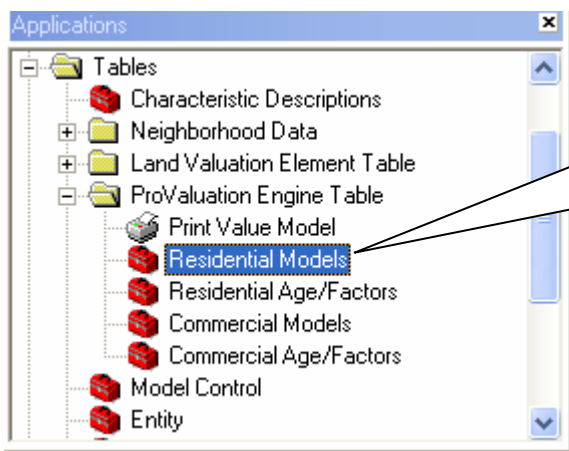


## Method for updating the Commercial Model 998 (or 999) with your own depreciation.

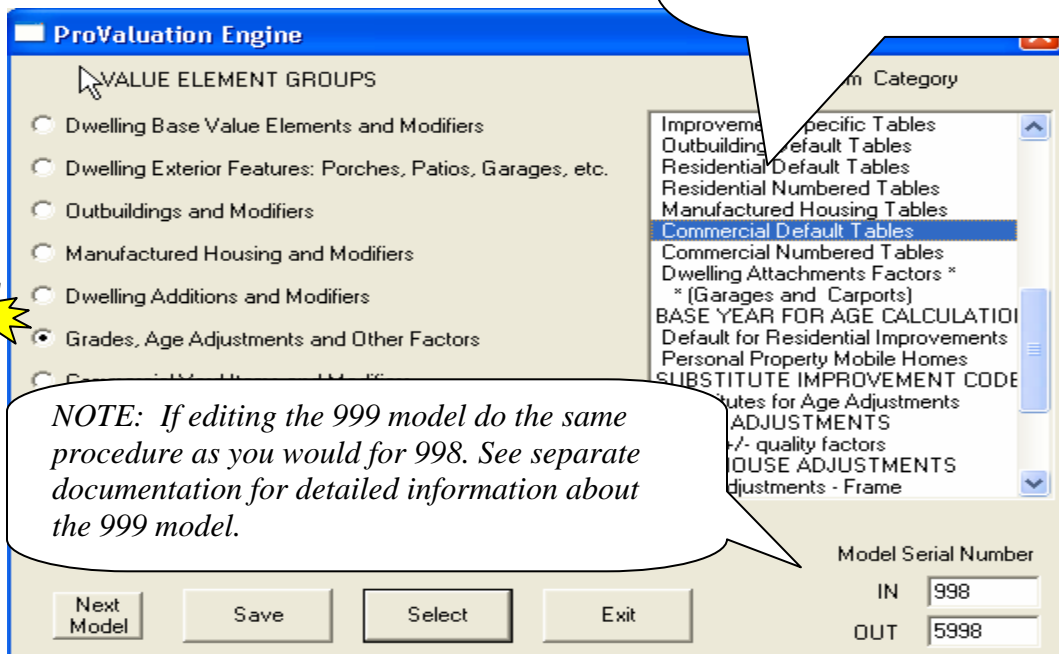
### For use with the Black Box Only

When using the Black Box, you have to go into **Residential Tables** and enter 998 in and 5998 out (999 in and 5999 out if changing the 999 model). The 999 model does not allow for condition where the 998 model does account for condition relative to age. This creates the 5998 or 5999 Commercial Model, a concept similar to how we use the 5306 Residential Model. The 5 indicates this table is used for the 2005 review year and the 998 indicates the table version as sent to us by ProVal. **Unless you are certain of what you are doing you should not ever change anything in these tables.**



Yes, it is confusing but it is true. To edit the Commercial 998 model you have to go into Residential Models.

Select Grades, Age Adjustments and Other Factors then select **Commercial Default Tables** under Age Adjustments.



**NOTE:** If editing the 999 model do the same procedure as you would for 998. See separate documentation for detailed information about the 999 model.

(998 model only) Just like with the Residential Model, you can select the condition relative to age and enter your own depreciation percentages by selecting a condition then Updating the Item Selected.

