value:	$110,000	$220,000
Fixed Assets:		
Rate:	$ 3.00	$ 9.00
REL%:	X .67	X .67
Adjusted Rate:	$ 2.00	$ 6.03
Area (sq. ft.):	X 20,000	X 20,000
Indicated Value:	$ 40,000	$120,600

The total indicated values of Stores A and B are thus:

	Store A	**Store B**
Inventory:	$110,000	$220,000
Fixed Assets:	40,000	120,600
Total:	$150,000	$340,600

This example serves to indicate how two department stores of the same size and age may have considerably different values because of the quality of their personal property.

It should always be remembered that square foot rates are intended only to determine a value typical of a particular business class, based on certain characteristics. Any given business may simply not fit the characteristics of a typical business for that class. They are useful as a supplement to, and a measure of accuracy of, owner renditions. They should be used as the actual basis for assessment only when satisfactory information cannot be obtained from the owner. Before rejecting an owner rendition because of a lack of comparability to that determine through use of these guidelines, every effort should be made to insure that the guideline-calculated value was determined correctly.

Just as square foot rate tables are useful to compare a rendition to that "typical" for a business class, so too are comparisons to the rendered assessments of similar businesses. If, for example, there are three hardware stores assessed in the same jurisdiction, there assessments may be compared so long as the businesses exhibit similar characteristics, such as quality and density of merchandise, age of fixed assets, overall store size, etc. When the rendition of a business fails to compare to the value of similar businesses and/or the value determined through guidelines, and every attempt has been made to account for this difference, then and only then should an adjustment be made to the rendered value.

Business Classification Index of Square Foot Rates

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R E S E R V E D

FOR

F U T U R E U S E

APARTMENT FURNISHINGS (01)

Definition: Apartments are multi-residential properties constructed to provide living space for more than one household in a common structure or group of buildings. While the term "apartment" is commonly used, the same definition applies to duplexes, triplexes, etc.

Valuation: The personal property included in apartments and assessable to the building owner generally consists of appliances. While it is possible for property to be rented with no appliances, there will generally exist a minimum amount of property to be assessed, or the apartment may be rented fully furnished. Descriptions of various properties are included below.

Square Foot Rate Method: The following tables contain rates to be applied PER APARTMENT. Quality should be judged by the brand name as well as the size of the appliance. Density relates best to the number of appliances. For example:

Fair Quality: compact, off-brand refrigerator and range
Average Quality: typical brand and size
Good Quality: large capacity, top name brand

Low Density: refrigerator and range
Average Density: refrigerator/freezer, range/oven with a vent hood, disposal, dishwasher
High Density: all the above plus washer and dryer

These descriptions are typical. As with most property types, there will be exceptions. In the event an apartment is rented fully furnished, select the property quality rating and add an appropriate amount to the high density figure.

APARTMENT FURNISHINGS
Rates Per Apartment

Fixed Assets Density	Fair	**Average**	Good
Low	700.00	**1,200.00**	1,600.00
Average	1,000.00	**1,500.00**	2,000.00
High	1,200.00	**1,800.00**	2,400.00

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10+**
REL%	**.89**	**.82**	**.75**	**.68**	**.61**	**.53**	**.46**	**.39**	**.32**	**.25**

AUTO DEALERSHIPS (02)

Definition: Auto dealerships are businesses primarily engaged in the sale of new and/or used automobiles. Franchised dealers of various makes of new automobiles generally maintain repair departments, stocks of parts, accessories, etc. Non-franchised, used automobile dealers, generally do not maintain repair departments, parts, etc. unless engaged in rather sizable operations.

Valuation: The valuation of automobile dealerships must be approached with care. As retail businesses, they are engaged in the sale of inventory as well as the provision of a repair service. There is difficulty in valuing new and used parts due to the different types of inventories and the variance in values. Several methods are used in arriving at these values. Many dealers also provide repair service which causes the equipment to be of a somewhat different nature than many retail businesses.

Square Foot Rate Method: A partial value may be obtained by applying a square foot rate to the amount of area in the agency used for each of several purposes. (Inventory rate for parts area, FF&E rate for shop, etc.). This procedure will provide an indication of value for all the personal property of the agency other than automobiles. THE VALUE OF AUTOMOBILES IS NOT INCLUDED IN THE SQUARE FOOT RATES! The value of automobiles as inventory must be added to the inventory figure otherwise obtained, and may be determined by taking the average number of vehicles sold on a monthly basis times a typical value per vehicle for the brand or brands held for sale by that agency. A list of suggested values for new cars follows. For used cars, an appropriate rate may be selected from the following page, or the cars may be listed and their values located from the Assessment Coordination Division's *Personal Property Valuation Manual*, reduced by 15% to equate the manual values to dealer cost.

Separate counts of new and used vehicles sold should be obtained from dealers and pertinent values applied. This total value for a typical number of vehicles sold may then be added to that obtained for parts and FF&E through the Square Foot Rate Method, resulting in the total value of personal property for the agency.

Below is a listing of the various automobile manufacturers together with a typical value for each brand. This value represents a weighted average for that manufacturer's various models of automobiles, vans, light trucks, and utility vehicles.

An auto agency may hold a franchise for more than one manufacturer's line of automobiles. When this is the situation, one should weigh the various manufacturers' values together to determine a typical value for that particular dealer. If, for example, an agency sells both Ford and Lincoln automobiles, and it is observed that there are 4 times as many Fords sold as Lincolns, the overall value per auto for that agency would be:

Ford:	13,000 x 4 = 52,000
Lincoln:	34,000 x 1 = 34,000
Total:	5 86,000
Average:	86,000 / 5 = 17,200

Thus a typical value of $17,200.00 per vehicle could be applied to the total number of new vehicles on the lot, regardless of whether they are Fords or Lincoln, so long as approximately 4 times as many Fords as Lincoln are sold by that dealer.

Typical New Car Values by Manufacturer

Rev 1/08

Manufacturer:	**Avg. Value**
Acura	32,000
Acura SUV	33,000
Audi	47,500
BMW	60,600
BMW SUV	38,600
Buick	23,000
Buick SUV	27,000
Cadillac	35,200
Cadillac SUV	45,000
Chevrolet	21,000
Chevrolet SUV	25,700
Chevrolet Truck	25,000
Chevrolet Van	21,000
Chrysler	20,000
Chrysler SUV	21,000
Dodge	18,000
Dodge SUV	21,000
Dodge Truck	21,000
Dodge Van	23,500
Daewoo	12,500
Ford	18,500
Ford SUV	24,000
Ford Truck	22,000
Ford Van	21,000
Geo	9,500
GMC SUV	30,000
GMC Truck	20,000
GMC Van	22,000

Manufacturer:	**Avg. Value**
Honda	18,500
Honda SUV	20,500
Honda Truck	25,000
Honda Van	23,000
Hyundai	16,000
Hyundai SUV	20,600
Hyundai Van	23,000
Hummer	38,500
Infiniti	36,000
Infiniti SUV	42,000
Isuzu SUV	24,500
Isuzu Truck	18,000
Jaguar	50,000
Jeep	19,500
Kia	13,000
Kia SUV	17,100
Kia Van	18,000
Land Rover	54,000
Lexus	41,000
Lexus SUV	42,500
Lincoln	33,000
Lincoln SUV	44,000
Lincoln Truck	34,000
Lincoln Van	31,500
Mazda	19,500
Mazda SUV	22,000
Mazda Truck	15,000
Mercedes Benz	57,000

Manufacturer:	Avg. Value
Mercedes Benz SUV	43,000
Mercury	21,000
Mercury SUV	23,000
Mercury Van	26,000
Mini Cooper	16,000
Mitsubishi	17,000
Mitsubishi SUV	23,000
Mitsubishi Truck	19,000
Nissan	19,500
Nissan SUV	25,000
Nissan Truck	19,000
Nissan Van	22,500
Oldsmobile	18,500
Plymouth	13,000
Pontiac	17,000
Pontiac SUV	22,500
Porsche	48,000
Saab	28,500
Saab SUV	36,000

Manufacturer:	Avg. Value
Saturn	18,000
Saturn SUV	21,000
Saturn Van	20,000
Scion	15,500
Sterling	20,000
Subaru	18,000
Subaru SUV	24,000
Subaru Van	21,000
Suzuki	14,000
Suzuki SUV	20,000
Toyota	17,000
Toyota SUV	27,500
Toyota Truck	17,000
Toyota Van	22,000
Volkswagen	19,000
Volkswagen SUV	34,500
Volvo	31,000
Volvo SUV	34,000
Volvo Van	29,000

Typical Used Car Values

Used cars maintained for sale by franchised dealers of new cars, generally taken in trade on the sale of other autos, are typically newer and of greater value than autos found on the lots of used car dealers. The following values are recommended for used cars:

Franchised (New) Dealers:	8,000 to 15,000 per car
Used Car Dealers:	2,000 to 9,000 per car

R E S E R V E D

FOR

F U T U R E U S E

AUTO DEALERSHIPS
Square Foot Rates

Inventory Density	Fair	**Average**	Good
Low	n/a	**8.65**	18.55
Average	n/a	**11.50**	20.70
High	n/a	**14.40**	23.20

Fixed Assets Density	Fair	**Average**	Good
Low	2.40	**7.50**	13.30
Average	3.55	**10.00**	16.65
High	4.75	**12.50**	22.20

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12+**
REL%	**.91**	**.85**	**.79**	**.73**	**.67**	**.61**	**.55**	**.49**	**.43**	**.37**	**.31**	**.25**

AUTO PARTS (03)

Definition: Establishments primarily engaged in the retail sale of automobile tires, batteries, parts and accessories. These stores sometimes carry lines of unrelated merchandise such as sporting goods, furniture, appliances, etc.

Valuation: The personal property found in auto parts stores will include both inventory and fixed assets. These stores may provide installation or repair service. If so, ADD $5.00 PER SQUARE FOOT OF SHOP AREA ONLY to account for tools and equipment.

Square Foot Rate Method: Quality may be judged by the variety of name brands carried and by the ownership of the business itself. For example:

Fair Quality: locally owned and operated
Average Quality: better quality local, discount franchised, or name brand stores
Good Quality: better quality franchised or chain stores carrying wide variety of brands

AUTO PARTS
Square Foot Rates

Inventory Density	Fair	**Average**	Good
Low	5.60	**13.80**	37.70
Average	8.65	**20.70**	43.50
High	10.20	**32.80**	66.70

Fixed Assets Density	Fair	**Average**	Good
Low	2.00	**5.50**	10.50
Average	2.75	**8.00**	14.25
High	3.25	**12.00**	20.00

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	1	2	3	4	5	6	7	8	9	10	11	12+
REL%	.91	.85	.79	.73	.67	.61	.55	.49	.43	.37	.31	.25

AUTO REPAIR (04)

Definition: Establishments primarily engaged in the installation and repair of automobile parts and accessories, these stores range from locally owned welding shops and garages to chain-owned and operated muffler and transmission shops.

Valuation: The personal property included in auto repair shops will include both inventory and FF&E. The inventory value of locally owned operations may be slight compared to FF&E. In this situation, the primary value will lie in specialized tools and equipment.

Square Foot Rate Method: Quality should be judged by the variety of name brands carried and by the ownership of the business itself. For example:

Fair Quality: locally owned and operated
Average Quality: better quality local or discount franchised or name-brand stores
Good Quality: better quality franchised or chain stores providing specialty services

AUTO REPAIR
Square Foot Rates

Inventory Density	Fair	**Average**	Good
Low	.60	**1.85**	5.10
Average	1.20	**2.75**	6.40
High	1.80	**3.65**	7.70

Fixed Assets Density	Fair	**Average**	Good
Low	3.00	**5.00**	11.10
Average	4.75	**7.50**	16.65
High	5.95	**10.00**	22.20

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10+**
REL%	**.89**	**.82**	**.75**	**.68**	**.61**	**.53**	**.46**	**.39**	**.32**	**.25**

BAR AND NIGHTCLUB (05)

Definition: Establishments primarily engaged in the retail sale of beer, wine, liquors, and other beverages, along with limited food service and entertainment. Bars differ from liquor stores in that consumption is required on premises, inventory value is lower, and FF&E higher.

Valuation: The personal property included in bars and nightclubs will include both inventory and FF&E. These stores may provide extensive food service, but the sale of alcoholic beverages is the main product line. Businesses with greater food than beverage sales should be valued as restaurants.

Square Foot Rate Method: Quality should be judged by the variety of products carried. Quality will be compatible with interior finish or design.

Fair Quality: locally owned and operated with a limited line of beer and other beverages
Average Quality: better quality bars with a larger selection of food and drinks
Good Quality: full line of beverages, greater food selection, entertainment, lighting and sound systems, etc.

BAR AND NIGHTCLUB
Square Foot Rates

Inventory Density	Fair	**Average**	Good
Low	1.10	**2.20**	3.30
Average	1.65	**2.75**	4.40
High	2.20	**3.30**	5.50

Fixed Assets Density	Fair	**Average**	Good
Low	5.00	**12.50**	20.00
Average	7.50	**15.00**	25.00
High	10.00	**17.50**	30.00

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10+**
REL%	**.89**	**.82**	**.75**	**.68**	**.61**	**.53**	**.46**	**.39**	**.32**	**.25**

BARBER AND BEAUTY SHOPS (06)

Definition: Establishments primarily engaged in the cutting, styling, or other treatment of hair. These vary from small, one person shops to large salons with several stylists, beauticians, etc.

Valuation: The personal property included in barber and beauty shops primarily includes FF&E. Though some inventory of hair care products may be carried, their value is slight enough that any inventory value can be accounted for as part of FF&E.

Square Foot Rate Method: RATES ARE PER CHAIR OR OPERATOR, **not per square foot.** Quality should be judged by the variety of services offered.

Fair Quality: locally owned and operated with a limited line of services
Average Quality: better quality furnishings with larger selection of services
Good Quality: full line of hair and beauty treatment, best quality furnishings, equipment, etc.

BARBER AND BEAUTY SHOPS
Based On Per Operator Chair

Fixed Assets Density	Fair	**Average**	Good
Low	975.00	**1,575.00**	2,520.00
Average	1,220.00	**2,015.00**	3,150.00
High	1,525.00	**2,520.00**	3,780.00

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10+**
REL%	**.89**	**.82**	**.75**	**.68**	**.61**	**.53**	**.46**	**.39**	**.32**	**.25**

BOOK AND MUSIC STORES (07)

Definition: Establishments primarily engaged in the sale of books, periodicals, records, tapes, compact discs, etc. Most stores of this type carry either new or used merchandise, but few carry both. Some will also carry stationery, gifts, etc.

Valuation: The value of personal property included in these stores will consist primarily of inventory. FF&E will generally consist only of shelving and office equipment.

Square Foot Rate Method: Quality should be judged by the variety of merchandise and by the ownership of the business itself.

Fair Quality: locally owned and operated, used books (swap shops) containing large quantities of low value merchandise

Average Quality: better quality local or average quality chain-operated book or record stores

Good Quality: better quality franchised or national chain stores carrying a wide variety of titles

NOTE: When estimating density, be sure to compare only stores with the same merchandise line. For example, a bookstore may have a greater density but less value than a music store.

BOOK AND MUSIC STORES
Square Foot Rates

Inventory Density	Fair	**Average**	Good
Low	6.85	**15.00**	42.00
Average	10.25	**22.50**	50.40
High	13.70	**32.50**	72.80

Fixed Assets Density	Fair	**Average**	Good
Low	1.00	**3.00**	6.00
Average	1.50	**5.00**	10.00
High	2.00	**6.00**	15.00

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12+**
REL%	**.91**	**.85**	**.79**	**.73**	**.67**	**.61**	**.55**	**.49**	**.43**	**.37**	**.31**	**.25**

BOWLING ALLEY (08)

Definition: Establishments primarily engaged in recreational bowling, but often featuring pool tables, video games, and other amusements.

Valuation: The personal property included in bowling alleys will consist of bowling balls, shoes, equipment, and may include limited food service equipment, tables, etc. as well as other recreational equipment. While some inventory may be maintained, it is not standard. If a reasonable amount of merchandise is available (i.e. pro shop, etc.), it should be accounted for by selecting the appropriate category, such as sporting goods stores, in this manual.

Square Foot Rate Method: RATES ARE PER LANE in addition to the value already applied to real estate.

Fair Quality: basic equipment, balls, shoes, etc.
Average Quality: as above but with addition of game room, pool tables, snack bar, etc.
Good Quality: full line amusements, better quality food service facilities, pro shop, etc.

BOWLING ALLEY
Per Lane Rates

Fixed Assets Density	Fair	**Average**	Good
Low	n/a	**n/a**	n/a
Average	7500.00	**15,000.00**	20000.00
High	n/a	**n/a**	n/a

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10+**
REL%	**.89**	**.82**	**.75**	**.68**	**.61**	**.53**	**.46**	**.39**	**.32**	**.25**

CAFETERIAS (09)

Definition: Establishments engaged in serving prepared food and beverages selected by the patron from a service line or buffet, generally with little or no at-table service by a waiter or waitress. Note: **Local restaurants that offer a buffet line are not to be considered cafeterias if they also offer menu-ordered meals!**

Valuation: The personal property included in cafeterias will include both inventory and fixed assets. Inventory values will be small compared to FF&E, as inventory consists of perishable goods. Fixed assets will be somewhat more costly because cafeterias rely heavily on steam tables for food presentation and serving.

