# COMMERCIAL DATA ENTRY

When you're within a parcel the Commercial Tab allows a user to enter Commercial type constructed buildings into the system. Keep in mind that these type buildings may not be Classed as Commercial but the type of Construction is heavier and needs to be priced using the Commercial Cost Schedule. ie: Large Grain Bins

Conversely a 4 family Conversion would be priced under the Residential portion of the system yet Classed Commercial. This is because the original construction of the home was Residential in nature but now the use is commercial.
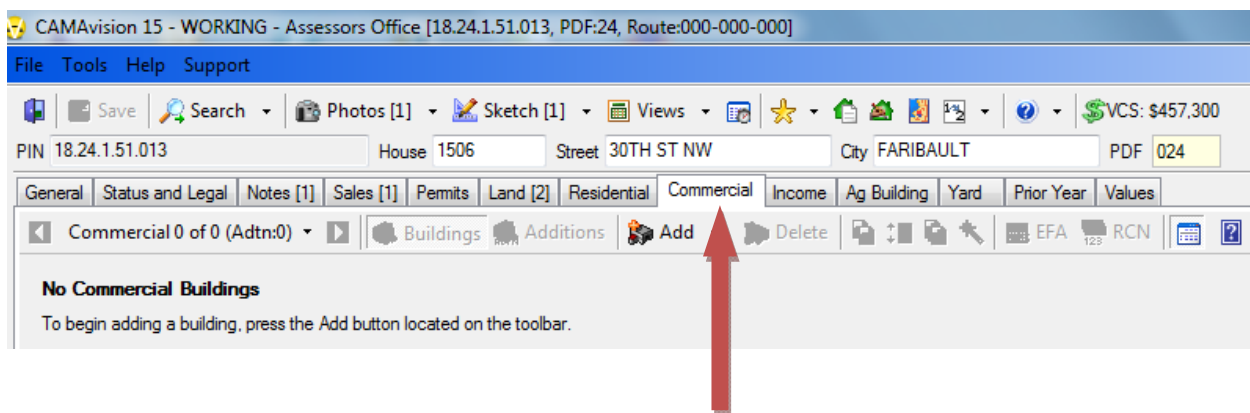
To Add a Commercial Building Simply click **Add.** You can also Insert a commercial building by clicking on the down arrow and clicking **Instert**.
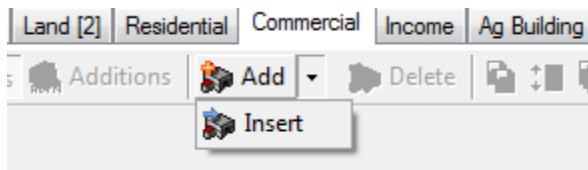
After Adding a building you see the rest of the tool bar become active. But what do all these mean?
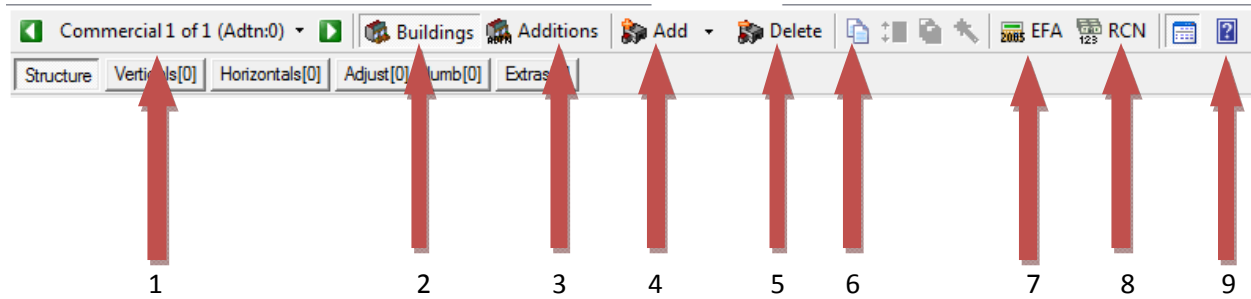
1. Shows the number of Buildings and Additions on this parcel

