

DEPRECIATION INFORMATION

Actual Cash Value will be determined by multiplying Replacement Cost times the "Normal Depreciation Factor" from the table below. This represents normal depreciation and normal functional obsolescence. This Factor can be determined by:

- rating the physical condition of the building and its degree of desirability and usefulness; and
- applying this rating, combined with the building effective age, to determine a Depreciation Factor from the NORMAL DEPRECIATION FACTORS TABLE below.

Depreciation Code

1. **Excellent** Building is in perfect condition. Very attractive and highly desirable.
2. **Very Good** Well maintained. Quite attractive and desirable.
3. **Good** Normal wear is apparent. Attractive, desirable and useful.
4. **Average** Average deterioration is apparent. Average attractiveness and desirability.
5. **Fair** Marked deterioration. Rather unattractive and undesirable, but still quite useful.
6. **Poor** Extreme deterioration is obvious. Building is barely usable.

NORMAL DEPRECIATION FACTORS

(TO DETERMINE ACTUAL CASH VALUE, MULTIPLY THE REPLACEMENT COST BY THE APPROPRIATE FACTOR FROM THE FOLLOWING TABLE)

YEARS	Excellent	Very Good	Good	Average	Fair	Poor
0-3	1.00	1.00	.95	.90	.85	----
4-8	1.00	.95	.90	.85	.80	.75
9-13	.95	.90	.85	.80	.75	.70
14-18	.90	.85	.80	.75	.70	.65
19-23	.85	.80	.75	.70	.65	.60
24-28	.80	.75	.70	.65	.60	.50
29-38	.75	.70	.65	.60	.55	.45
39-49	.70	.65	.60	.55	.50	.45
Over 49	.65	.60	.55	.50	.45	.40