Square Foot Rate Method: Quality should be judged by the variety of foods offered and by the degree of finish in exterior and interior design. Fair quality cafeterias will primarily be locally owned. Average quality should be applied to better local establishments and franchises. Good quality cafeterias are those larger chains which have higher quality furnishings and extensive selection of food choices.

Fair Quality: most local.
Average Quality: better quality local, most franchised or small chain operated.
Good Quality: best quality local, franchised or chain.

CAFETERIAS
Square Foot Rates

Inventory Density	Fair	**Average**	Good
Low	.90	**1.40**	1.85
Average	1.20	**1.95**	2.40
High	1.80	**2.50**	3.20

Fixed Assets Density	Fair	**Average**	Good
Low	6.05	**21.20**	33.00
Average	9.10	**36.30**	41.25
High	12.10	**45.40**	49.50

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	1	2	3	4	5	6	7	8	9	10	11	12+
REL%	.91	.85	.79	.73	.67	.61	.55	.49	.43	.37	.31	.25

CLOTHING, CHILDREN'S (10)

Definition: Establishments primarily engaged in the retail sale of clothes and accessories for boys, girls, infants, or a combination of these groups.

Valuation: The personal property included in children's clothing stores will include both inventory and FF&E. Inventory will consist of not only clothing but also such accessories as shoes. FF&E will be represented by shelving, display counters, office equipment, etc.

Square Foot Rate Method: Quality should be carefully judged by the variety of name brands carried. Due to the lack of franchised stores in this line, most ownership will be of a local nature. If substantial store area is devoted to the sale of shoes, select the appropriate rate of value from the Shoe Store section of this manual.

NOTE: If several stores are available for comparison, the differences between range of selling prices may be a good indicator of the respective quality ratings.

Fair Quality: locally owned and operated, small selection
Average Quality: better quality brands, larger selection
Good Quality: best quality and selection, more likely to specialize in one group such as boys', girls' or infants' clothing

CLOTHING, CHILDREN'S
Square Foot Rates

Inventory Density	Fair	**Average**	Good
Low	4.95	**10.70**	19.20
Average	6.60	**14.30**	25.60
High	8.25	**17.85**	32.00

Fixed Assets Density	Fair	**Average**	Good
Low	3.00	**8.00**	12.00
Average	4.00	**9.00**	15.00
High	5.00	**10.00**	20.00

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12+**
REL%	**.91**	**.85**	**.79**	**.73**	**.67**	**.61**	**.55**	**.49**	**.43**	**.37**	**.31**	**.25**

CLOTHING, FAMILY (**11**)

Definition: Establishments engaged in the retail sale of clothing, shoes, and other accessories

for men, women, and children without specializing in any one line.

Valuation: The value of personal property included in these stores will consist primarily of inventory including a wide line of clothing types, accessories, etc. FF&E will generally consist of shelving, display counters, clothing racks, and office equipment.

Square Foot Rate Method: Quality should be judged by the variety of merchandise. Due to the diversity of individual stores and a lack of franchised or chain stores in this classification, careful judgement as to the quality of merchandise should be exercised. Any store area devoted to shoe sales should be evaluated using the appropriate rate of value from the Shoe Store section of this manual.

NOTE: If several stores are available for comparison, the differences between range of selling prices may be a good indicator of the respective quality ratings.

Fair Quality: locally owned and operated, small selection
Average Quality: better quality brands, larger selection
Good Quality: best quality and selection

CLOTHING, FAMILY
Square Foot Rates

Inventory Density	Fair	**Average**	Good
Low	10.20	**19.20**	33.00
Average	14.40	**24.00**	36.00
High	19.80	**30.00**	42.00

Fixed Assets Density	Fair	**Average**	Good
Low	3.00	**8.00**	12.00
Average	4.00	**9.00**	15.00
High	5.00	**10.00**	20.00

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12+**
REL%	**.91**	**.85**	**.79**	**.73**	**.67**	**.61**	**.55**	**.49**	**.43**	**.37**	**.31**	**.25**

CLOTHING, MEN'S (**12**)

Definition: Establishments primarily selling men's and ready-to-wear clothing and accessories.

Valuation: The value of personal property included in these stores will consist primarily of inventory including a wide line of clothing styles, accessories, etc. FF&E will generally consist

of shelving, display counters, clothing racks, and office equipment.

Square Foot Rate Method: Quality should be judged by the variety of merchandise. Due to the diversity of individual stores and a lack of franchised stores in this classification, careful judgement as to the quality of merchandise should be exercised. Any store area devoted to shoe sales should be evaluated using the Shoe Store section of this manual. Good quality stores should offer alterations and custom tailoring.

NOTE: If several stores are available for comparison, the differences between range of selling prices may be a good indicator of the respective quality ratings.

Fair Quality: locally owned and operated, small selection
Average Quality: better quality brands, larger selection
Good Quality: best quality and selection

CLOTHING, MEN'S
Square Foot Rates

Inventory Density	Fair	**Average**	Good
Low	5.75	**13.80**	28.75
Average	9.20	**17.25**	51.75
High	11.50	**23.00**	69.00

Fixed Assets Density	Fair	**Average**	Good
Low	3.00	**8.00**	12.00
Average	4.00	**9.00**	15.00
High	5.00	**10.00**	20.00

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12+**
REL%	**.91**	**.85**	**.79**	**.73**	**.67**	**.61**	**.55**	**.49**	**.43**	**.37**	**.31**	**.25**

CLOTHING, WOMEN'S (**13**)

Definition: Establishments engaged in retail sales of women's ready-to-wear apparel and accessories.

Valuation: The personal property included in these stores will consist primarily of inventory including a wide line of clothing styles, accessories, etc. Fixed assets will generally consist of shelving, display counters, clothing racks, and office equipment.

Square Foot Rate Method: Due to the diversity in local shops, careful attention to the quality of merchandise should be exercised. Store area devoted to the sale of shoes and accessories should be evaluated from the Shoe Store section of this manual or at a higher rate than other inventory using the square foot rate table provided. Good quality stores should offer alterations and/or custom tailoring.

NOTE: If several stores are available for comparison, the differences between range of selling prices may be a good indicator of the respective quality ratings.

Fair Quality: locally owned and operated, small selection
Average Quality: better quality brands, larger selection
Good Quality: best quality and selection

CLOTHING, WOMEN'S
Square Foot Rates

Inventory Density	Fair	**Average**	Good
Low	6.55	**15.45**	43.75
Average	9.80	**23.20**	50.00
High	13.10	**30.90**	62.50

Fixed Assets Density	Fair	**Average**	Good
Low	3.00	**8.00**	12.00
Average	4.00	**9.00**	15.00
High	6.00	**11.00**	20.00

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12+**
REL%	**.91**	**.85**	**.79**	**.73**	**.67**	**.61**	**.55**	**.49**	**.43**	**.37**	**.31**	**.25**

CONVENIENCE STORES (14)

Definition: Food stores selling a fairly wide range of food products in canned, packaged, and frozen types but with little stock of fresh food such as fruits, vegetables, or store-prepared meat. A major portion of sales will also result from gasoline. Due to confinement of space, convenience stores are far more restricted in variety of brands than are supermarkets. These stores often feature limited lines of in-house prepared fast foods.

Valuation: Convenience store inventories consist of items as described above. The FF&E of a convenience store is similar to that of a supermarket, on a smaller scale. **Determination should be made whether the gas pumps, tanks, and electronic metering equipment are owned or leased.** If leased, assessment should be made to the proper owner either as personal property or real estate. If needed, values for gasoline equipment may be found in the real estate manual published by the Assessment Coordination Division.

Square Foot Rate Method: Quality should be judged by the variety of name brands carried and by the ownership of the business. Rates for inventory include an average amount of gasoline inventory applicable to each class. Video tapes should be valued separately (see Video Rental Stores). For stores selling primarily gasoline with a limited line of grocery items use Fair to Average quality ratings at High density.

Fair Quality: locally owned and operated
Average Quality: better quality local, franchised, or chain-operated stores
Good Quality: best quality franchised or chain stores carrying a wider variety of brands, more extensive food service, and possibly some fast food type seating.

CONVENIENCE STORES
Square Foot Rates

Inventory Density	Fair	**Average**	Good
Low	2.95	**7.20**	13.65
Average	4.70	**11.10**	21.80
High	8.25	**15.55**	32.70

Fixed Assets Density	Fair	**Average**	Good
Low	2.40	**9.10**	20.65
Average	6.00	**14.50**	29.50
High	9.00	**18.15**	47.20

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12+**
REL%	**.91**	**.85**	**.79**	**.73**	**.67**	**.61**	**.55**	**.49**	**.43**	**.37**	**.31**	**.25**

DAY CARE CENTERS (**15**)

Definition: Day care centers provide supervision and sometimes educational services for children. They may be local proprietorships, franchised, or chain-operated.

Valuation: The personal property included in day care centers consists almost entirely of FF&E. Quality will generally be consistent with the degree of services offered.

Square Foot Rate Method: Square foot rates include kitchen, living and office furnishings, sleeping equipment, and food inventories. The small inventory of food and supplies is not held for sale and is thus included in the FF&E rates. **Additional consideration must be made for playground equipment, if not valued as real estate.**

Fair Quality: locally owned and operated

Average Quality: better quality locally owned and operated, lower quality franchised
Good Quality: better quality franchised or chain centers offering a variety of services

DAY CARE CENTERS
Square Foot Rates

Fixed Assets Density	Fair	**Average**	Good
Low	3.00	**6.00**	10.00
Average	4.00	**8.00**	12.00
High	6.00	**10.00**	15.00

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10+**
REL%	**.89**	**.82**	**.75**	**.68**	**.61**	**.53**	**.46**	**.39**	**.32**	**.25**

DEPARTMENT STORES (16)

Definition: Establishments engaged in the retail sale of furniture, home furnishings, appliances, radio and television sets, a general line of apparel for the family, and household linens and dry goods. Sales in any one of these areas should not exceed 80% of total sales. Better quality stores will also offer such services as delivery and/or installation and will have non-store property.

Valuation: The personal property included in department stores will include both inventory and fixed assets. A department store tends to offer extensive services in support of the merchandise carried. Such services may include delivery, installation, repair, and financing.

Square Foot Rate Method: Quality should be judged according to diversity of merchandise and variety of brands as well as the nature of store ownership. Fair quality department stores often have high density rates. These rates may also be used for catalog stores which have little display area but retail an inventory not kept on the premises. Average to good quality stores tend to be larger in size featuring attractive floor and window displays and a wider range of merchandise in each department. Good quality stores feature more exclusive name brands and better quality FF&E such as glass display cases, etc.

Fair Quality: most locally owned and operated, some low-cost chain stores
Average Quality: better quality local or chain
Good Quality: best quality franchised or chain stores carrying a wide variety of brands. Usually serve as "anchors" for malls or shopping centers.

DEPARTMENT STORES
Square Foot Rates

Inventory Density	Fair	**Average**	Good
Low	3.85	**7.70**	19.25
Average	5.50	**11.00**	27.50
High	6.60	**16.50**	33.00

Fixed Assets Density	Fair	**Average**	Good
Low	2.00	**6.00**	12.00
Average	3.00	**9.00**	15.00
High	5.00	**12.00**	20.00

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	1	2	3	4	5	6	7	8	9	10	11	12+
REL%	.91	.85	.79	.73	.67	.61	.55	.49	.43	.37	.31	.25

DISCOUNT STORES (17)

Definition: Establishments engaged in the retail sale of a general merchandise line similar to that of department stores but somewhat limited in the areas of clothing and furniture and offering a more extensive line of other consumer products.

Valuation: The personal property included in discount stores will include both inventory and FF&E. Inventory tends to be cash-and-carry although some in-store installation of some automotive products may be available. Since discount stores do not offer the line of services provided by department stores, product prices usually average somewhat less than those in department stores.

Square Foot Rate Method: Quality should be judged by the variety of name brands carried. The fair category should be used to value stores with limited lines of merchandise. Average rates can be applied to typical discount stores carrying most name brands as well as non-name brand products with a store label. Good category stores carry a larger volume and greater variety of merchandise.

Fair Quality: local owned with limited merchandise lines
Average Quality: chain or franchised with more name brands as well as in-store labels
Good Quality: larger national chains, 40,000 to 1000,000 square foot stores. Wide variety of merchandise, numerous departments.

DISCOUNT STORES
Square Foot Rates

Inventory Density	Fair	**Average**	Good
Low	4.10	**9.80**	25.50
Average	5.15	**13.65**	35.70
High	7.75	**19.10**	40.80

Fixed Assets Density	Fair	**Average**	Good
Low	1.35	**6.85**	15.10
Average	2.15	**9.10**	17.30
High	4.30	**13.70**	21.60

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	1	2	3	4	5	6	7	8	9	10	11	12+
REL%	.91	.85	.79	.73	.67	.61	.55	.49	.43	.37	.31	.25

DRUGSTORES (18)

Definition: Establishments engaged in only retail sales of prescription drugs and patent medicines are considered pharmacies. Drugstores may also carry other lines of merchandise such as health products, cosmetics, toiletries, novelties, tobacco products, and limited lines of

food service.

Valuation: The personal property included in drugstores will include both inventory and FF&E. Modern stores may carry a wide variety of merchandise in addition to drugs and medical supplies. Stores offering an extensive inventory of non-drug items will also have a greater variety of fixed assets.

Square Foot Rate Method: Quality should be judged by the variety of name brands carried. The range of this merchandise is a key to the proper quality selection. Fair quality stores will carry a limited line of non-pharmaceutical products. Average or good quality drugstores stock many personal, home, garden, and food products. Some locally owned stores may be of similar quality. **Pharmacies should be graded as good quality.**

Fair Quality: locally owned and operated
Average Quality: better quality local, discount franchised, or name brand stores
Good Quality: pharmacies, and best quality franchised or chain stores carrying a wide variety of brands and an extensive line of non-drug items.

DRUGSTORES
Square Foot Rates

Inventory Density	Fair	**Average**	Good
Low	7.00	**17.25**	34.80
Average	10.00	**28.75**	52.20
High	15.00	**34.50**	75.40

Fixed Assets Density	Fair	**Average**	Good
Low	2.10	**14.40**	20.15
Average	5.20	**18.00**	24.55
High	8.30	**24.00**	30.00

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12+**
REL%	**.91**	**.85**	**.79**	**.73**	**.67**	**.61**	**.55**	**.49**	**.43**	**.37**	**.31**	**.25**

DRY CLEANERS AND LAUNDRIES (**19**)

Definition: Dry cleaners are facilities providing chemical (non-laundering) cleaning of clothing and other fabric articles. Laundries provide the same basic cleaning service, but through the more conventional method of laundering. A single establishment may offer both services.

Valuation: The personal property included in dry cleaners and/or laundries will include only FF&E consisting primarily of equipment.

Square Foot Rate Method: Quality should be judged by the variety of services offered. Fair quality rates apply to shops limited to drop-off and pick-up of clothing. Average cleaners will provide in-house dry chemical cleaning, pressing, or laundry services. Good quality refers to a full service operation which includes the most modern equipment, alterations or tailoring, etc. Motorized clothing racks are indicative of average to high density rates for FF&E. In the instance of name brand companies having several locations in the same city, actual cleaning may be done at a central location. Due to the range of services offered, such companies are usually good in quality.

Fair Quality: small laundries or cleaners
Average Quality: better quality cleaners and laundries
Good Quality: full service which includes cleaning, mending, pick-up, etc.

DRY CLEANERS AND LAUNDRIES
Square Foot Rates

Fixed Assets Density	Fair	**Average**	Good
Low	9.65	**32.10**	69.55
Average	17.10	**42.80**	80.25
High	23.55	**53.50**	96.30

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10+**
REL%	**.89**	**.82**	**.75**	**.68**	**.61**	**.53**	**.46**	**.39**	**.32**	**.25**

ELECTRONICS AND COMPUTER SALES (20)

Definition: Establishments engaged in the retail sale of computer hardware and software programs, electronic parts and accessories for telephones, stereos, televisions, etc. These stores may also offer lines of service such as repair, installation, and consultation.

Valuation: The personal property included in electronics and computer stores will include both inventory and FF&E.

Square Foot Rate Method: Quality should be judged by the variety of name brands carried and by ownership of the business. The fair category will apply to most local stores carrying a line of electronics and small computers. Average quality may be used to value chain-type electronics or computer stores carrying a variety of brands. The good classification should be used to value stores devoted to a line of more advanced capability computers and are usually limited to one or two brands. These stores often provide custom computing services and a higher priced line of merchandise.

Fair Quality: locally owned and operated
Average Quality: better quality local electronics and franchised or name brand computer services
Good Quality: best quality franchised or national chain electronics stores and limited brand computer stores

ELECTRONICS AND COMPUTER SALES
Square Foot Rates

Inventory Density	Fair	**Average**	Good
Low	15.00	**50.00**	100.00
Average	25.00	**65.00**	125.00
High	40.00	**80.00**	150.00

Fixed Assets Density	Fair	**Average**	Good
Low	2.00	**6.00**	12.00
Average	4.00	**10.00**	15.00
High	6.00	**15.00**	20.00

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	1	2	3	4	5	6	7	8	9	10	11	12+
REL%	.91	.85	.79	.73	.67	.61	.55	.49	.43	.37	.31	.25

FABRIC AND DRAPERY STORES (21)

Definition: Establishments primarily engaged in the retail sale of sewing supplies, fabrics, patterns, and other needlework accessories. These stores may also offer a line of sewing machines and may do custom tailoring or alterations.