2. Shows the detail information regarding the Buildings on the parcel.

3. Shows the Additions listed for each Building

4. Adds a Building

5. Deletes a Building

6. Duplicates the entire Structure on a parcel.

7. Calculates Effective Age

8. Shows the Replacement Cost New.

9. Is the Cost Manual in PDF format for your reference. (This is for Non-Iowa Clients)

On the main Structure screen you notice the Occupancy and Pricing options. In the new manual version of VCS these two fields will be the same. There are times where the Occupancy could be different than the actual Pricing of the Structure. ie: Drive Up Banks. Drive Up, Branch and Savings & Loan.
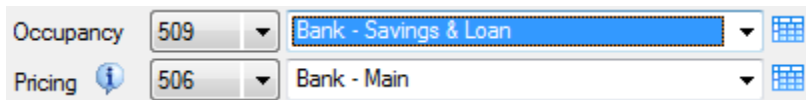
As you can see this particular Structure is a Savings & Loan but is Priced as a Main Bank.

Also notice the Pricing Options and totals Choice.

The **Pricing Options** can be set to **Precomputed** or **Component**, IF you have both commercial modules. Precomputed allows all Horizontal and Verticals to follow the base for each Structure in the manual. Component forces the user to collect all information on a structure in order for it to price accurately.

The **Totals Choice** field drives where the value of the structure will be placed.

By Class places the Value in the Dwelling field if the overall class of the property is Residential and Improvement if the overall class of the property is commercial.

Notice also the **6-50** listed to the right of the Description. This indicates the chapter and page number a Bank can be found in the Cost Manual.

The rest of these fields change based on the type of structure being priced.

The other fields to the right are pretty self explanatory.

Age
Year Built 2010 EFA 1 EF Year 2010

Depreciation Table
Option Computer ▼ Table 1 ▼

Cond./Depr.	Normal	▼	1	-$1,210
Func Obso.	0			$0
Econ Obso.	0			$0
Other Obso.	0			$0

Obso Reasons...

☑ Obso Override

It is important, however, to point out a major difference in Commercial as opposed to Residential. Condition/Depreciation. Below is an example of the Depreciation Table for Pre-Computed Commercial.

Review Pricing Table - [Pre-computed Depreciation Table]

Line	URBAN/COMMERCIAL Year	EFA	Chart 1	Chart 2	Chart 3	Chart 4	Chart 5	Chart 6
0	2008	1	1	2	2	3	3	
1	2007	2	2	3	4	5	6	
2	2006	3	3	5	6	8	9	1
3	2005	4	4	6	8	10	12	1
4	2004	5	5	8	10	13	15	2
5	2003	6	6	9	12	15	18	2
6	2002	7	7	11	14	18	21	2
7	2001	8	8	12	16	20	24	3
8	2000	9	9	14	18	23	27	3
9	1999	10	10	15	20	25	30	4
10	1998	11	11	17	22	28	33	4
11	1997	12	12	18	24	30	36	4
12	1996	13	13	20	26	33	39	5
13	1995	14	14	21	28	35	42	5
14	1994	15	15	23	30	38	45	

Report ▼   OK   Help   Reference

Last modified: 6/2/2008, by VAI NM Convert   P_DEP

Notice the columns are Charts whereas Residential columns are Conditions. Each Commercial Structure uses a different Chart based on the type of structure and its use.

Because the Depreciation in Commercial is different then **Condition** is going to be different too. Below you'll see that every Condition changes the Physical Value 5% either up or down depending. In Normal Condition this structures Depreciation is less by $1,099.

Cond./Depr. Normal ▼	1	-$1,099
Func Obso. 0		$0
Econ Obso. 0		$0
Other Obso. 0		$0

But in Above Normal with a 5% increase this structures Depreciation is $0.

Cond./Depr. Above Normal (5%) ▼	0	$0
Func Obso. 0		$0
Econ Obso. 0		$0
Other Obso. 0		$0

In the new manual version of VCS the Obsolescence and the Reasons have been changed.

Func Obso. 0	$0
Econ Obso. 0	$0
Other Obso. 0	$0

Obso Reasons...

☑ Obso Override

When the *Obso Override* is chosen, the user can enter a desired "percent bad" in only 3 fields. If you uncheck the Obso Override and Click the *Obso Reasons…* button the following window appears.

From here you can enter different amounts of Obsolescence for each type. Functional, Economic or Other. After filling out your desired Obso (which remember is percent bad) the column will total, that total will carry over to the Structure Screen and the Obso in those fields will be populated as shown here. Also, the reasons checked from above are listed in the field to the bottom left.

