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SUBJECT: ECN - APPRAISAL AND VALUATION FOR CONSERVATION EFFORTS

Purpose: To provide current information on the availability and use of the Marshall Valuation Service workbook.

Expiration Date: When contents have been noted.

The WNTC has recently acquired the Marshall Valuation Service workbook, published by the Marshall and Swift Company. The workbook is widely used by appraisers, insurance companies, banks and engineers who estimate the value of equipment and buildings. The workbook is a guide for developing replacement costs, depreciated values, insurable values, and construction costs of buildings and other improvements. The extensive list of buildings include homes, barns, sheds, schools, chicken coops and many others. It also contains indexes, which are updated monthly, that will adjust the cost estimate to specific localities, almost to the county level.

The workbook contains three approaches to estimating replacement values: 1) calculator, 2) segregated cost, and 3) comparative cost methods. Each method requires the appraiser to obtain general information about the structure and compare it to a list of parameters in the workbook. Thus, rapid estimates of construction costs can be made in varying degrees of detail. The workbook is a simple and straightforward approach to defensible cost estimates.

Use of the workbook would benefit those involved in PL-566 and RC&D project work valuing flood damages, easements and rights-of-way costs, and those working on CO-01 non-project work estimating building costs.

Economists can use the Marshall Valuation Service workbook by contacting Louise Davis, ESSE secretary, at the WNTC. The workbook will be available for short term loans on a first come, first serve basis. Give Dave Hoodenpyle a call at FTS 423-2841 or commercial 503-326-2841 if you have further questions.

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The Soil Conservation Service
is an agency of the
Department of Agriculture