Valuation: The personal property included in fabric and drapery stores will consist primarily of inventory. There will be some FF&E. Stores offering more extensive services such as mending, custom tailoring, home decorating, or cleaning, etc. will usually have larger FF&E amounts.

Square Foot Rate Method: Quality should be judged by the variety of merchandise carried and by the ownership of the business itself. Fair quality applies to stores carrying fabric and sewing accessories only. Average stores will stock a larger variety of fabrics, patterns, buttons, etc. and may offer custom tailoring. Good quality fabric shops will offer sewing machine sales and service. While there are no large chain operations in this class, some may have several stores within the state.

Fair Quality: locally owned and operated usually offering basic fabrics only
Average Quality: better quality local or name brand stores, larger selection of merchandise
Good Quality: best quality selection and service

FABRIC AND DRAPERY STORES
Square Foot Rates

Inventory Density	Fair	**Average**	Good
Low	4.50	**7.35**	16.95
Average	6.80	**10.15**	28.25
High	9.05	**13.55**	33.90

Fixed Assets Density	Fair	**Average**	Good
Low	1.00	**2.00**	3.00
Average	1.50	**2.50**	4.00
High	2.00	**3.00**	5.00

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	1	2	3	4	5	6	7	8	9	10	11	12+
REL%	.91	.85	.79	.73	.67	.61	.55	.49	.43	.37	.31	.25

FARM IMPLEMENT DEALERS (22)

Definition: Establishments primarily engaged in the retail sale of farm tractors, combines and other harvesting equipment. Included in this class are dealers of industrial and forestry models of tractors as well as loaders, backhoes, forklifts, crawlers, skidders, etc. Dealers may also offer a line of replacement parts and accessories and repair service.

Valuation: The personal property of implement dealers will include such new and used equipment, parts, accessories, as well as FF&E.

Square Foot Rate Method: The fair category refers to local sales of used equipment. The average rates are for franchised dealers with limited service facilities. Good includes farm centers with a full line of equipment and accessories, service and repair facilities, and may include a full line of farm supplies, feeds, etc. Use FF&E rates for the amount of shop area, inventory rates for parts and other merchandise display or storage areas. VALUES FOR TRACTORS OR EQUIPMENT HELD FOR SALE ARE NOT INCLUDED IN THESE RATES. The number and type of tractors and equipment must be obtained by inspection or from the dealer, and appropriate values applied using the Personal Property Manual published by the Assessment Coordination Division. Manual values should be reduced by approximately 20% to account for the proper level of trade.

Fair Quality: locally owned, typically used equipment
Average Quality: better quality local or franchised, limited service facilities
Good Quality: best quality franchised, full line of equipment and services

FARM IMPLEMENT DEALERS
Square Foot Rates

Inventory Density	Fair	**Average**	Good
Low	n/a	**3.45**	9.30
Average	n/a	**4.60**	13.90
High	n/a	**5.75**	18.55

Fixed Assets Density	Fair	**Average**	Good
Low	1.20	**3.15**	5.55
Average	1.80	**3.75**	8.35
High	2.40	**5.00**	11.10

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	1	2	3	4	5	6	7	8	9	10	11	12+
REL%	.91	.85	.79	.73	.67	.61	.55	.49	.43	.37	.31	.25

FARM SUPPLY AND FEED STORES (23)

Definition: Establishments primarily engaged in the sale of farm products such as feeds, fertilizer, seed, pesticides and herbicides, etc. Such establishments may also sell garden supplies, tires, tools, and other miscellaneous farm related products. Larger stores may carry a limited line of tractors and other equipment which should constitute a minority of total sales.

Valuation: The personal property included in farm supply or feed stores will include a wide variety of both inventory and FF&E. Farm Centers carrying inventory which includes the sale of tractors or equipment should be given additional consideration since it is not standard merchandise for this business class.

Square Foot Rate Method: Quality should be judged by the variety of merchandise carried and by services offered. A fair quality store will primarily carry animal feeds and supplies. The average quality operation, often a CO-OP type store, will carry a larger line of non-feed merchandise such as veterinary supplies, farm chemicals, bulk seed, etc. Good quality applies to all-purpose centers with a complete line of products. These products may include hardware, clothing, hunting supplies, farm equipment, etc. It may prove feasible to consider each portion of such businesses using the respective square foot rate tables.

Fair Quality: limited line of feed and supplies
Average Quality: larger line of feeds, seed, chemicals, veterinary supplies, etc.
Good Quality: full line of feeds, supplies, other farm products and services; may also carry a limited line of tractors and equipment which should be valued separately from other inventory

FARM SUPPLY AND FEED STORES
Square Foot Rates

Inventory Density	Fair	**Average**	Good
Low	4.60	**7.50**	13.80
Average	5.75	**10.35**	17.25
High	6.90	**13.80**	20.70

Fixed Assets Density	Fair	**Average**	Good
Low	1.00	**2.50**	4.00
Average	2.00	**3.00**	5.00
High	2.50	**4.00**	6.00

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	1	2	3	4	5	6	7	8	9	10	11	12+
REL%	.91	.85	.79	.73	.67	.61	.55	.49	.43	.37	.31	.25

FAST FOOD RESTAURANTS (**24**)

Definition: Establishments primarily engaged in the preparation and sale of food items such as

hamburgers, pizza, chicken, ice cream, or yogurt, etc., for on-premises but primarily take-out consumption. Drive-up windows are generally provided.

Valuation: The personal property included in fast food restaurants will include some inventory with a majority of value represented by fixed assets.

Square Foot Rate Method: Quality should be judged by the variety of foods offered. Fair quality applies to most local drive-ins with little or no inside seating. Average quality establishments offer mainly in-house seating with a drive-up window and franchised/chain drive-ins. Good quality establishments offer in-house seating, drive-up window, a wider menu selection, and some may also include playgrounds. Rates for playground equipment may be found in the Real Estate Manual.

Fair Quality: locally owned and most drive-ins
Average Quality: better quality local, most franchised with inside seating, or franchised/chain drive-ins
Good Quality: best quality franchised or national chain stores carrying a **wide** variety of foods

FAST FOOD RESTAURANTS
Square Foot Rates

Inventory Density	Fair	**Average**	Good
Low	1.00	**2.20**	3.25
Average	1.55	**3.00**	4.00
High	1.90	**3.30**	7.00

Fixed Assets Density	Fair	**Average**	Good
Low	8.80	**29.00**	57.75
Average	14.65	**43.15**	79.00
High	23.40	**63.25**	95.00

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10+**
REL%	**.89**	**.82**	**.75**	**.68**	**.61**	**.53**	**.46**	**.39**	**.32**	**.25**

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FINANCIAL INSTITUTIONS (25)

Definition: Financial institutions handle money and securities either through savings, loans, or the processing of money as through checking accounts. Other services provided are collection, financial management, and advisement.

Valuation: The personal property included in financial institutions will only include furniture, fixtures, and equipment. Most modern institutions of this type will require computerization of records which will be a primary source of the personal property value.

Square Foot Rate Method: Since no inventory is held for sale, square foot rates for this business class apply to FF&E only. Fair and average quality financial institutions are primarily offices lacking the equipment and security systems of full service banks. Depending on quality, production credit associations, federal land banks, mortgage companies, and most savings and loans will be in the fair or average quality categories. Most savings and loans offering full banking services are priced as average to good. These rates do not include vaults, etc., which should be considered real estate. **Basic computer equipment is included in these rates.**

Fair Quality: non-bank financial offices
Average Quality: better quality savings and loans, average banks with limited services
Good Quality: full service banks with basic computers and specialized equipment

FINANCIAL INSTITUTIONS
Square Foot Rates

Fixed Assets Density	Fair	**Average**	Good
Low	12.00	**25.00**	60.00
Average	15.00	**40.00**	90.00
High	25.00	**50.00**	125.00

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10+**
REL%	**.89**	**.82**	**.75**	**.68**	**.61**	**.53**	**.46**	**.39**	**.32**	**.25**

FLOOR COVERING STORES (26)

Definition: Establishments primarily engaged in the sale and installation of such floor coverings as rugs and carpets, vinyl, tile, etc. Sales of related products such as wallpaper or draperies are common.

Valuation: The personal property included in floor covering stores will include primarily inventory with little FF&E.

Square Foot Rate Method: Quality should be judged by the variety of merchandise carried. Fair quality should be used to value the stock in stores with limited merchandise lines. Average quality stores will carry a better line of carpets and vinyl floor coverings. Good quality floor covering stores will offer a complete selection of carpets, floor coverings, high quality area rugs, and may stock vacuums and shampooers. Deliver and installation services are typical in average to good quality stores but may also be offered in fair quality stores.

Fair Quality: small local stores, limited line
Average Quality: better quality merchandise, larger selection, installation service
Good Quality: wide selection of carpet, floor coverings, accessories, etc., and services such as installation and cleaning

FLOOR COVERING STORES
Square Foot Rates

Inventory Density	Fair	**Average**	Good
Low	4.00	**10.00**	18.00
Average	6.00	**12.00**	20.00
High	8.00	**14.50**	24.00

Fixed Assets Density	Fair	**Average**	Good
Low	1.00	**2.50**	7.50
Average	1.25	**4.00**	10.00
High	1.75	**5.00**	12.50

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	1	2	3	4	5	6	7	8	9	10	11	12+
REL%	.91	.85	.79	.73	.67	.61	.55	.49	.43	.37	.31	.25

FLORIST AND GIFT SHOPS (27)

Definition: Establishments engaged in the retail sale of cut flowers and growing plants. Greenhouses and nurseries are included if sales consist primarily of products not grown on the premises. Also included in this category are stores selling greeting cards and small gifts either in conjunction with or separate from the sale of floral products.

Valuation: The personal property included in flower and gift shops will include both inventory and FF&E. Due to the high perishability of products carried, a certain amount of wastage is allowed as a reduction in inventory value. Nearly all florists offer delivery service, so vehicles should be accounted for separately.

Square Foot Rate Method: Quality should be judged by the variety of merchandise carried and by ownership of the business itself. Fair quality refers to shops with primarily flower and plant sales. Average to good quality florists are generally franchised operations and a part of a network allowing nationwide delivery. Good quality shops may also offer a wide line of gift items. Good quality shops may or may not carry florals but will offer more exclusive gift items such as glassware, statuary, etc. and will exhibit a higher density rate than those carrying florals. FF&E should be commensurate with inventory quality.

Fair Quality: locally owned and operated
Average Quality: better quality local or franchised, larger selection of flowers and gifts
Good Quality: best quality local or franchised, wide variety of merchandise

FLORIST AND GIFT SHOPS
Square Foot Rates

Inventory Density	Fair	**Average**	Good
Low	2.30	**8.00**	17.10
Average	3.70	**9.00**	27.00
High	6.25	**12.65**	47.20

Fixed Assets Density	Fair	**Average**	Good
Low	1.50	**6.00**	10.00
Average	3.00	**9.00**	15.00
High	4.50	**12.00**	20.00

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	1	2	3	4	5	6	7	8	9	10	11	12+
REL%	.91	.85	.79	.73	.67	.61	.55	.49	.43	.37	.31	.25

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FUNERAL HOMES AND MORTUARIES (28)

Definition: Funeral homes and mortuaries provide burial services as well as related services and products.

Valuation: The personal property included in funeral homes or mortuaries will include some inventory but will consist primarily of FF&E. Nearly all businesses in this class will own automobiles such as hearses or limousines which should be valued separately. In some small towns, this type business may also provide limited ambulance service.

Square Foot Rate Method: Quality should be judged by the variety of services provided. The fair quality classification may be used for small funeral homes lacking the amenities of larger operations. Average rates may be used for larger funeral homes or mortuaries offering one or more viewing rooms, chapel, embalming facilities, etc., with a selection of caskets. The good quality mortuary will offer a larger line of merchandise, one or more viewing rooms, one or more chapels and may additionally offer a crematorium, florals, etc.

Fair Quality: locally owned and operated
Average Quality: better quality local, larger line of services
Good Quality: best selection of services, larger line of inventory

FUNERAL HOMES AND MORTUARIES
Square Foot Rates

Inventory Density	Fair	**Average**	Good
Low	1.10	**2.50**	7.50
Average	2.15	**4.50**	10.00
High	2.70	**8.00**	15.00

Fixed Assets Density	Fair	**Average**	Good
Low	3.45	**6.40**	11.00
Average	4.45	**8.70**	13.75
High	5.50	**11.60**	16.50

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	1	2	3	4	5	6	7	8	9	10	11	12+
REL%	.91	.85	.79	.73	.67	.61	.55	.49	.43	.37	.31	.25

FURNITURE AND APPLIANCE STORES (29)

Definition: Establishments engaged in the retail sale of household furniture, beds, mattresses, springs, and other sleep equipment as well as lines of larger household appliances, stereo and television sets, etc. These stores may also carry a line of floor coverings or other products and may be valued in this class so long as sales from furniture and appliances exceed sales of these products.

Valuation: The personal property included in furniture and appliance stores will include primarily inventory with some FF&E.

Square Foot Rate Method: Quality should be judged by the variety of merchandise carried. Stores carrying only used merchandise are valued as fair, as are those stores carrying lower quality, new merchandise at discount prices. Stores carrying a typical line of new appliances and furniture should be considered average. The good rates may be applied to better quality local or chain stores carrying top brand names or stores that exclusively feature antiques.

Fair Quality: local, used or discount merchandise
Average Quality: better quality local or discount merchandise, larger line of inventory
Good Quality: best quality merchandise or antiques

FURNITURE STORES
Square Foot Rates

Inventory Density	Fair	**Average**	Good
Low	4.00	**9.50**	18.00
Average	8.00	**12.00**	22.50
High	10.00	**16.00**	25.00

Fixed Assets Density	Fair	**Average**	Good
Low	.50	**1.50**	3.00
Average	.75	**2.00**	5.00
High	1.00	**2.25**	7.50

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12+**
REL%	**.91**	**.85**	**.79**	**.73**	**.67**	**.61**	**.55**	**.49**	**.43**	**.37**	**.31**	**.25**

HARDWARE AND BUILDING MATERIALS (30)

Definition: Establishments engaged in the sale of basic hardware products such as tools, builders' hardware, paint, glass, housewares and household appliances, cutlery, roofing materials, lumber, and other building products. None of these products should account for more than 50% of total sales for the establishment.

Valuation: The personal property included in hardware stores will primarily include inventory and some FF&E.

Square Foot Rate Method: Quality should be judged by the variety of merchandise carried. Fair quality should be used to value small, local hardware stores with a limited merchandise line. Average stores may be franchised and carry a larger line of products, sometimes including appliances. Stores carrying building materials should also be considered average, applying the rates to any area of lumber sheds as well as to the store area. Better chain operations should be priced as good, as should locally owned home centers featuring a complete line of hardware, building materials, and likely floor covering, appliances, and furnishings. If sales of one of these related products accounts for more than 50% of total sales, price that portion of the store area from the appropriate section of this manual.

NOTE: Large, national chain stores may require addition to the Good quality, High density rate if height of merchandise and shelving exceeds norms for this type category.

Fair Quality: locally owned and operated with limited merchandise line
Average Quality: better quality local or franchised, wide variety of merchandise
Good Quality: best quality local or national chain, wide variety of brands

HARDWARE AND BUILDING MATERIALS
Square Foot Rates

Inventory Density	Fair Fair FF	**Average**	Good GoodGoodGood
Low	3.05	**10.00**	20.00
Average	5.05	**15.00**	30.00
High	7.05	**19.40**	50.00

Fixed Assets Density	Fair Fair FFe	**Average**	Good Good
Low	1.00	**4.50**	7.50
Average	2.00	**6.50**	9.00
High	3.00	**8.50**	12.00

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12+**
REL%	**.91**	**.85**	**.79**	**.73**	**.67**	**.61**	**.55**	**.49**	**.43**	**.37**	**.31**	**.25**

HOBBY AND CRAFT SHOPS (**31**)

Definition: Establishments engaged in the sale of hobby items, craft kits and supplies, or finished products which may or may not be produced on the premises.

Valuation: The personal property will include both inventory and FF&E. Retail hobby shops will generally have more inventory than FF&E, while on-premises craft production shops will have more FF&E than inventory.

Square Foot Rate Method: The extent of merchandise offered for sale determines the proper quality rating for this classification. A craft shop specializing in a limited craft line would use a lower inventory rate but a higher FF&E rate. Do-it-yourself craft and hobby shops would be considered average quality. Good rates should be applied to shops offering a full hobby and craft merchandise lines.

Fair Quality: limited line, on-premises production
Average Quality: larger line of merchandise, generally offering products for crafts or home use
Good Quality: full merchandise line, may offer classes or other instruction

HOBBY AND CRAFT SHOPS
Square Foot Rates

Inventory Density	Fair	**Average**	Good
Low	2.20	**8.80**	18.00
Average	4.40	**11.00**	21.60
High	6.60	**13.20**	24.00

Fixed Assets Density	Fair	**Average**	Good
Low	3.00	**5.00**	7.50
Average	4.00	**6.00**	10.00
High	5.00	**7.50**	12.00

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12+**
REL%	**.91**	**.85**	**.79**	**.73**	**.67**	**.61**	**.55**	**.49**	**.43**	**.37**	**.31**	**.25**

HOSPITALS (**32**)

Definition: Hospitals are institutions providing high degree health care including treatment, surgery, and highly specialized forms of medical care depending on the quality of the institution. Hospitals provide longer term care than medical offices and clinics which are generally out-patient oriented. Some may specialize in treatment of certain disorders.