As in all the pricing in VCS the Value Summary is located on the right and calculates as you make changes to the structure.

Property		Value
Value Summary		✕
Base Price	$209.80	
Base Value		$109,935.00
Basement Price	$24.00	
Basement Value		$0.00
Upper Price	$0.00	
Upper Value		$0.00
Total Adj / Plmb.		$0
Total Extras		$0
Total Value		$109,935
Graded (1.000)		$109,935
Physical Value		$109,935
Total Less Obs.		$87,948
Map Factor 1.000		$87,948
Ttl Extras (Grd/...		$0
RCN		$109,935
Total Bldg (RND)		$87,900
Ttl Bldg + Addtns		$87,900
Total on Pcl		$87,900

Building

To the right of the Structure tab are 4 other tabs Verticals, Horizontals, Adjustments/Plumbing and Building Extras
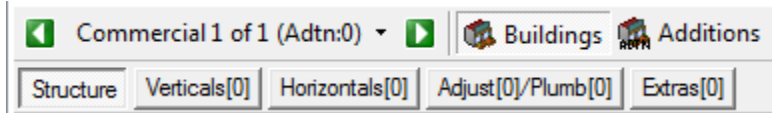
 A **Vertical** component of a building serves to enclose, divide, support, protect; as one of the vertical enclosing sides of a building. Verticals are descriptive only for the Precomputed pricing method. However, for the component pricing method, measurements (P.L.F.= **p**er **l**ineal **f**oot) must be entered. Select the component, toggle the certain description, and enter lineal feet accordingly. To add another description for the component, press the ellipse button.

1 Ftr & Fdtn	···	Description	Inch	Range	LF	Page	Tbl Price	Value $
		None ▾	▾	▾		···		Base
Total								0
2 Exterior Wall	···	Description	Height	Range	LF	Page	Tbl Price	Value $
		None ▾		▾		···		Base
Total								0
3 Interior Wall	···	Description	Height	Range	LF	Page	Tbl Price	Value $
		None ▾		▾		···		Base
Total								0
4 Pilasters	···	Description	Height	Range	LF	Page	Tbl Price	Value $
		None ▾		▾		···		Base
Total								0
5 Wall Facing	···	Description		Range	SF	Page	Tbl Price	Value $
		None ▾		▾		···		Base
Total								0
6 Windows	···	Description	Floors	Range	LF of Wall	Page	Tbl Price	Value $
		None ▾		▾		···		Base
Total								0
7 Fronts/Doors	···	Description		Range	LF	Page	Tbl Price	Value $
		None ▾		▾		···		Base
Total								0

Ftr and Fdtn - Footings are a flange shaped part of the base of a foundation wall which prevents shifting and settling. Foundation is usually that part of a building below the surface of the ground and on which the superstructure rests. Specify whether the structure has basement, and then enter **foot**ers, **f**oun**dat**ion, or combinations thereof.

Exterior Wall - Any outer wall serving as a vertical enclosure of a building other than a party wall. Enter description of walls from Exterior Wall table. Foundations and interior finish are **not** included in wall prices.

Interior Wall - A vertical structural interior wall that could support an integral part of the construction above. Enter description interior finish of exterior walls from the Interior Wall table. Plaster and drywall include paint.

Pilasters - A pilaster is a vertical, rectangular column which is built to structurally support walls. Enter one to six descriptions of pilasters from Pilasters table.

Wall Facing - The exterior face of a wall, usually of a different material, and usually bonded to the exterior wall. Enter one to six descriptions from the Wall Facing table.

Windows - A glassed-opening in a wall which allows natural light and ventilation. Enter one to six descriptions of windows from the Windows table. Windows are figured as 10-ft center-to-center.

Fronts/Doors - The primary face of a structure, particularly that which contains the principle entrance. Enter the one to six descriptions from Fronts/Doors table.

The next button is the **Horizontals**. Examples of horizontal components of a building are roof, structural floor(s), floor coverings, framing, etc. Horizontals are descriptive only for the precomputed pricing method, however, for the component pricing method, measurements (P.S.F. for **p**er **s**quare **f**eet) and stories must be entered. Select the component, toggle the certain description, and enter square feet accordingly. To add another description for the component, press the ellipse button.