Valuation: The personal property value lies primarily with FF&E and will include some inventory. Inventory consists of medical supplies and drugs which, while not sold as in drugstores, are billed separately as part of treatment received. FF&E includes a wide variety of furnishings, equipment, specialized treatment equipment, X-ray machinery, etc.

Square Foot Rate Method: Rates for inventory and FF&E are per bed capacity. Quality should be judged by the variety of treatment and services offered and by ownership of the business. Hospitals are licensed by patient capacity.

Fair Quality: small local hospitals, limited services
Average Quality: larger local or regional institutions, higher degree of care and specialized services such as physical therapy, alcohol treatment programs, etc.
Good Quality: larger regional medical centers

HOSPITALS
Rates Are Per Patient For Which The Facility Is Licensed

Fixed Assets Density	Fair	**Average**	Good
Low	n/a	**n/a**	n/a
Average	1,500.00	**2,500.00**	4,000.00
High	n/a	**n/a**	n/a

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10+**
REL%	**.89**	**.82**	**.75**	**.68**	**.61**	**.53**	**.46**	**.39**	**.32**	**.25**

JEWELRY STORES (33)

Definition: Establishments primarily engaged in the retail sale of any combination of lines of jewelry such as diamonds and precious stones, rings, bracelets, necklaces, pendants, chains, sterling and plated silverware, watches, and clocks. Stores may also offer cleaning and repair of any of the above.

Valuation: The personal property included in jewelry stores will primarily be inventory with some FF&E, including display counters and security systems, and should be commensurate with inventory quality.

Square Foot Rate Method: Quality ratings should be judged by the variety of merchandise offered. Quality of merchandise should be examined to select the proper rate. Most brand name stores should be priced as average. Good quality stores will carry expensive watch brands, custom-made jewelry with larger stones, etc. **Some inventories may be held on consignment.**

Fair Quality: locally owned and operated
Average Quality: better quality local, discount, franchised, or name brand stores
Good Quality: best quality franchised or national chain stores, more expensive merchandise

JEWELRY STORES
Square Foot Rates

Inventory Density	Fair	**Average**	Good
Low	10.00	**38.50**	102.40
Average	20.00	**46.75**	160.00
High	30.00	**66.00**	192.00

Fixed Assets Density	Fair	**Average**	Good
Low	3.95	**7.90**	15.85
Average	5.95	**10.55**	19.80
High	7.90	**13.20**	29.70

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	1	2	3	4	5	6	7	8	9	10	11	12+
REL%	.91	.85	.79	.73	.67	.61	.55	.49	.43	.37	.31	.25

LAUNDROMATS (34)

Definition: Laundromats are self-service, coin-operated laundering facilities offering a limited line of services to the customer.

Valuation: The personal property included in laundromats will be limited to furniture, fixtures, and equipment. Some cleaning supplies may be vended on the premises, but the value is relatively insignificant in proportion to the business as a whole.

Square Foot Rate Method: Since no inventory is held for sale, square foot rates are applicable to FF&E only. Fair rates apply to the small "washateria" which is basically coin-operated, self-service washers and dryers. Average quality laundromats generally include a few extra large capacity washers and/or dryers, more folding tables, coin-vended laundry aids, and a better waiting area. Good quality laundromats are similar to those deemed to be average with the addition of coin-operated dry chemical machines (such as those used to clean rugs or drapes) along with amusements such as television or video games, a larger variety of vending machines, and frequently offer a drop-off service similar to conventional laundries.

Fair Quality:	basic washers and dryers
Average Quality:	better quality, better equipment variety
Good Quality:	best selection of dry cleaning and laundry services

LAUNDROMATS
Square Foot Rates

Fixed Assets Density	Fair	**Average**	Good
Low	16.80	**32.10**	60.00
Average	20.15	**42.80**	75.00
High	28.00	**53.50**	100.00

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10+**
REL%	**.89**	**.82**	**.75**	**.68**	**.61**	**.53**	**.46**	**.39**	**.32**	**.25**

LIQUOR STORES (35)

Definition: Establishments primarily selling packaged alcoholic beverages such as beer, wine, ale, liquor, and related products such as mixers. These goods are for off-premises consumption only, as required by law.

Valuation: The personal property included in liquor stores includes both inventory and fixed assets.

Square Foot Rate Method: Quality should be judged by the variety of name brands carried. Fair quality stores will carry a limited selection. Average stores will feature a selection of the most popular brands and will contain a walk-in cooler for higher volume sales. Good rates should be applied to stores offering a large brand selection, rare or expensive wines, etc. This type will normally be located in or near a relatively affluent neighborhood.

Fair Quality:	primarily beer and wine, some liquor
Average Quality:	most popular brands of various beverages
Good Quality:	best quality stores, large selection including exclusive liquors and wines

LIQUOR STORES
Square Foot Rates

Inventory Density	Fair	**Average**	Good
Low	2.80	**7.30**	22.00
Average	3.90	**11.00**	27.00
High	6.70	**17.00**	36.00

Fixed Assets Density	Fair	**Average**	Good
Low	1.00	**5.00**	7.50
Average	2.00	**7.00**	15.00
High	3.00	**8.00**	20.00

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	1	2	3	4	5	6	7	8	9	10	11	12+
REL%	.91	.85	.79	.73	.67	.61	.55	.49	.43	.37	.31	.25

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MOBILE HOME DEALERSHIPS (36)

Dealers in pre-manufactured housing, the personal property of mobile home or manufactured housing dealers will consist primarily of inventory, that is, homes held for sale. Application of a

square foot rate for this type of inventory is virtually impossible. Therefore, the most appropriate check of inventory value is a period inventory count of the number of units held for sale, as is recommended for auto and farm equipment dealers.

A periodic count should be made, together with application of values for units counted. Values per unit may be obtained from the ACD Mobile Home Manual. Manual values should be reduced by 20% to account for the proper level of trade.

MOTELS AND HOTELS (37)

Definition: Motels and hotels are businesses providing the service of temporary lodging for the traveler and, in some cases, longer term boarding. Related services, such as dining, recreation, etc., are often provided by the same establishment.

Valuation: The personal property included in motels and hotels will include furniture, fixtures, linens, and equipment. Inventory of related services, such as restaurants and gift shops, should be valued separately.

Square Foot Rate Method: Since no inventory is held for sale, the square foot rates for this business class are applicable to FF&E only. Most local motels are fair quality. The average quality category includes better quality local and typical chain or franchise operated motels and hotels. Good quality rates should be used to determine value for newer large, modern motels featuring recreational activities or resort type attractions. The same characteristics apply to hotels with most chain operations ranging from average to good in quality. RATES GIVEN ARE PER ROOM AND DO NOT INCLUDE RESTAURANT, LOUNGE, GIFT, OR SPORTS SHOPS, ETC. Extra features should be valued with rates from the appropriate section of this manual according to the amount of area occupied.

Fair Quality:	local owned and operated
Average Quality:	better quality local or chain/franchised
Good Quality:	best quality franchised or chain operations

MOTELS AND HOTELS
Rates Are Per Room And Do Not Include Restaurant, Lounge, Gift, or Sport Shops, Etc.

Fixed Assets Density	Fair	**Average**	Good
Low	920.00	**1,770.00**	3375.00
Average	1475.00	**2,360.00**	4000.00
High	1,845.00	**2,830.00**	4690.00

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10+**
REL%	**.89**	**.82**	**.75**	**.68**	**.61**	**.53**	**.46**	**.39**	**.32**	**.25**

MOTORCYCLE DEALERSHIPS (38)

Definition: Motorcycle dealerships are businesses primarily engaged in the sale of new and/or used motorcycles and all terrain vehicles. Franchised dealers of various makes of motorcycles may maintain repair departments, stocks of parts, accessories, etc. Non-franchised, used dealers, except those engaged in rather sizable operations, generally do not.

Valuation: The valuation of motorcycle dealerships must be approached with care. As retail businesses, they are engaged in the sale of an inventory as well as the provision of a repair service. Consequently, there exists the problem of valuing new and used motorcycles and parts - different types of inventory which vary a great deal in value and must be appraised in different ways. Also, since many dealers provide a repair service, their equipment will be of a somewhat different nature than that of many types of retail businesses.

Square Foot Rate Method: A partial value may be obtained by applying a square foot rate to the amount of area in the agency used for each of several various purposes. (Inventory rate for parts area, FF&E rate for shop, etc.). This procedure will provide an indication of value for all the personal property of the agency other than motorcycle stock. **THE VALUE OF MOTORCYCLES IS NOT INCLUDED IN THE SQUARE FOOT RATES!** This value must be added to the inventory figure otherwise obtained, and may be determined by taking the average number of units sold on a monthly basis times a typical value per motorcycle for the brand or brands held for sale by that agency. A list of suggested values for new motorcycles follows. For used bikes, the average monthly number of units sold may be listed and their values located from the Personal Property Valuation Manual, reduced by 15% to equate dealer cost.

Separate counts of new and used motorcycles sold should be obtained from dealers and pertinent values applied. This total value for a typical number of units sold may then be added to that obtained for parts and FF&E through the Square Foot Rate Method, resulting in the total value of personal property for the agency.

Below is a listing of the various motorcycle manufacturers, together with a typical value for each brand. This value represents a weighted average for that manufacturer's various models of both motorcycles and all terrain vehicles.

Typical New Motorcycle Values by Manufacturer

Manufacturer:	Avg. Value	Manufacturer:	Avg. Value
BMW	7,000	Kawasaki	2,500
Harley Davidson	7,000	Suzuki	2,500
Honda	2,500	Yamaha	2,500
Husqvarna	2,500		

MOTORCYCLE DEALERSHIPS
Square Foot Rates

Inventory Density	Fair	**Average**	Good
Low	n/a	**8.65**	18.55
Average	n/a	**11.50**	20.90
High	n/a	**14.40**	23.20

Fixed Assets Density	Fair	**Average**	Good
Low	2.40	**7.50**	13.30
Average	3.55	**10.00**	16.65
High	4.75	**12.50**	22.20

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12+**
REL%	**.91**	**.85**	**.79**	**.73**	**.67**	**.61**	**.55**	**.49**	**.43**	**.37**	**.31**	**.25**

NEWSPAPERS AND PRINT SHOPS (39)

Definition: Newspapers are publications providing news and information. The printed product is generally sold at the lowest price possible. The bulk of revenue derived through the publication is from the sale of advertising. Print shops are businesses providing custom printing services and often carrying lines of related products such as office supplies. These two aspects of business are often combined.

Valuation: The personal property included in newspapers will consist almost entirely of FF&E. Print shops and those newspapers providing print shop services will carry a limited line of inventory.

Square Foot Rate Method: Fair quality rates should be applied to small circulation newspapers which serve primarily as offices and do no printing on the premises. Average quality applies to the typical newspaper office which includes a larger area for presses, paper storage, and distribution. Newspapers offering custom printing services should be valued with higher density rates as should print shops which are not in the newspaper business. Good quality rates should be applied to either newspapers or print shops using more sophisticated electronic printers, automatic darkroom equipment, etc. Quality should be judged by the variety of name brands carried.

Fair Quality: small papers or printers, little or no inventory
Average Quality: better quality papers, printers, or a combination of both
Good Quality: large circulation newspapers, print shops providing a wide variety of services with an extensive inventory of office supplies and equipment

NEWSPAPERS AND PRINT SHOPS
Square Foot Rates

Inventory Density	Fair	**Average**	Good
Low	1.00	**5.00**	12.50
Average	2.00	**7.50**	15.00
High	3.50	**10.00**	20.00
Fixed Assets Density	**Fair**	**Average**	**Good**
Low	12.00	**22.50**	60.00
Average	15.00	**30.00**	80.00
High	18.00	**40.00**	100.00

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	1	2	3	4	5	6	7	8	9	10	11	12+
REL%	.91	.85	.79	.73	.67	.61	.55	.49	.43	.37	.31	.25

NURSING AND CONVALESCENT HOMES (40)

Definition: Nursing homes are medical facilities which provide a lesser degree of medical care than hospitals, but do so over a longer period of time. They are licensed in Arkansas according to the degree of care offered, including Skilled Care, with round-the-clock professional medical personnel on duty, and Intermediate Care, which require fewer professional medical personnel on staff. Convalescent homes, also referred to as Residential Care Facilities, have generally replaced facilities that once were rated as Minimum Care nursing homes. These provide only slight medical care and are more boarding-oriented facilities.

Valuation: The personal property included in long-term health care facilities will include only furniture, fixtures, and equipment. While they maintain stocks of food and ancillary medical supplies, these are not retailed in the manner of true inventory items.

Square Foot Rate Method: The square foot rates for this business class are applicable to fixed assets only, as no inventory is held for sale. Nursing homes licensed as either Intermediate or Skilled Care should be priced as average quality or good quality, respectively. Convalescent nursing homes, boarding, or rest homes for the elderly do not meet the medical requirements of higher rated nursing homes and should be priced as fair quality. Licensing procedures are per patient and are referred to as "per bed". **RATES GIVEN ARE PER BED ACCORDING TO THE NUMBER OF BEDS FOR WHICH THE FACILITY IS LICENSED.**

Fair Quality: boarding or rest homes.
Average Quality: Intermediate Care nursing homes.
Good Quality: Skilled Care nursing homes.

NURSING AND CONVALESCENT HOMES
Rates Are Per Patient For Which The Facility Is Licensed

Fixed Assets Density	Fair	**Average**	Good
Low	n/a	**n/a**	n/a
Average	900.00	**2000.00**	2600.00
High	n/a	**n/a**	n/a

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10+**
REL%	**.89**	**.82**	**.75**	**.68**	**.61**	**.53**	**.46**	**.39**	**.32**	**.25**

OFFICE SUPPLY STORES (41)

Definition: Establishments engaged in the retail sale of paper and related products, artist supplies, secretarial and general office supplies and equipment including calculators and typewriters. Limited office furniture sales or services such as custom printing may also be included as long as these do not exceed 30% of total sales.

Valuation: The personal property included in office supply stores will consist primarily of inventory with some FF&E. Better quality stores may offer limited custom printing services and may be valued as office supply stores if at least 70% of total revenue is generated through the sale of office equipment and supplies.

Square Foot Rate Method: Fair quality rates apply to stores carrying basic office supplies. Average stores will offer a line of equipment such as calculators, etc. In addition to basic office supplies, good quality stores will carry more expensive equipment such as typewriters, copiers, and may include office furnishings.

Fair Quality: limited line of office supplies
Average Quality: better line of merchandise, some equipment carried as inventory
Good Quality: best quality, franchised, national chain, full line of office products, equipment, may also carry office furnishings

OFFICE SUPPLY STORES
Square Foot Rates

Inventory Density	Fair	**Average**	Good
Low	7.65	**10.20**	25.50
Average	9.20	**15.30**	35.70
High	12.25	**18.35**	40.80

Fixed Assets Density	Fair	**Average**	Good
Low	1.00	**2.00**	3.00
Average	1.50	**2.50**	4.00
High	2.00	**3.00**	5.00

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	1	2	3	4	5	6	7	8	9	10	11	12+
REL %	.91	.85	.79	.73	.67	.61	.55	.49	.43	.37	.31	.25

OFFICES, COMMERCIAL (42)

Definition: A variety of service businesses are classified as commercial offices. These may serve many purposes as long as a great degree of specialized equipment is not required, as is the case with financial institutions or medical offices.

Valuation: The personal property included in commercial offices will include furniture, fixtures, and equipment only.

Square Foot Rate Method: The square foot rates for this business class are applicable to FF&E only as no inventory is held for sale. Due to the diversity of businesses occupying facilities in this class, consideration should be given to the quality of furnishings and equipment owned by a particular business. Most small real estate or tax services will be located in fair to average quality offices. Most insurance sales or Certified Public Accountants' offices should be average to good quality. Attorneys' offices generally will be of good quality due to the added expense of law libraries and other reference materials. These rates include only standard equipment and furnishings. **Computers are not included in these rates. Appropriate value should be added based on cost less depreciation using ACD schedule 5.**

Fair Quality:	general offices, bookkeeping offices, real estate sales, etc.
Average Quality:	specialized offices such as CPA, insurance agencies, etc.
Good Quality:	most attorney and other highly equipped or well furnished offices

OFFICES, COMMERCIAL
Square Foot Rates

Fixed Assets Density	Fair	**Average**	Good
Low	3.00	**7.00**	20.00
Average	5.00	**12.00**	30.00
High	7.50	**16.00**	40.00

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10+**
REL%	**.89**	**.82**	**.75**	**.68**	**.61**	**.53**	**.46**	**.39**	**.32**	**.25**

OFFICES, MEDICAL (43)

Definition: Since medical office occupants generally require a greater amount of equipment and space for examination rooms, waiting rooms, records, etc., medical offices rates differ from those used for commercial offices.

Valuation: The personal property included in medical offices will include furniture, fixtures, and equipment only. This may vary a great deal according to the type of practice involved. The expense of equipment and supplies needed by a doctor will increase from psychologists, chiropractors, veterinarians, optometrists, dentists, general practitioners, and specialists.