1 Basement	···	Description			Range		Sq Ft	Page		Tbl Price	Value $
		None	▾			▾			···		Base
Total											0
2 Roof	···	Description			Range		Sq Ft	Page		Tbl Price	Value $
		None	▾			▾			···		Base
Total											0
3 Ceiling	···	Description			Range		SF/Story	Page		Tbl Price	Value $
		None	▾			▾			···		Base
Total											0
4 Struct. Floor	···	Description			Range		Sq Ft	Page		Tbl Price	Value $
		None	▾			▾			···		Base
Total											0
5 Floor Cover	···	Description			Range		Sq Ft	Page		Tbl Price	Value $
		None	▾			▾			···		Base
Total											0
6 Partitions	···	Description			Range		p/Unit	Page		Tbl Price	Value $
		None	▾			▾			···		Base
Total											0
7 Framing	···	Description			Range		Sq Ft	Page		Tbl Price	Value $
		None	▾			▾			···		Base
Total											0
8 HVAC	···	Description			Range		Sq Ft	Page		Tbl Price	Value $
		None	▾			▾			···		Base
Total											0
9 Lighting	···	Description			Range		Sq Ft	Page		Tbl Price	Value $
		None	▾			▾			···		Base
Total											0
0 Sprinkler	···	Description			Range		Sq Ft	Page		Tbl Price	Value $
		None	▾			▾			···		Base
Total											0

Basement - The part of the structure that is wholly or partially below ground level. Enter one to six descriptions of basement from the Basement table.

Roof - The top cover of the structure. Enter one to six descriptions of roof from the Roof table.

Ceiling - The overhead inside lining of a room. Enter one to six descriptions of ceiling from the Ceiling table.

Struct. Floor - enter one to six descriptions of structural floor from the Structural Floor table.

Floor Cover - The material with which the floor is surfaced. Enter one to six descriptions of floor covering from the Floor Cover table.

Partitions - A permanent interior wall which serves to divide a building into rooms. Enter one to six descriptions of partitions from the Partitions table.

Framing - The rough structural skeleton, including interior and exterior walls, floor, roof, and ceilings. Enter one to six descriptions of framing from the Framing table.

HVAC - enter one to six descriptions of **H**eating, **V**entilating, **A**ir **C**onditioning from the HVAC table.

Lighting - An artificial supply of illumination or the apparatus providing it. Enter one to six descriptions of lighting from the Lighting table.

Sprinkler - An installed sprinkler is set to activate to spray water or CO_2 [Carbon Dioxide] when excess heat or smoke is detected within the structure. Enter one to six descriptions of sprinkler from the Sprinkler table.

The next button is the **Adjustment/Plumbing** button. Notice the **Typicals** button for both the sections.
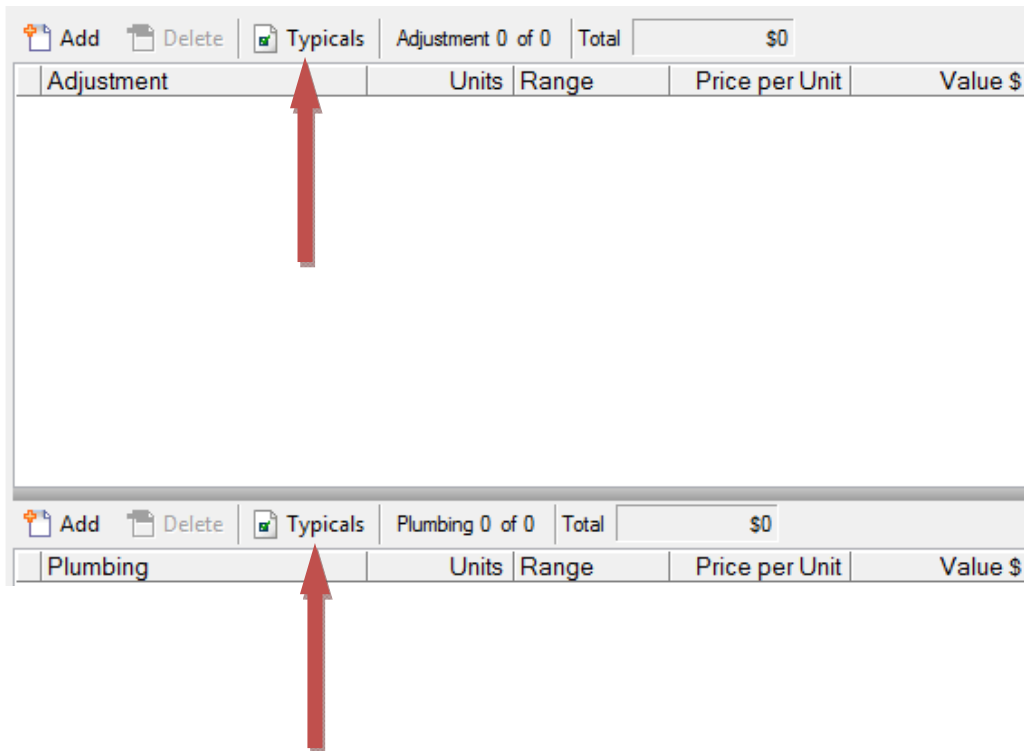
To add Adjustments or Plumbing press the Add button. This opens a line to show a menu of items that could be added. These items are priced in either the Main Area Adjustments table to be used for the Adjustment area, or the Plumbing Fixtures table to be used for the Plumbing. Toggle the menu to choose which item to add, enter the unit(s) and range to determine the value. If this item no longer exists, delete the item by pressing the Delete button. A confirmation message would appear asking to delete the item. The Plumbing/Adjustment counts will appear on the tab to display how many items are found within the Plumbing and Adjustments.