Square Foot Rate Method: The square foot rates for this business class are applicable to FF&E only, as no inventory is held for sale. Fair quality rates normally apply to a single doctor's practice. The average quality rate may be applied to one or more doctors sharing a practice as Professional Associates. The combined practice usually allows the partners to own better quality and more complete equipment. **Specialists may require even more specialized equipment which should be valued accordingly.** Veterinarians, chiropractors, optometrists, etc., will have offices varying in quality the same as other doctors, though generally their equipment value will not exceed the average quality value level. It will be necessary, therefore, to give close attention to the quality and type of equipment found in any medical office. **Computers are not included in these rates. Appropriate value should be added based on cost less depreciation using ACD schedule 6.**

Fair Quality: single practice
Average Quality: two or more doctors (Professional Associates)
Good Quality: most specialists, including dentists, whose practice requires special equipment

OFFICES, MEDICAL
Square Foot Rates

Fixed Assets Density	Fair	**Average**	Good
Low	12.50	**18.00**	36.00
Average	16.50	**25.00**	50.00
High	20.00	**32.00**	60.00

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	1	2	3	4	5	6	7	8	9	10+
REL%	.89	.82	.75	.68	.61	.53	.46	.39	.32	.25

PIZZA PARLORS (44)

Definition: Establishments engaged in serving pizza and other prepared food and beverages selected by the patron from a full menu. Service is generally at-table by a waiter or waitress, though the diner may select foods from a line array in the case of a buffet service. Receipts from sale of alcoholic beverages should not exceed those from the sale of prepared foods. Pizza parlors exhibit limited characteristics of both fast food and family restaurants, providing less carry out service than fast food but considerable more than most other restaurants.

Valuation: The personal property included in pizza parlors will include both inventory and fixed assets. Inventory values will be small compared to FF&E, as inventory consists of perishable goods.

Square Foot Rate Method: Quality should be judged by the variety of foods offered and by the degree of finish in exterior and interior design, together with the type of ownership. Fair quality restaurants include most locally owned. Average quality should be applied to better local establishments and some franchises. Good quality pizza restaurants are those which are better quality franchises or company owned. **NOTE: Pizza parlors that lack restaurant seating should be valued as Good quality and High density, since a greater portion of area is devoted to kitchen equipment. If a pizza parlor contains a bar or mixed drinks are available, add $0.50 per square foot to inventory rates.**

Fair Quality: most local and some franchised.
Average Quality: better quality local, most franchised.
Good Quality: best quality franchised or chain, including those with bars.

PIZZA PARLORS
Square Foot Rates

Inventory Density	Fair Fair FairF	**Average**	Good GoodG
Low	.80	**1.45**	1.85
Average	1.10	**2.00**	2.35
High	1.65	**2.35**	2.65
Fixed Assets Density	**Fair Fair FFFFF**	**Average**	**Good Good**
Low	3.30	**17.05**	22.80
Average	5.50	**29.50**	39.90
High	8.25	**38.35**	51.30

Rev 1/99 **Fixed Asset Depreciation (Remaining Economic Life Percentages)**

Age	1	2	3	4	5	6	7	8	9	10	11	12+
REL%	.91	.85	.79	.73	.67	.61	.55	.49	.43	.37	.31	.25

RECREATION PARLORS (45)

Definition: Recreation parlors are more commonly referred to as pool halls, though, in the past few years, their recreational facilities have grown from pool and dominoes to include pinball, video games, and other forms of entertainment.

Valuation: The personal property included in recreation parlors will include primarily furniture, fixtures, and equipment. A small amount of food inventory may be kept on hand, but not in significant amounts compared to FF&E.

Square Foot Rate Method: The square foot rates for this business class are applicable to fixed assets only, as little or no inventory is held for sale. **Rates are given per table** and include inventory and FF&E for snack bar, pool, and domino tables, equipment, etc. For fair and average quality only, add for video games at $250.00 to $1,000.00 each unless leased.

Fair Quality: pool and domino tables only
Average Quality: pool and domino tables, snack bar facilities
Good Quality: fully equipped recreation center

RECREATION PARLORS
Rate Per Table

Fixed Assets Density	Fair	**Average**	Good
Low	n/a	**n/a**	n/a
Average	1,500.00	**2,500.00**	3,000.00
High	n/a	**n/a**	n/a

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10+**
REL%	**.89**	**.82**	**.75**	**.68**	**.61**	**.53**	**.46**	**.39**	**.32**	**.25**

RECREATIONAL VEHICLE DEALERSHIPS (46)

Definition: Businesses engaged in the sale and/or service of recreational vehicles, including truck campers, camping trailers, travel trailers, and motor homes.

Valuation: Motor homes are considered motor vehicles under Arkansas law, and thus the inventory of recreational vehicle dealerships should be assessed according to the average number of units sold on a monthly basis. The average number of units sold should be obtained from the dealer or by periodic count. Average values per manufacturer are included below and should be applied to the appropriate number of units for each category of recreational vehicle sold at a given dealership.

Other Personal Property: If other non-vehicle personal property are owned by a recreational vehicle dealer, it should be assessed in the appropriate manner. Accessories and other inventory items should be assessed according to the prior year average under Arkansas law. If the dealership has a repair or other shop type service, the application of an appropriate square foot rate from the Auto Repair section of this manual will result in an acceptable value.

Typical Values per Manufacturer: Below are listings of the various manufacturers, together with a typical value for each brand, for the four types of recreational vehicle. This value represents a weighted average for each manufacturer's various models.

Typical New Truck Camper Values by Manufacturer

Manufacturer:	Avg. Value	Manufacturer:	Avg. Value
Alaskan	6,500	Palomino	2,500
Cascade	3,300	Skamper	3,000
Coachmen	4,500	Viking	2,500
Idle Time	2,500	Western Wilderness	8,500
Jayco	4,800		

Typical New Camping Trailer Values by Manufacturer

Manufacturer:	Avg. Value	Manufacturer:	Avg. Value
Coachmen	3,000	Palomino	3,000
Coleman	3,000	Starcraft	2,800
Jayco	4,200	Viking	2,800

RECREATIONAL VEHICLE DEALERSHIPS (46)
(Continued)

Typical New Travel Trailer Values by Manufacturer

Manufacturer:	Avg. Value	Manufacturer:	Avg. Value
Airstream	21,000	Jayco	13,500
Alfa	21,000	Kountry Aire	31,000
Aluma Lite	16,000	Layton	8,000
CarriLite	18,500	Mallard	7,500
Carriage	19,000	Nomad	8,500
Coachmen	9,000	Play-Mor	8,500
Escaper	11,000	Prowler	8,000
HiLo	9,000	Shasta	8,500
Holiday Rambler	15,000	Starcraft	8,300
Hornet	8,000	Terry	8,000
Impala	8,500	Wilderness	8,000

Typical Motor Home Values by Manufacturer

Manufacturer:	Avg. Value	Manufacturer:	Avg. Value
Airstream	49,500	Jayco	29,000
Allegro	37,500	Kountry Aire	56,000
Aluma Lite	39,000	Pace Arrow	48,000
Born Free	35,000	Sea Breeze	34,500
Coachmen	40,000	Shasta	28,000
Cruise Air	45,000	Tioga	28,000
Escaper	29,000	Travelmaster	28,000
Holiday Rambler	71,000	Wanderlodge	300,000
Itasca	29,000	Winnebago	35,000

Typical Used Recreational Vehicle Values

Used vehicles maintained for sale by franchised dealers, generally taken in trade on the sale of other recreational vehicles, are typically newer and of greater value than those found on the lots of used dealers. Estimation of values for used units should be based on the values found in the Assessment Coordination Division's *Personal Property Manual*, with those values converted from assessed to market values by multiplying times five. The resulting values should be reduced by 15% to approximate dealer cost.

RENTAL STORES (47)

Definition: Stores in the business of providing short or long term rental of a variety of property, including formal wear, furniture, televisions and appliances, and miscellaneous or general rentals, should all be valued in the same manner. Miscellaneous rentals may include anything from party supplies to power equipment. The personal property of these stores does not qualify as inventory. Rather, the property in these stores produces income over a period of time and, as such, should be valued as fixed assets.

Valuation: Personal property held for rent should be valued by depreciating the owner's acquisition cost using the appropriate schedules. The following schedules are recommended:

Clothing Rental:	Schedule 3
Furniture Rental	Schedule 3
Television & Appliance:	Schedule 3
Heavy Equipment:	Schedule 10
Miscellaneous Rentals:	Schedule 8

Assessable property will include all that owned by the store, including property out on rental.

RESTAURANTS, FAMILY, SINGLE OWNED (48)

Definition: Family restaurants are establishments engaged in serving prepared food and beverages selected by the patron from a full menu. Single-owned restaurants are those owned and operated as a single restaurant and are often family owned and operated. Service is generally at-table by a waiter or waitress, though the diner may select foods from a buffet line. Receipts from sale of alcoholic beverages should not exceed those from the sale of prepared foods.

Valuation: The personal property included in restaurants will include both inventory and fixed assets. Inventory values will be small compared to FF&E, as inventory consists of perishable goods.

Square Foot Rate Method: Quality should be judged by the variety of foods offered and by the degree of finish in exterior and interior design. Fair quality restaurants include most cafes, "luncheonettes", and coffee shops. Average quality should be applied to better quality cafes and typical restaurants. Good quality restaurants are those which have higher quality furnishings and interior design to add "atmosphere", and may offer such services as valet parking, reserved seating, etc. Most country clubs and other exclusive restaurants are typical of the good quality rating. **If the restaurant contains a bar or mixed drinks are available, add $0.50 per square foot to inventory rates.**

Fair Quality: cafes, coffee shops, and lunch counters.
Average Quality: better quality cafes, most restaurants.
Good Quality: best quality restaurants, including country clubs and those with bars.

RESTAURANTS, FAMILY, SINGLE OWNED
Square Foot Rates

Inventory Density	Fair Fair F	**Average**	Good Good
Low	.90	**1.40**	2.00
Average	1.20	**1.70**	2.55
High	1.80	**2.25**	2.80
Fixed Assets Density	**Fair Fair FFFFF**	**Average**	**Good GoodGG**
Low	3.65	**14.65**	22.80
Average	6.05	**23.40**	34.20
High	9.10	**35.10**	45.60

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	1	2	3	4	5	6	7	8	9	10	11	12+
REL%	.91	.85	.79	.73	.67	.61	.55	.49	.43	.37	.31	.25

RESTAURANTS, FAMILY, CHAIN OR FRANCHISE (49)

Definition: Family restaurants are establishments engaged in serving prepared food and beverages selected by the patron from a full menu. Chain or franchised restaurants are those

with multiple locations, owned and operated by a company or franchised to an individual who operates the restaurant in a manner required by the franchising company. Service is generally at-table by a waiter or waitress, though the diner may select foods from a line array in the case of a cafeteria or buffet. Receipts from sale of alcoholic beverages should not exceed those from the sale of prepared foods.

Valuation: The personal property included in restaurants will include both inventory and fixed assets. Inventory values will be small compared to FF&E, as inventory consists of perishable goods.

Square Foot Rate Method: Quality should be judged by the variety of foods offered and by the degree of finish in exterior and interior design. Fair quality restaurants include those with limited selection and seating, although fair quality chain/franchised restaurants are quite rare. Average quality should be applied to most chain/franchised restaurants, as these are "typical" for this category. Good quality restaurants are those which have higher quality furnishings and interior design to add "atmosphere", and may offer such services as valet parking, reserved seating, etc. **If the restaurant contains a bar or mixed drinks are available, add $0.50 per square foot to inventory rates.**

Fair Quality: "low-end" franchises.
Average Quality: most franchised or chain operated,"typical" restaurants
Good Quality: better quality franchised or chain, including those with bars.

RESTAURANTS, FAMILY, CHAIN OR FRANCHISED
Square Foot Rates

Inventory Density	Fair	**Average**	Good
Low	.90	**1.40**	1.85
Average	1.20	**1.95**	2.40
High	1.80	**2.50**	3.20

Fixed Assets Density	Fair	**Average**	Good
Low	3.65	**18.15**	22.00
Average	7.25	**33.30**	38.50
High	9.70	**42.35**	49.50

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	1	2	3	4	5	6	7	8	9	10	11	12+
REL%	.91	.85	.79	.73	.67	.61	.55	.49	.43	.37	.31	.25

SERVICE STATIONS (50)

Definition: Establishments primarily engaged in sales of gasoline and auto lubricants. Service stations usually sell batteries, tires, wipers, hoses, etc., and perform minor repair work and maintenance. Establishments called garages with more than half of total receipts derived from

the sale of gasoline and lubricants are included in this class.

Valuation: The personal property included in service stations will include both inventory and fixed assets. The primary inventory value will be that of gasoline, and FF&E will consist mostly of equipment. Any equipment such as gas pumps, compressors, hydraulic lifts, etc., should be accounted for as real estate. **It is quite possible that a portion of the fixed assets of a service station may be leased, and, if so, should be accordingly assessed to the proper owner.**

Square Foot Rate Method: Quality should be judged by the degree of service provided. **Use the FF&E rate for shop area only. Inventory rates should be used for the remainder of the building.** Fair quality rates apply to self-service stations offering little more than gasoline sales and lacking the grocery line of convenience stores. Average rates apply to the typical service station, local or franchised, offering minor repairs, gas, oil, and tire sales, etc. Good quality rates pertain to modern, super-service stations offering a full line of automotive services and parts, rest or waiting areas, etc.

Fair Quality: self-service only
Average Quality: local, franchised, or chain operated offering minor repairs, parts, etc.
Good Quality: full-service offering repairs, parts, and accessories

SERVICE STATIONS
Square Foot Rates

Inventory Density	Fair	**Average**	Good
Low	2.40	**5.95**	9.50
Average	3.55	**7.15**	11.90
High	4.75	**8.30**	17.85

Fixed Assets Density	Fair	**Average**	Good
Low	2.10	**4.20**	7.05
Average	2.80	**5.65**	10.60
High	3.50	**7.05**	14.10

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10+**
REL%	**.89**	**.82**	**.75**	**.68**	**.61**	**.53**	**.46**	**.39**	**.32**	**.25**

SHOE STORES (51)

Definition: Establishments engaged in the retail sale of any one line or combination of lines of men's, women's, and children's footwear. In addition, leather products such as purses and belts and accessories including gloves and hosiery may be available. These establishments may also offer repair service.

Valuation: The personal property will include some fixed assets, though the primary value will

consist of inventory.

Square Foot Rate Method: Quality should be judged by the variety of name brands carried. Fair quality rates apply to most local stores and discount outlet operations. Average quality rates include local or chain stores carrying better brands. Good quality rates may be used to value western stores and areas of any retail store devoted to boot sales. Regardless of overall store quality, areas containing shoes or boots made of exotic leather should be priced as good.

NOTE: If several stores are available for comparison, the differences between range of selling prices may be a good indicator of the respective quality ratings.

Fair Quality: local or discount outlets
Average Quality: better quality, most chain, including discount chains
Good Quality: best quality franchised or national chain stores carrying a wide variety of brands as well as most western stores

*** NOTE: Franchised or chain stores carrying athletic shoes and apparel only.**

SHOE STORES
Square Foot Rates

Inventory Density	Fair	Average	Good	* Note Good
Low	4.30	8.55	26.55	55.00
Average	7.00	15.00	29.50	62.50
High	8.55	19.00	41.30	70.00

Fixed Assets Density	Fair	Average	Good
Low	1.50	3.00	8.00
Average	2.00	5.00	10.00
High	3.00	8.00	12.00

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Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	1	2	3	4	5	6	7	8	9	10	11	12+
REL%	.91	.85	.79	.73	.67	.61	.55	.49	.43	.37	.31	.25

SPORTING GOODS STORES (52)

Definition: Establishments primarily selling a general or specialized line of sporting goods or equipment for hunting, fishing, camping, skiing, tennis, golf, riding, and other sports. Such establishments also offer bicycles, parts, and accessories as well as gymnasium and playground equipment.

Valuation: The personal property included in sporting goods establishments will include inventory and FF&E. Due to the diversity of businesses found in this class, values may vary greatly.

Square Foot Rate Method: Quality should be judged by the variety and expense of merchandise carried. An additional 20% should be added to the average quality to good quality rates when evaluating gun shops. Average quality to good quality rates should be applied to chain operations. Good quality rates apply to pro shops located at country clubs, golf courses, and resorts.

Fair Quality: local sporting or bait shops
Average Quality: better quality local or chain
Good Quality: best chain stores, gun shops, and golf or tennis pro shops

SPORTING GOODS STORES
Square Foot Rates

Inventory Density	Fair	Average	Good
Low	5.50	13.20	22.00
Average	8.25	17.60	27.50
High	11.00	22.00	35.75

Fixed Assets Density	Fair	Average	Good
Low	2.00	6.00	10.00
Average	4.00	8.00	12.00
High	6.00	10.00	15.00

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	1	2	3	4	5	6	7	8	9	10	11	12+
REL%	.91	.85	.79	.73	.67	.61	.55	.49	.43	.37	.31	.25

SUPERMARKETS (53)

Definition: Establishments primarily selling a wide variety of food (canned or fresh) such as vegetables, fruits, fish, meat, poultry, and dairy products as well as packaged or bulk dry groceries such as tea, coffee, flour, cereals, breads, spices, etc. In many instances, a variety of prepared foods and non-food items are also available, but sales of these items should not exceed 50% of total sales. Supermarkets generally differ from convenience stores by having lower prices, greater volume, and absence of gasoline sales.

Valuation: The personal property included in supermarkets consists of a wide variety of inventory and fixed assets.

Square Foot Rate Method: Quality should be judged by the variety and brands of merchandise, the extent of non-food items. Fair quality supermarkets include local stores and smaller franchises. Average quality stores may be franchised or company owned and will include most older chain operations. Additionally, average quality stores will offer a large line of food items and some non-food lines. Good quality rates apply to chain owned superstores offering grocery items and including a deli, bakery, pharmacy, florist shop, and carrying an extensive line of non-food merchandise. This class includes most newer, extremely large chain stores.
Stores including a pharmacy will be either good quality and high density, or may be graded ignoring the pharmacy, and an appropriate addition made using the pharmacy area and the appropriate square foot rate from the Drugstores section of this manual.

NOTE: For stores exhibiting some, but not all, characteristics of a good quality supermarket, use a rate that represents a value per square foot within the range between average and good quality and of appropriate density.

Fair Quality: most local, some chain stores
Average Quality: franchised or company owned, most older chain stores with limited product lines
Good Quality: better quality franchised or national chain superstores, wide variety of food and non-food items

SUPERMARKETS
Square Foot Rates

Inventory Density	Fair	Average	Good
Low	4.20	8.40	11.55
Average	6.00	13.00	18.40
High	9.45	17.00	23.60

Fixed Assets Density	Fair	Average	Good
Low	5.75	11.50	20.70
Average	7.50	19.25	27.60
High	9.20	23.00	43.10

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	1	2	3	4	5	6	7	8	9	10	11	12+
REL%	.91	.85	.79	.73	.67	.61	.55	.49	.43	.37	.31	.25

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TIRE STORES (54)

Definition: Establishments engaged primarily in the sale of tires, belts, hoses, and other rubber products as well as tire mounting/installation services. Other automotive products or services may be offered but should not constitute over 25% of total receipts.

Valuation: The personal property included in tire stores includes inventory and fixed assets. Service trucks are sometimes found in better quality establishments and should be assessed separately.

Square Foot Rate Method: Quality should be judged by the variety of merchandise carried. Fair quality rates apply to dealers of used or recapped tires. Average quality rates apply to stores which primarily sell new tires and other rubber products, some affiliated with a particular name brand. Good quality rates apply to full service tire centers, often chain operations. These stores may additionally offer other tire related products and offer other goods and services for most automobiles.

Fair Quality: local, used, and recapped tire dealers
Average Quality: local or franchised, tires only
Good Quality: full service and product line

TIRE STORES
Square Foot Rates

Inventory Density	Fair	**Average**	Good
Low	3.20	**6.40**	17.10
Average	4.80	**10.70**	21.40
High	5.35	**16.05**	32.10

Fixed Assets Density	Fair	**Average**	Good
Low	2.00	**10.00**	12.50
Average	4.00	**16.50**	20.00
High	6.00	**20.00**	25.00

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	1	2	3	4	5	6	7	8	9	10	11	12+
REL%	.91	.85	.79	.73	.67	.61	.55	.49	.43	.37	.31	.25

TRUCK DEALERSHIPS (55)

Definition: Truck dealerships are businesses primarily engaged in the sale of medium and heavy duty trucks and tractors. Franchised dealers of various makes of trucks may maintain repair departments, stocks of parts, accessories, etc. Non-franchised, used dealers, except those engaged in rather sizable operations, generally do not. Truck dealerships should not be confused with automobile dealerships, although their assessment requirements are similar. **IF A DEALERSHIP SELLS BOTH AUTOMOBILE AND MEDIUM/HEAVY TRUCK INVENTORY LINES, VALUE THEM PROPORTIONATELY USING THE APPROPRIATE SECTIONS OF THIS MANUAL!**

Valuation: The valuation of truck dealerships must be approached with care. As retail businesses, they are engaged in the sale of an inventory as well as the possible provision of a repair service. Consequently, there exists the problem of valuing new and used trucks and parts - different types of inventory which vary a great deal in value and must be appraised in different ways. Also, since many dealers provide a repair service, their equipment will be of a somewhat different nature than that of many types of retail businesses.

Square Foot Rate Method: A value for parts inventories and furniture, fixtures, and equipment may be obtained by applying a square foot rate to the amount of area in the agency used for each of these various purposes, using rates from the Automobile Dealership section of this manual. (Inventory rate for parts area, FF&E rate for shop, etc.). This procedure will provide an indication of value for all the personal property of the agency other than trucks. **THE VALUE OF TRUCKS IS NOT INCLUDED IN THE SQUARE FOOT RATES!** This value must be added to the inventory figure otherwise obtained, and may be determined according to Arkansas law by taking the average number of units sold on a monthly basis times a typical value per truck, according to the number of medium or heavy duty units sold, for the brand or brands held for sale by that agency. A list of suggested values for new medium and heavy duty trucks follows. For used trucks, an appropriate rate may be selected from the Assessment Coordination Division *Personal Property Manual*, converted from assessed to market value and reduced by 15% to equate dealer cost.

Separate counts of new and used trucks sold should be obtained from dealers and pertinent values applied. This total value for a typical number of units sold may then be added to that obtained for parts and FF&E through the Square Foot Rate Method, resulting in the total value of personal property for the dealership.

On the following page is a listing of the various truck manufacturers, together with a typical value for each brand, and segregated by Medium or Heavy duty. This value represents a weighted average for that manufacturer's various models.

Typical New Truck Values by Manufacturer

Medium Duty

Manufacturer:	Avg. Value	Manufacturer:	Avg. Value
Chevrolet	18,500	Kenworth	22,000
Ford	16,500	Mack Mid-Liner	20,000
GMC	18,800	Mitsubishi Fuso	15,600
Hino	20,000	Peterbilt	14,800
International	20,000	UD Trucks	20,000
Isuzu	16,500		

Heavy Duty

Manufacturer:	Avg. Value	Manufacturer:	Avg. Value
Autocar	43,500	Mack	47,500
Ford	27,500	Marmon	32,800
Freightliner	29,000	Peterbilt	32,000
International	33,000	Western Star	28,000
Kenworth	27,500	White	32,500

Used Truck Values

Refer to the Assessment Coordination Division's *Personal Property Manual* for values by individual model. These values should be reduced by 15% to convert to dealer cost.

VARIETY AND TOY STORES (56)

Definition: Establishments primarily engaged in the sale of toys and games as well as a variety of merchandise and notions. Sales are usually cash-and-carry with the open selling method of display and customer selection of merchandise. These stores do not generally carry a complete line of goods nor offer delivery or their own charge service.

Valuation: The personal property included in variety and toy stores will include primarily inventory with some fixed assets. Variety stores generally carry a toy line as well as a limited line of general merchandise.

Square Foot Rate Method: Quality should be judged by the variety of name brands carried. Fair quality to average quality rates apply to most local "dimestores" as well as smaller chain stores. Good quality rates apply to larger, toy-oriented stores.

Fair Quality: local, limited merchandise line
Average Quality: better local, most franchised or chain operated stores
Good Quality: usually large national chain stores, toys only

VARIETY STORES
Square Foot Rates

Inventory Density	Fair	**Average**	Good
Low	3.00	**6.60**	13.00
Average	5.00	**8.80**	15.60
High	7.00	**11.00**	20.80

Fixed Assets Density	Fair	**Average**	Good
Low	1.25	**2.00**	4.00
Average	1.50	**2.50**	6.00
High	2.00	**3.00**	10.00

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	1	2	3	4	5	6	7	8	9	10	11	12+
REL%	.91	.85	.79	.73	.67	.61	.55	.49	.43	.37	.31	.25

The square foot rate schedules below are applicable to the furniture and fixtures only. The inventory of video stores may consist of some video tapes (though far fewer than held for rent), snacks, etc. There is insufficient consistency among stores to provide square foot rates for inventory.

The best approach to valuation of videotapes, whether held for sale or for rent is to apply an average value per tape from the chart below, based on the overall quality of the store. The average value per tape should be applied to the number of videotapes owned by the store, including those out on rental, completely disregarding cost, age, etc. The average value per tape will include both current releases and older tapes. The number of video games in the store should also be included in the tape count.

Quality for valuation of tapes should be based on number and variety of tapes available to rent. Fair quality rates can be used for limited rentals in convenience stores. Average quality are better local owned or small chains. National chains stores are good quality.

VIDEO RENTAL STORES
Square Foot Rates

Furniture & Fixtures	Fair	**Average**	Good
Low	1.00	**2.00**	3.00
Average	1.50	**2.50**	4.00
High	2.00	**3.00**	5.00

Fixed Asset Depreciation (Remaining Economic Life Percentages)

Age	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10+**
REL%	**.89**	**.82**	**.75**	**.68**	**.61**	**.53**	**.46**	**.39**	**.32**	**.25**

Video Tapes:

Fair Quality: 4.00 to 8.00 per tape

Average Quality: 8.00 to 12.00 per tape

Good Quality: 12.00 to 16.00 per tape

R E S E R V E D

FOR

F U T U R E U S E

Instructions on Use of Inventory Turnover Multiplier Tables

The basis of an inventory turnover multiplier table is simply that the multiplier for a certain class of business is selected and applied to the gross annual sales of a particular business, to obtain an indication of the value of inventory maintained to generate that level of sales. In the following schedules, the level of gross sales is divided into several increments to provide for different inventory levels. To select a turnover multiplier, simply locate the level of sales for the subject property within the levels in the table for that class. The corresponding turnover multiplier, expressed as a decimal number, is then multiplied times the subject's gross sales and the result is an indicated inventory value.

For example, if a department store has gross annual sales of $1,250,000.00, a multiplier of .1451 is located from the $1,000,001 - $1,500,000 Sales Volume for that category. The .1451 is then multiplied times $1,250,000.00, resulting in an indicated inventory value of $181,375.00. This figure provides a "ballpark figure" representing the inventory necessary to generate that level of sales in a typical department store.

NOTE: Application of the appropriate multiplier to gross sales will result in an indicated inventory level. Addition must be made for FF&E.

It should always be remembered that inventory turnover ratios are intended only to determine a value typical of a particular business class, based on certain characteristics. Any given business may simply not fit the characteristics of a typical business for that class. They are useful as a supplement to, and a measure of accuracy of, owner renditions. They should be used as the actual basis for assessment only when satisfactory information cannot be obtained from the owner. Before rejecting an owner rendition because of a lack of comparability to that determine through use of these guidelines, every effort should be made to insure that the guideline-calculated value was determined correctly.

Just as inventory turnover multiplier tables are useful to compare a rendition to that "typical" for a business class, so too are comparisons to the rendered assessments of similar businesses. If, for example, there are three hardware stores assessed in the same jurisdiction, there assessments may be compared so long as the businesses exhibit similar characteristics, such as quality and density of merchandise, age of fixed assets, overall store size, etc. When the rendition of a business fails to compare to the value of similar businesses and/or the value determined through guidelines, and every attempt has been made to account for this difference, then and only then should an adjustment be made to the rendered value.

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AUTO DEALERSHIPS

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 250,000	.1427	1,250,001 - 1,500,000	.1294
250,001 - 500,000	.1397	1,500,001 - 1,750,000	.1269
500,001 - 750,000	.1366	1,750,001 - 2,000,000	.1232
750,001 - 1,000,000	.1339	2,000,001 - 2,500,000	.1209
1,000,001 - 1,250,000	.1309	2,500,001 - 3,000,000	.1186

For gross sales over 3,000,000 to the base value of
355,800 add .0905 times sales in excess of 3,000,000

AUTO PARTS

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100,000	.2024	500,001 - 600,000	.1815
100,001 - 200,000	.1980	600,001 - 700,000	.1761
200,001 - 300,000	.1934	700,001 - 800,000	.1712
300,001 - 400,000	.1883	800,001 - 900,000	.1681
400,001 - 500,000	.1842	900,001 - 1,000,000	.1634

For gross sales over 1,000,000 to the base value of
163,400 add .1218 times sales in excess of 1,000,000

BAR AND NIGHTCLUB

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100,000	.0215	500,001 - 600,000	.0201
100,001 - 200,000	.0212	600,001 - 700,000	.0198
200,001 - 300,000	.0209	700,001 - 800,000	.0196
300,001 - 400,000	.0206	800,001 - 900,000	.0192
400,001 - 500,000	.0203	900,001 - 1,000,000	.0190

For gross sales over 1,000,000 to the base value of
19,000 add .0157 times sales in excess of 1,000,000

BOOK AND RECORD STORES

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100,000	.1764	500,001 - 600,000	.1605
100,001 - 200,000	.1727	600,001 - 700,000	.1575
200,001 - 300,000	.1692	700,001 - 800,000	.1529
300,001 - 400,000	.1658	800,001 - 900,000	.1499
400,001 - 500,000	.1623	900,001 - 1,000,000	.1473

For gross sales over 1,000,000 to the base value of
147,300 add .1139 times sales in excess of 1,000,000

CAFETERIAS

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100,000	.0228	500,001 - 600,000	.0214
100,001 - 200,000	.0225	600,001 - 700,000	.0210
200,001 - 300,000	.0222	700,001 - 800,000	.0208
300,001 - 400,000	.0219	800,001 - 900,000	.0204
400,001 - 500,000	.0216	900,001 - 1,000,000	.0202

For gross sales over 1,000,000 to the base value of
20,200 add .0167 times sales in excess of 1,000,000

CLOTHING, CHILDREN'S

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100,000	.2519	500,001 - 600,000	.2198
100,001 - 200,000	.2445	600,001 - 700,000	.2155
200,001 - 300,000	.2387	700,001 - 800,000	.2096
300,001 - 400,000	.2320	800,001 - 900,000	.2037
400,001 - 500,000	.2262	900,001 - 1,000,000	.1984

For gross sales over 1,000,000 to the base value of
198,400 add .1425 times sales in excess of 1,000,000

CLOTHING, FAMILY

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100,000	.2174	500,001 - 600,000	.1919
100,001 - 200,000	.2114	600,001 - 700,000	.1883
200,001 - 300,000	.2062	700,001 - 800,000	.1828
300,001 - 400,000	.2016	800,001 - 900,000	.1795
400,001 - 500,000	.1965	900,001 - 1,000,000	.1745

For gross sales over 1,000,000 to the base value of
174,500 add .1284 times sales in excess of 1,000,000

CLOTHING, MEN'S

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100,000	.2519	500,001 - 600,000	.2198
100,001 - 200,000	.2445	600,001 - 700,000	.2155
200,001 - 300,000	.2387	700,001 - 800,000	.2096
300,001 - 400,000	.2320	800,001 - 900,000	.2037
400,001 - 500,000	.2262	900,001 - 1,000,000	.1984

For gross sales over 1,000,000 to the base value of
198,400 add .1425 times sales in excess of 1,000,000

CLOTHING, WOMEN'S

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100,000	.1842	500,001 - 600,000	.1658
100,001 - 200,000	.1802	600,001 - 700,000	.1610
200,001 - 300,000	.1761	700,001 - 800,000	.1580
300,001 - 400,000	.1718	800,001 - 900,000	.1550
400,001 - 500,000	.1681	900,001 - 1,000,000	.1508

For gross sales over 1,000,000 to the base value of
150,800 add .1136 times sales in excess of 1,000,000

CONVENIENCE STORES

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100,000	.0624	500,001 - 600,000	.0573
100,001 - 200,000	.0612	600,001 - 700,000	.0562
200,001 - 300,000	.0601	700,001 - 800,000	.0551
300,001 - 400,000	.0591	800,001 - 900,000	.0541
400,001 - 500,000	.0579	900,001 - 1,000,000	.0531

For gross sales over 1,000,000 to the base value of
53,100 add .0419 times sales in excess of 1,000,000

DEPARTMENT STORES

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100,000	.1724	500,001 - 600,000	.1553
100,001 - 200,000	.1686	600,001 - 750,000	.1508
200,001 - 300,000	.1647	750,001 - 1,000,000	.1479
300,001 - 400,000	.1610	1,000,001 - 1,500,000	.1451
400,001 - 500,000	.1575	1,500,001 - 2,000,000	.1412

For gross sales over 2,000,000 to the base value of
282,400 add .1064 times sales in excess of 2,000,000

DISCOUNT STORES

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100,000	.1406	750,001 - 1,000,000	.1266
100,001 - 200,000	.1374	1,000,001 - 1,250,000	.1229
200,001 - 350,000	.1344	1,250,001 - 1,500,000	.1205
350,001 - 500,000	.1312	1,500,001 - 2,000,000	.1183
500,001 - 750,000	.1284	2,000,001 - 2,500,000	.1151

For gross sales over 2,500,000 to the base value of
287,750 add .0867 times sales in excess of 2,500,000

DRUGSTORES

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100,000	.1754	500,001 - 600,000	.1597
100,001 - 200,000	.1718	600,001 - 700,000	.1565
200,001 - 300,000	.1686	700,001 - 800,000	.1522
300,001 - 400,000	.1650	800,001 - 1,000,000	.1493
400,001 - 500,000	.1518	1,000,001 - 1,250,000	.1466

For gross sales over 1,250,000 to the base value of
183,250 add .1133 times sales in excess of 1,250,000

ELECTRONICS AND COMPUTER SALES

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100,000	.1961	500,001 - 600,000	.1764
100,001 - 200,000	.1916	600,001 - 700,000	.1712
200,001 - 300,000	.1873	700,001 - 800,000	.1681
300,001 - 400,000	.1828	800,001 - 1,000,000	.1634
400,001 - 500,000	.1786	1,000,001 - 1,250,000	.1603

For gross sales over 1,250,000 to the base value of
200,375 add .1192 times sales in excess of 1,250,000

FABRIC AND DRAPERY STORES

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100,000	.1908	500,001 - 600,000	.1736
100,001 - 200,000	.1869	600,001 - 700,000	.1701
200,001 - 300,000	.1832	700,001 - 800,000	.1653
300,001 - 400,000	.1792	800,001 - 900,000	.1623
400,001 - 500,000	.1757	900,001 - 1,000,000	.1592