Most all commercial buildings are listed by Pricing Code on the **Typical** column within the Main Area. When the Typicals button is pressed for a certain building, a screen would appear to display the typical adjustments or plumbing fixtures that could be added in Adjustments and Plumbing, check the boxes that apply and then press OK when finished. The list of items would appear in the respective areas. In Adjustments, the number of unit(s) is automatically populated by the building area that could be edited in certain circumstances, and select the range. In Plumbing, enter the unit(s) and toggle to select the range for each item.
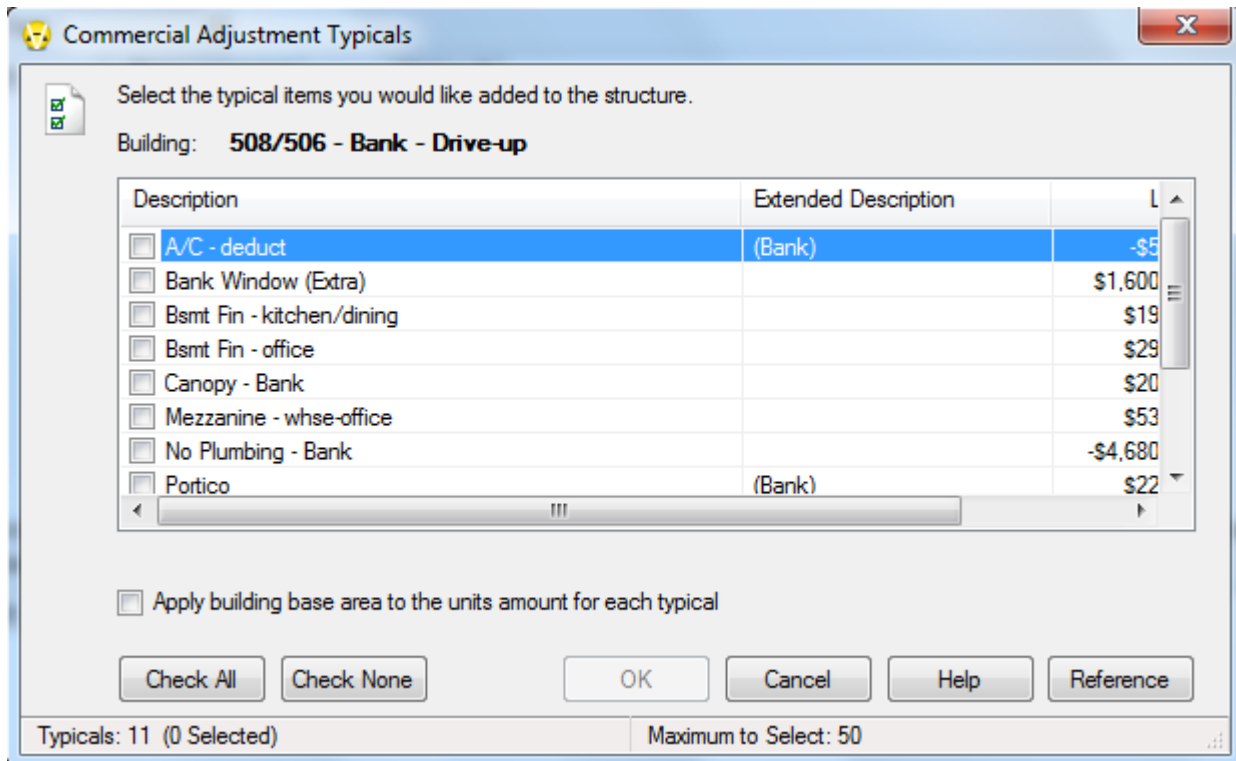
Note:
When adding an item within Component pricing, the default pricing is Average not Base.
With Precomputed pricing, the default pricing is Base not Average.