For gross sales over 1,000,000 to the base value of
159,200 add .1232 times sales in excess of 1,000,000

FARM IMPLEMENT DEALERSHIPS

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100,000	.1957	1,000,001 - 1,250,000	.1570
100,001 - 250,000	.1873	1,250,001 - 1,500,000	.1495
250,001 - 500,000	.1786	1,500,001 - 1,750,000	.1429
500,001 - 750,000	.1706	1,750,001 - 2,000,000	.1366
750,001 - 1,000,000	.1634	2,000,001 - 2,500,000	.1309

For gross sales over 2,500,000 to the base value of
327,250 add .0905 times sales in excess of 2,500,000

FARM SUPPLY AND FEED STORES

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100,000	.0928	500,001 - 600,000	.0847
100,001 - 200,000	.0908	600,001 - 700,000	.0830
200,001 - 300,000	.0890	700,001 - 800,000	.0814
300,001 - 400,000	.0873	800,001 - 900,000	.0791
400,001 - 500,000	.0857	900,001 - 1,000,000	.0777

For gross sales over 1,000,000 to the base value of
77,700 add .0605 times sales in excess of 1,000,000

FAST FOOD RESTAURANTS

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100,000	.0215	500,001 - 600,000	.0201
100,001 - 200,000	.0212	600,001 - 750,000	.0198
200,001 - 300,000	.0209	750,001 - 1,000,000	.0196
300,001 - 400,000	.0206	1,000,001 - 1,250,000	.0192
400,001 - 500,000	.0203	1,250,001 - 1,500,000	.0190

For gross sales over 1,500,000 to the base value of
28,500 add .0157 times sales in excess of 1,500,000

FLOOR COVERING STORES

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100,000	.1949	500,001 - 600,000	.1751
100,001 - 200,000	.1905	600,001 - 700,000	.1701
200,001 - 300,000	.1862	700,001 - 800,000	.1667
300,001 - 400,000	.1818	800,001 - 900,000	.1621
400,001 - 500,000	.1773	900,001 - 1,000,000	.1592

For gross sales over 1,000,000 to the base value of
159,200 add .1183 times sales in excess of 1,000,000

FLORISTS AND GIFT SHOPS

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100,000	.1678	500,001 - 600,000	.1553
100,001 - 200,000	.1650	600,001 - 700,000	.1522
200,001 - 300,000	.1623	700,001 - 800,000	.1493
300,001 - 400,000	.1595	800,001 - 900,000	.1464
400,001 - 500,000	.1567	900,001 - 1,000,000	.1451

For gross sales over 1,000,000 to the base value of
145,100 add .1176 times sales in excess of 1,000,000

FURNITURE AND APPLIANCE STORES

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100,000	.2155	500,001 - 750,000	.1938
100,001 - 200,000	.2105	750,001 - 1,000,000	.1883
200,001 - 300,000	.2058	1,000,001 - 1,250,000	.1845
300,001 - 400,000	.2012	1,250,001 - 1,500,000	.1795
400,001 - 500,000	.1965	1,500,001 - 2,000,000	.1761

For gross sales over 2,000,000 to the base value of
352,200 add .1309 times sales in excess of 2,000,000

HARDWARE AND BUILDING MATERIALS

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100,000	.2146	500,001 - 750,000	.1859
100,001 - 200,000	.2083	750,001 - 1,000,000	.1805
200,001 - 300,000	.2020	1,000,001 - 1,250,000	.1754
300,001 - 400,000	.1969	1,250,001 - 1,500,000	.1706
400,001 - 500,000	.1912	1,500,001 - 2,000,000	.1661

For gross sales over 2,000,000 to the base value of
332,200 add .1159 times sales in excess of 2,000,000

HOBBY AND CRAFT STORES

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100,000	.1109	500,001 - 600,000	.1009
100,001 - 200,000	.1086	600,001 - 700,000	.0989
200,001 - 300,000	.1065	700,001 - 800,000	.0961
300,001 - 400,000	.1043	800,001 - 900,000	.0943
400,001 - 500,000	.1021	900,001 - 1,000,000	.0926

For gross sales over 1,000,000 to the base value of
92,600 add .0716 times sales in excess of 1,000,000

JEWELRY STORES

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100,000	.4237	500,001 - 600,000	.3571
100,001 - 200,000	.4098	600,001 - 750,000	.3472
200,001 - 300,000	.3968	750,001 - 1,000,000	.3344
300,001 - 400,000	.3831	1,000,001 - 1,250,000	.3226
400,001 - 500,000	.3690	1,250,001 - 1,500,000	.3115

For gross sales over 1,500,000 to the base value of
467,250 add .1996 times sales in excess of 1,500,000

LIQUOR STORES

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100,000	.1095	500,001 - 600,000	.1000
100,001 - 200,000	.1073	600,001 - 700,000	.0980
200,001 - 300,000	.1052	700,001 - 800,000	.0962
300,001 - 400,000	.1031	800,001 - 900,000	.0935
400,001 - 500,000	.1012	900,001 - 1,000,000	.0917

For gross sales over 1,000,000 to the base value of
91,700 add .0714 times sales in excess of 1,000,000

MOTORCYCLE DEALERSHIPS

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 125,000	.1427	750,001 - 1,000,000	.1294
125,001 - 250,000	.1397	1,000,001 - 1,250,000	.1269
250,001 - 375,000	.1366	1,250,001 - 1,500,000	.1232
375,001 - 500,000	.1339	1,500,001 - 1,750,000	.1209
500,001 - 750,000	.1309	1,750,001 - 2,000,000	.1186

For gross sales over 2,000,000 to the base value of
237,200 add .0905 times sales in excess of 2,000,000

OFFICE SUPPLY STORES

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100,000	.0930	500,001 - 600,000	.0847
100,001 - 200,000	.0912	600,001 - 700,000	.0830
200,001 - 300,000	.0893	700,001 - 800,000	.0806
300,001 - 400,000	.0875	800,001 - 900,000	.0791
400,001 - 500,000	.0857	900,001 - 1,000,000	.0777

For gross sales over 1,000,000 to the base value of
77,700 add .0601 times sales in excess of 1,000,000

PIZZA PARLORS

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100,000	.0228	500,001 - 600,000	.0214
100,001 - 200,000	.0225	600,001 - 700,000	.0210
200,001 - 300,000	.0222	700,001 - 800,000	.0208
300,001 - 400,000	.0219	800,001 - 900,000	.0204
400,001 - 500,000	.0216	900,001 - 1,000,000	.0202

For gross sales over 1,000,000 to the base value of
20,200 add .0167 times sales in excess of 1,000,000

RESTAURANTS, FAMILY, SINGLE OWNED

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100,000	.0228	500,001 - 600,000	.0214
100,001 - 200,000	.0225	600,001 - 700,000	.0210
200,001 - 300,000	.0222	700,001 - 800,000	.0208
300,001 - 400,000	.0219	800,001 - 900,000	.0204
400,001 - 500,000	.0216	900,001 - 1,000,000	.0202

For gross sales over 1,000,000 to the base value of
20,200 add .0167 times sales in excess of 1,000,000

RESTAURANTS, FAMILY, CHAIN OR FRANCHISE

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100,000	.0228	500,001 - 600,000	.0214
100,001 - 200,000	.0225	600,001 - 700,000	.0210
200,001 - 300,000	.0222	700,001 - 800,000	.0208
300,001 - 400,000	.0219	800,001 - 900,000	.0204
400,001 - 500,000	.0216	900,001 - 1,000,000	.0202

For gross sales over 1,000,000 to the base value of
20,200 add .0167 times sales in excess of 1,000,000

SERVICE STATIONS

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100,000	.0275	500,001 - 600,000	.0258
100,001 - 200,000	.0271	600,001 - 700,000	.0253
200,001 - 300,000	.0267	700,001 - 800,000	.0250
300,001 - 400,000	.0264	800,001 - 900,000	.0245
400,001 - 500,000	.0260	900,001 - 1,000,000	.0243

For gross sales over 1,000,000 to the base value of
24,300 add .0201 times sales in excess of 1,000,000

SHOE STORES

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100,000	.2597	500,001 - 600,000	.2273
100,001 - 200,000	.2525	600,001 - 700,000	.2227
200,001 - 300,000	.2463	700,001 - 800,000	.2165
300,001 - 400,000	.2392	800,001 - 900,000	.2105
400,001 - 500,000	.2336	900,001 - 1,000,000	.2049

For gross sales over 1,000,000 to the base value of
204,900 add .1471 times sales in excess of 1,000,000

SPORTING GOODS STORES

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100,000	.1792	500,001 - 600,000	.1631
100,001 - 200,000	.1757	600,001 - 700,000	.1600
200,001 - 300,000	.1721	700,001 - 800,000	.1553
300,001 - 400,000	.1686	800,001 - 900,000	.1524
400,001 - 500,000	.1650	900,001 - 1,000,000	.1497

For gross sales over 1,000,000 to the base value of
149,700 add .1157 times sales in excess of 1,000,000

SUPERMARKET

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 200,000	.0707	1,000,001 - 1,250,000	.0649
200,001 - 400,000	.0693	1,250,001 - 1,500,000	.0637
400,001 - 600,000	.0681	1,500,001 - 2,000,000	.0624
600,001 - 800,000	.0669	2,000,001 - 2,500,000	.0613
800,001 - 1,000,000	.0656	2,500,001 - 3,000,000	.0601

For gross sales over 3,000,000 to the base value of
180,300 add .0474 times sales in excess of 3,000,000

TIRE STORES

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100,000	.2024	500,001 - 600,000	.1815
100,001 - 200,000	.1980	600,001 - 700,000	.1761
200,001 - 300,000	.1934	700,001 - 800,000	.1712
300,001 - 400,000	.1883	800,001 - 900,000	.1681
400,001 - 500,000	.1842	900,001 - 1,000,000	.1634

For gross sales over 1,000,000 to the base value of
163,400 add .1218 times sales in excess of 1,000,000

VARIETY AND TOY STORES

Inventory Turnover Multipliers

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100,000	.2500	500,001 - 600,000	.2183
100,001 - 200,000	.2433	600,001 - 700,000	.2141
200,001 - 300,000	.2370	700,001 - 800,000	.2083
300,001 - 400,000	.2304	800,001 - 900,000	.2024
400,001 - 500,000	.2247	900,001 - 1,000,000	.1972

For gross sales over 1,000,000 to the base value of
197,200 add .1414 times sales in excess of 1,000,000

Non-Store Retailers

Definition: Establishments primarily engaged in retail product sales by means of automatic or coin-operated vending machines. These are generally located on the premises of other businesses. The line of such products includes, but is not limited to, candy, nuts, confectionery and other snacks, sandwiches, ice cream, milk, soft drinks, tobacco products, and novelties.

Valuation: Due to the wide range of establishments found in this class, no standard characteristics or special problems are readily identifiable. All such businesses should consist of both inventory and fixed assets though not always in equal amounts.

Note: Application of the following multipliers to gross sales will result in a fair indication of inventory value. Addition must be made for FF&E.

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100	.1047	500,001 - 600	.0972
100,001 - 200	.1031	600,001 - 700	.0952
200,001 - 300	.1013	700,001 - 800	.0935
300,001 - 400	.0997	800,001 - 900	.0926
400,001 - 500	.0979	900,001 - 1,000	.0908

For gross sales over 1,000,000 to the base value of
90,800 add .0736 times sales in excess of 1,000,000

Durable Goods Retailers

Definition: This classification may be used to value stores selling a wide range of products that do not fit the other categories of this guide. Such products must be durable, long-lived items, that will not readily lose all value or be consumed. This will include most second-hand merchandise and a wide range of such new products as eyeglasses, tombstones, religious goods, etc.

Valuation: Due to the wide range of establishments found in this class, no standard characteristics or problems present themselves. All should consist of both inventory and fixed assets, though not always in equal amounts.

Note: Application of the following multipliers to gross sales will result in a fair indication of inventory value. Addition must be made for FF&E.

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100,000	.1748	500,001 - 600,000	.1572
100,001 - 200,000	.1709	600,001 - 700,000	.1527
200,001 - 300,000	.1672	700,001 - 800,000	.1497
300,001 - 400,000	.1631	800,001 - 900,000	.1456
400,001 - 500,000	.1592	900,001 - 1,000,000	.1429

For gross sales over 1,000,000 to the base value of
142,900 add .1063 times sales in excess of 1,000,000

MISCELLANEOUS STORES

Non-Durable Goods Retailers

Definition: This category covers a wide variety of establishments not classified elsewhere in this guide. Non-durable goods are highly perishable, easily consumed goods. Examples are heating fuels such as wood, coal, natural or liquefied gas, fuel oil, etc. Other products such as ice or newspapers are also good examples.

Valuation: Due to the wide range of establishments found in this class, no standard characteristics or problems present themselves. All should consist of both inventory and fixed assets, though not always in equal amounts.

Note: Application of the following multipliers to gross sales will result in a fair indication of inventory value. Addition must be made for FF&E.

Sales Volume	Multiplier	Sales Volume	Multiplier
0 - 100,000	.0916	500,001 - 600,000	.0847
100,001 - 200,000	.0900	600,001 - 700,000	.0830
200,001 - 300,000	.0885	700,001 - 800,000	.0814
300,001 - 400,000	.0870	800,001 - 900,000	.0799
400,001 - 500,000	.0855	900,001 - 1,000,000	.0791

For gross sales over 1,000,000 to the base value of
79,100 add .0641 times sales in excess of 1,000,000

R E S E R V E D

FOR

F U T U R E U S E

Use of Commercial Personal Property Depreciation Tables

The depreciation schedules found herein are recommended for use by the Assessment Coordination Department in conjunction with the Commercial Personal Property Assessment forms approved by this department.

Selection of a schedule may be based on assessment by overall category, business or industry type, or on a per-item basis. Once a particular schedule is selected, a remaining economic life percentage (REL%, or percent good) is determined by moving downward in the appropriate column to the line representing the age of the asset or group of assets. This REL% should then be multiplied against the asset cost (historic, acquisition, or original) that reflects all expenses necessary to bring the asset to productive capacity. Such costs and expenses should include purchase price, freight, installation, etc. This multiplication process will result in the value of the subject asset.

Note: Any specific item not listed in the indices accompanying these schedules should be depreciated according to its actual productive life (Total Economic Life), also referred to as engineering life, using the appropriate life schedule. If no schedule is found for a particular life, a REL% may be determined by interpolating between the two nearest schedules.

Assets no longer in production but retained by the owner may be valued at 5% to 10% of acquisition cost. If such assets are returned to production, they should be valued accordingly.

R E S E R V E D

FOR

F U T U R E U S E

Listing of Recommended Depreciable Fixed Asset Lives
Basic Personal Property Categories

The following *general* categories of personal property may be depreciated according to the schedule listed.

Property Category	**Use Schedule**	
Vehicles	8	
Furniture & Fixtures		
Industrial - See Specific Schedules		
Office		10
Retail	12	
Machinery & Equipment		
Industrial - See Specific Schedules		
Office & Retail		
Electronic	6	
Electronic/Mechanical		8
Non-Electronic, Office		10
Non-Electronic, Retail	12	

Listing of Recommended Depreciable Fixed Asset Lives
Retail, Wholesale, and Service Businesses

Business Class or Type	Use Schedule		
Air Conditioning & Heating, Sales & Repair		10	
Apparel, Sales	12		
Appliance Sales & Repair		10	
Automobile Dealership		12	
Auto Parts, Sales		12	
Auto Repair & Body Shop		10	
Bakery	10		
Bar/Nightclub	10		
Barber/Beauty Shop		10	
Boat/Recreational Vehicle Sales		12	
Bookstore, New & Used		12	
Catalog Showroom & Sales		12	
Cement, Ready Mix Plant		16	
Portable Plant			10
Truck Mounted		12	
Convenience Store		12	
Day Care Center/Preschool		10	
Department Store		12	
Discount Store	12		
Drug Store		12	
Dry Cleaner		10	
Electronics, Sales & Repair		12	
Fabric/Drapery Sales		12	
Farm Equipment/Implement Dealership		12	
Farm Supply & Feed		12	
Fast Food Restaurant	10		
Financial Institution		10	
Floor Covering, Sales	12		
Florist & Gift		12	
Funeral Home/Mortuary		12	
Furniture Sales		12	
Garden Supply/Nursery		12	
Gift Sales		12	
Hardware/Building Material Sales		12	
Health & Specialty Food Sales		12	
Health Club		10	
Hobby & Craft Sales		12	

Listing of Recommended Depreciable Fixed Asset Lives
Retail, Wholesale, and Service Businesses

Business Class or Type	Schedule	Use	
Hospital Furnishings & Equipment, General	10		
Specialized Equipment		6	
Hotel Furnishings & Equipment		10	
Janitorial Service Equipment	10		
Jewelry Sales	12		
Laundry Equipment		10	
Liquor/Package Store	12		
Meat Market/Butcher Shop		10	
Mobile Home Dealership		12	
Motel		10	
Motorcycle/Recreational Vehicle Dealership		12	
Newspaper (Printing & Publishing)		12	
Computerized Equipment		6	
Nursing Home/Convalescent Center		10	
Office Furniture & Equipment Sales		12	
Office Supply, Sales		12	
Office, Commercial, Furniture & Fixtures		10	
Electronic\Special Equipment			6
Office, Medical, Furniture & Fixtures		10	
Electronic/Special Equipment			6
Pawn Shop		12	
Pet Shop		10	
Petroleum, Wholesale/Bulk Distribution		16	
Petroleum Products, Retail Sales		12	
Photographic Equipment, Retail Sales		12	
Photographic Processing Service Equipment	10		
Plumbing Supply		12	
Poultry Production Equipment	8		
Propane/Butane/Liquid Gas Distribution		16	
Radio/Television, Repair		10	
Radio/Television, Sales		12	
Record/Tape/Compact Disc Sales		12	
Rental Store, General	8		
Repair Shop, Miscellaneous		12	
Restaurant Furniture, Fixtures, & Equipment	12		
Retail Trade, General, Fixtures & Equipment	12		