Next is the Extras button.

All commercial Extras (i.e. paving, fencing, tanks, bin items, etc.) are entered here. When Extras is opened, an item must added by pressing the "Add" in order to enter parcel's commercial Extras item. The item could be duplicated by pressing "Duplicate" especially since multiple Extra items could belong on one parcel. To change order for given structures, press "Reorder" to reorder structures. Press the Building Extras table button to view the building extra table prices. If the Extra item no longer exists, or is added by mistake, press "Delete" to clear it. The Extras counts will appear on the tab to display how many items are found within Extras.

The Effective Age Wizard is a guide to assist in calculating a weighted average of depreciation to be used on the entire structure. When a commercial building is remodeled, edit the effective age by entering the remodeling year, and percentage of base area. After these fields are edited, press the Update button to change the EFA on the building. This will also change the depreciation, so the building value could possibly increase. The building depreciation will correspond to the new effective age.
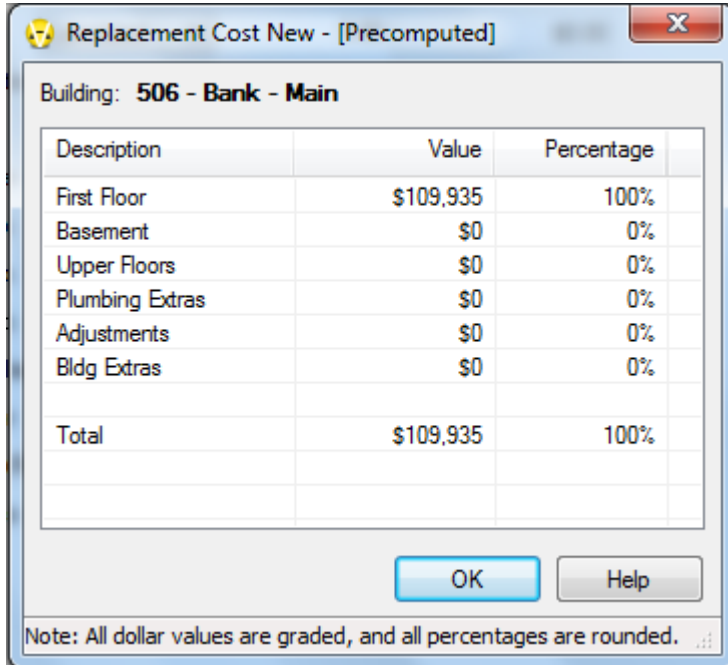
The **RCN**, Replacement Cost New, is used to estimate the amount of depreciation for various components of value. This now includes building extras as part of the overall cost. It is intended only as a guide, and this screen displays the values in non-editable fields.

Replacement Cost New - [Precomputed]

Building: **506 - Bank - Main**

Description	Value	Percentage
First Floor	$109,935	100%
Basement	$0	0%
Upper Floors	$0	0%
Plumbing Extras	$0	0%
Adjustments	$0	0%
Bldg Extras	$0	0%
Total	$109,935	100%

OK   Help

Note: All dollar values are graded, and all percentages are rounded.

Note: *RCN* is calculated with the graded value plus the addition and extras values excluding depreciation and obsolescence.