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Listing of Recommended Depreciable Fixed Asset Lives
Retail, Wholesale, and Service Businesses

Business Class or Type	Schedule	Use
Service Businesses, General		
Furniture, Fixtures, & Equipment		10
Service Station/Garage		10
Shoe Store		12
Sporting & Athletic Good Sales		12
Supermarket/Grocery, General		12
Tire/Rubber Sales		12
Tobacco Sales	12	
Variety/Toy		12
Wholesale Trade Fixtures & Equipment		12

Listing of Recommended Depreciable Fixed Asset Lives
Industrial Groups

Industry Class or Type	Schedule	Use
Apparel & Textile Manufacture		10
Asphalt Plants & Equipment		
Portable		10
Stationary		12
Bakery & Confectionery Production		12
Boat Manufacture		12
Molds		6
Bottling, Soft Drink & Other		12
Cannery/Frozen Food Production		12
Cement Manufacture		20
Chemical Production		12
Clay Products Manufacture		16
Concrete/Masonry Products Manufacture		16
Cotton Gin		16
Dairy Products Process & Manufacture		12
Electrical Equipment Manufacture		12
Electronic Equipment Manufacture		10
Fabricated Metal Products		12
Special Equipment		6
Food & Beverage Production	12	
Special Equipment		6
Furniture Manufacture		12
Glass & Glass Products Manufacture		16
Special Equipment		6
Grain & Feed Mill Products Manufacture		20
Gypsum Products Manufacture		16
Hatchery Equipment		10
Ice Plant		10
Leather, Shoe, & Leather Products Manufacture		10
Lighting Products Manufacture		12
Logging & Timber Equipment	6	
Logging & Timber Mill - See Sawmill		
Machinery Manufacture, General		12
Meat Packing & Processing		12
Metal Products Manufacture, Miscellaneous	12	

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Listing of Recommended Depreciable Fixed Asset Lives
Industrial Groups

Industry Class or Type	Schedule	Use
Metals Production		
Non-Steel Products		16
Primary Steel Production		20
Steel Products		16
Special Equipment		6
Metalworking Machinery Manufacture		12
Computer Controlled		6
Mining & Quarrying		12
Miscellaneous Consumer Products Manufacture		12
Optical Products Manufacture	10	
Paint & Varnish Manufacture	12	
Paper & Pulp Manufacture		16
Paper Products Manufacture	12	
Plastics Manufacture		12
Plastic Products Manufacture	12	
Special Equipment		6
Poultry Processing & Products Manufacture	12	
Rubber Products Manufacture		12
Special Equipment		6
Sawmill & Wood Processing		
Permanent		12
Portable		10
Stone Products Manufacture	16	
Textile Products Manufacture	12	
Vegetable Oil & Products Manufacture		16
Winery	12	
Wire Products Manufacture		16
Wood Products Manufacture	12	

Listing of Recommended Depreciable Equipment Lives

Itemized Fixed Asset Listings per Commercial Group

Fixed Asset Class or Type	Use Schedule		
Agricultural Machinery & Equipment		10	
Alarm Systems		6	
Amusement & Theme Park			
Miniature Golf Course	10		
Resort Equipment		10	
Rides		12	
Roller Rink		10	
Shuttle Cars		10	
Ticket Dispenser		6	
Other Equipment		12	
Amusement Equipment & Machines			
Cue Rack & Sticks		6	
Golf Cart		12	
Golf Equipment		10	
Gymnasium Equipment		12	
Pinball Machine		8	
Pool/Billiard Table, Coin Operated		8	
Pool/Billiard Table, Non-coin		10	
Table Tennis/Ping Pong		10	
Tennis Equipment		10	
Video Game		5	
Other Amusement Devices		8	
Apartment Furniture & Appliances		10	
Automobile Service & Repair			
Align & Balance Equipment		8	
Automotive Tools		8	
Brake Drum Equipment		12	
Electronic Testing & Tune Up			8
Jack, Manual/Hydraulic		12	
Lubrication System & Equipment		8	
Tire Changer		12	
Tire Rack, Portable		10	
Valve Grinder		12	
Wheel Bearing Packer		8	
Wrecking & Towing Equipment		12	
Other Service Equipment		10	
See Also: Gasoline			
Bar Equipment: See Restaurant Equipment			
Billboards/Signs		16	
Bins		10	
Blowers	12		
Boat Dock, Fixed or Floating		10	

Listing of Recommended Depreciable Equipment Lives
Itemized Fixed Asset Listings per Commercial Group

Fixed Asset Class or Type	Use Schedule
Boiler,	
Commercial	12
Industrial	20
Bottling Equipment	12
Bowling Alley Equipment & Machinery	10
Buildings, Portable	10
Butane & Propane Tanks	12
Car Wash Equipment	
Automatic (Drive Through)	8
Coin Operated	10
Non-coin	12
Cold Storage & Icemaking Equipment	12
Communications Equipment	
Cellular Phone	5
Facsimile (FAX) Machine	6
Intercom System	8
Radio Equipment	6
Switchboard/Telephone System	6
Other Communication Equipment	6
Computers & Data Processing Equipment	5
Construction & Contracting Equipment	
Air Compressor	12
Barricade/Warning Device	3
Chain Hoist	12
Compressor	12
Conveyor	10
Crane	12
Crusher	16
Ditcher	16
Drag Line	20
Drill	8
Excavator	16
Gas Tank, Portable	8
Generator	12
Grader	16
Grinder	12
Hand Tools	6
Heater, Portable	8
Jack	12
Painting Equipment	8
Riveting Machine	12
Roofing Equipment	12
Sander	8
Saw	8

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Listing of Recommended Depreciable Equipment Lives
Itemized Fixed Asset Listings per Commercial Group

Fixed Asset Class or Type	Use Schedule		
Construction & Contracting Equipment(Continued)			
Spray Gun		8	
Steam Cleaning System		12	
Stripper		12	
Welder		12	
See Also: Industrial Equipment			
Copier: See Office Equipment			
Dairy Equipment		10	
Dance Studio Fixtures & Equipment		10	
Data Processing Equipment, All Types		5	
Drilling Equipment		12	
Electrical & Lighting		10	
Environmental Equipment		10	
Fans & Ventilation Equipment	10		
Fork Lift & Material Handling Equipment		12	
Gasoline			
Pumps & Dispenser Equipment		8	
Storage Tanks		12	
Grain Elevator Equipment			
Machinery		12	
Tanks		20	
Other Milling Equipment		20	
See Also: Industrial Equipment			
Hot Water Tank		12	
Hotel & Motel Equipment			
Blinds, Shades, & Draperies		10	
Carts, Maid & Utility		10	
Dressers & Mirrors		10	
Housekeeping Equipment		12	
Ice Machine		12	
Kitchen Appliances		10	
Lamps	10		
Laundry Equipment: **See Laundry Equipment**			
Linens	3		
Lobby Furniture		10	
Room Furniture		10	
Swimming Pool Equipment		10	
Other Fixtures & Equipment		10	
Industrial Machinery & Equipment, General			
Blast Furnace			12
Boiler		16	
Computer Numerically Controlled (CNC) Eqpt.		8	
Conveyor		12	

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Listing of Recommended Depreciable Equipment Lives
Itemized Fixed Asset Listings per Commercial Group

Fixed Asset Class or Type	Use Schedule
Industrial Machinery & Equipment, General(Continued)	
Cooling Rack or Tower	12
Crane	12
Dies & Jigs	3
Exhaust System	12
Flume	12
Generator	12
Hoists & Lifts	12
Holding Tank	12
Hydraulic System	8
Incinerator	12
Kilns, Dry & Tunnel	12
Material Handling Equipment	12
Molds	3
Motors, Diesel, Electric, & Gasoline	8
Overhead Pulley Tracks & Lifts	12
Packaging Machinery	12
Painting Equipment	8
Pallet, Metal	8
Pallet, Wood	3
Patterns	3
Piping	12
Robotics Equipment (Excluding Computer)	10
Rotary Press	12
Scales	10
Scoring Equipment	10
Scrapers	16
Screens	16
Sewing Machine	12
Sheeter & Molder	12
Smelter Equipment	12
Specialized Process Machinery, Heavy	16
Specialized Process Machinery, Medium	12
Specialized Process Machinery, High-Tech	10
Steam Lines & Boilers	12
Tools, Miscellaneous	6
Turbines	12
Washer Extractor	12
Other Industrial Equipment, Use Appropriate Industrial Class Life	
See Also: Construction & Contracting	

Listing of Recommended Depreciable Equipment Lives
Itemized Fixed Asset Listings per Commercial Group

Fixed Asset Class or Type	Use Schedule		
Janitorial Equipment			
Buffer, Floor		8	
Cleaning/Polishing Equipment		10	
Power Sweeper		8	
Vacuum Cleaner		10	
Laundry Equipment			
Bleach & Detergent Dispenser		8	
Clothes Dryer		8	
Coin Changer			6
Dry Cleaning Machine, Coin-operated		8	
Dry Cleaning Machine, Manual		12	
Finisher/Iron Press		12	
Hangar Rack		10	
Iron/Press		10	
Washer, Coin Operated		8	
Washer, Manual Operated		10	
Lockers	10		
Machine Shop Equipment			
Computer Numerically Controlled (CNC) Eqpt.		8	
Dies & Jigs		3	
Drill Press		12	
Grinder		12	
Hand Tools		6	
Lathe		12	
Metal Fabrication Equipment		12	
Metal Working Equipment		12	
Molds		6	
Valve Grinder		12	
Vise		12	
Other Equipment		12	
See Also: Construction & Contracting and Industrial			
Medical Equipment			
Chiropractic Furnishings & Equipment		12	
Dental Equipment & Furnishings		12	
Equipment, Miscellaneous		10	
Examination Room Furniture & Equipment		12	
Instruments, Miscellaneous		12	
Optical Equipment		12	
Sterilizer		12	
Supply Cabinet		10	
X-Ray Equipment		10	
Veterinary Equipment	10		
Other Medical Furnishings & Equipment		12	

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Listing of Recommended Depreciable Equipment Lives
Itemized Fixed Asset Listings per Commercial Group

Fixed Asset Class or Type	Use Schedule		
Office Furniture & Equipment			
Accounting & Adding Machines, Calculators,		6	
Chairs, Couches, Desks, Tables		10	
Computers & Data Processing Equipment		5	
Copiers & Duplicators	6		
Dividers, Room		12	
Facsimile (FAX) Machine		6	
File & Storage Cabinets		12	
Typewriter		6	
Other Equipment		6-8	
Other Furniture & Fixtures		10	
Photographic Equipment			
Automatic Film Processing Machine		8	
Cameras & Lenses		10	
Darkroom Equipment	12		
Enlargers		10	
Manual Developing Equipment		10	
Projection Equipment	12		
Proof Boxes		12	
Other Photographic Equipment		10	
Professional Libraries	6		
Professional & Scientific Instruments			
Centrifuge		8	
Electronic Testing Equipment			8
Lenses		10	
Micrometer		12	
Oscilloscope		8	
Remote Equipment		10	
Research Equipment		6	
Scientific Instruments	6		
Other Instruments		10	
Other Lab Equipment, Electronic		8	
Other Lab Equipment, Non-electronic		10	
Printing & Publishing			
Printing Presses, Electronic		12	
Printing Presses, Non-electronic		12	
Pumps - Air, Fuel, & Water		8	
Radio & Television Broadcasting			
Radio Towers			16
Recording Studio Equipment		8	
Transmission Equipment		10	
Other Equipment		12	
Refrigeration Equipment		12	

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Listing of Recommended Depreciable Equipment Lives
Itemized Fixed Asset Listings per Commercial Group

Fixed Asset Class or Type	Use Schedule
Restaurant Equipment	
Back Bar	10
Bar Sink	10
Blender	8
Booths	10
Broiler, Charcoal or Gas	12
Bun Warmer	12
Butcher Block or Table	10
Coffee Maker or Urn	10
Cold Drink Machine	8
Counter & Stools	10
Deep Frying Equipment	12
Dishwasher	10
Drink Dispenser	10
Food Warmer	12
Food Preparation Equipment	12
Free Standing Sink	10
Freeze or Slush Machine	10
Glasswasher w/ Motorized Brush	10
Griddle, Electric or Gas	12
Grill	12
Ice Machine	12
Ice Cream Machine	12
Meat Locker	12
Microwave Oven	10
Mixer	12
Oven	12
Peeler, Potato or Vegetable	12
Pie or Pizza Roller	12
Pizza Oven	12
Popcorn Maker	12
Pots & Pans	5
Preparation Table	10
Reach-in Cooler	10
Revolving Roaster	12
Silverware	3
Slicer	10
Snack Bar Equipment	10
Soda Fountain w/ Sink	10
Steam or Serving Table & Pans	10
Stove Hood, Vent, & Fan	12
Stove, Electric or Gas	12
Tables & Chairs	10
Toaster	10

Listing of Recommended Depreciable Equipment Lives
Itemized Fixed Asset Listings per Commercial Group

Fixed Asset Class or Type	**Use Schedule**		
Restaurant Equipment(Continued)			
Trays		8	
Utensils		3	
Waffle Iron		12	
Warmer		12	
See Also: Retail Trade Fixtures & Equipment			
Retail Trade Fixtures & Equipment			
Apparel Rack		12	
Cabinets & Shelves		12	
Cash Box		10	
Cash Register, Electric		8	
Cash Register, Electronic		6	
Cash Register, Manual		10	
Checkout Counter		12	
Computerized Checkout Equipment		8	
Credit Card Imprinter & Electronic Check		8	
Display Counter		12	
Display Case, Floor, Rack, or Wall		10	
Display & Sales Equipment, General	12		
Hand Cart or Dolly		12	
Hanging Rack			10
Hangars		3	
Music System			8
Mirror, Security & Other		8	
Partitions		12	
Planter		10	
Plants, Artificial or Living		3	
Public Address System		10	
Safe		16	
Scales	8		
Shelving		16	
Showcase		10	
Other Retail Furniture & Fixtures		12	
Other Retail Machinery & Equipment		10	
Seating, Auditorium		10	
Service Station Equipment: **See Automobile Repair**			
Shipping & Warehouse Equipment		12	
Shoe Repair Machinery & Equipment		12	
Shop Maintenance Equipment		12	
Sports & Recreation Equipment		10	
Supermarket & Grocery			
Computerized Checkout Equipment		8	
Dairy Case		10	
Frozen Food Case		10	

Listing of Recommended Depreciable Equipment Lives
Itemized Fixed Asset Listings per Commercial Group

Fixed Asset Class or Type	**Schedule**	**Use**	
Supermarket & Grocery(Continued)			
Meat Case		10	
Meat Locker		12	
Meat or Produce Scales		8	
Produce Case		12	
Rack, Bread or Display		10	
Shopping Cart		6	
See Also: Retail Trade Fixtures & Equipment			
Tanks		12	
Tanning Salon Equipment		10	
Theater Equipment & Seating	10		
Tires, Retail Sales & Recapping: **See Automobile Repair**			
Vehicles		8	
Vending Machines			
All Coin Operated		8	
Coin Changer			6
Non-coin operated		10	
Video Rental, Video Tapes & Players		5	
Water Softening Equipment		12	
Woodworking Equipment		12	

R E S E R V E D

FOR

F U T U R E U S E

COMMERCIAL PERSONAL PROPERTY
Depreciation Schedules

Remaining Life Percent

Schedule Age	3	5	6	8	10	12	16	20	25	30	Schedule Age
1	.55	.73	.78	.87	.89	.91	.93	.94	.96	.96	**1**
2	.30	.53	.60	.71	.82	.85	.88	.88	.91	.93	**2**
3	.10	.39	.48	.59	.75	.79	.84	.85	.87	.89	**3**
4		.24	.35	.50	.68	.73	.79	.81	.84	.87	**4**
5		.10	.23	.42	.61	.67	.75	.78	.81	.84	**5**
6			.10	.33	.53	.61	.70	.74	.79	.82	**6**
7				.24	.46	.55	.66	.71	.76	.80	**7**
8				.15	.39	.49	.61	.67	.73	.77	**8**
9					.32	.43	.57	.64	.70	.75	**9**
10					.25	.37	.52	.60	.67	.73	**10**
11						.31	.48	.57	.64	.70	**11**
12						.25	.43	.53	.62	.68	**12**
13							.39	.50	.59	.65	**13**
14							.34	.46	.56	.63	**14**
15							.30	.43	.53	.61	**15**
16							.25	.39	.50	.58	**16**
17								.36	.48	.56	**17**
18								.32	.45	.53	**18**
19								.29	.42	.51	**19**
20								.25	.39	.49	**20**
21									.36	.46	**21**
22									.33	.44	**22**
23									.31	.42	**23**
24									.28	.39	**24**
25									.25	.37	**25**
26										.34	**26**
27										.32	**27**
28										.30	**28**
29										.27	**29**
30										.25	**30**