**ProValuation Age Adjustment Factors Update**

ABN      Default Age Adjustment: Commercial Bldgs      COM-DEPRE

Improvement Class Modifier: <none>

Condition Relative to Age: Above Normal  
 Age Adjustments Table / Method: Normal age adjustments with shared age table

Update Item Selected    Go To Main Window    Select Improvement

**ProValuation Age Adjustment Factors Update**

You are entering or updating the following:    Commercial Default Tables

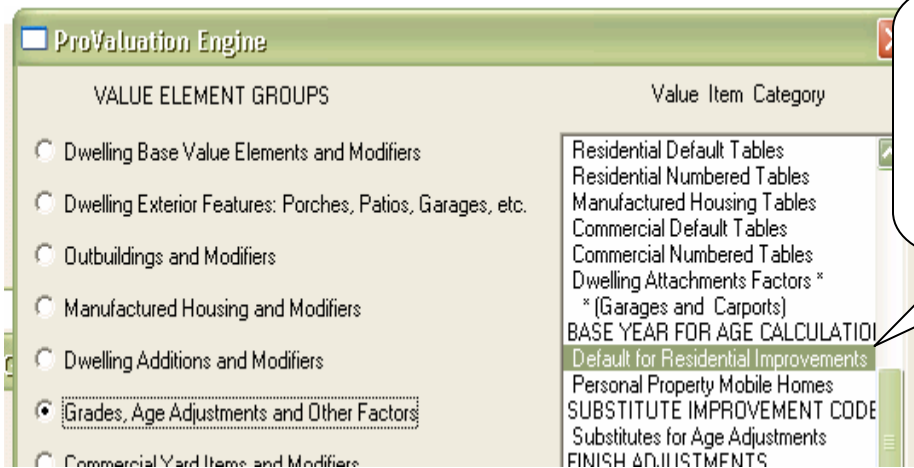
Improvement Type:    Improvement Modifier: <none>

Default Age Adjustment: Commercial Bldgs    Condition: Normal

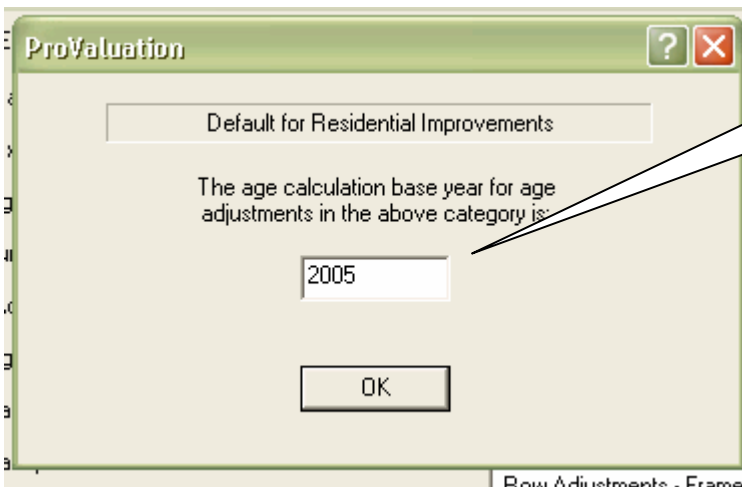
Normal age adjustments with shared age table

Age	Factor	Age	Factor	Age	Factor
0	0	8	8	16	22
1	1	9	10	17	24
2	2	10	11	18	26
3	3	11	13	19	28
4	4	12	14	20	30
5	5	13	16	21	32
6	6	14	18	22	35
7	7	15	20	23	37

OK    Cancel    Add Entries



It is also necessary to set the current year for depreciation calculation. Select Default for Residential Improvements.



Enter the current year here.

**After entering the depreciation tables, you should save and then exit the PVEngine.**

In order to use the changes made to the 5998 Commercial Model, **the 5998 Model Serial number must be entered in each of your Commercial Neighborhoods. You will also have to exit ProVal and reload the tables.**

ProVal Appraisal Neighborhood Commercial Improvement Table Maintenance

Neighborhood: Number: 10830 [Open] [Next] [Previous] [New]

Name: Reappraisal - 2003

Update Information  
Last Updated: 01/16/2004  
Updated By: GUSSIE

Effective Date  
07/29/2004 [Change] [Today]

Record Valid Between (Inclusive):  
Activation Date: 01/01/1900 Inactivation Date: 12/31/9999

Pricing Model References  
Model Serial Number: 5998

Neighborhood Factors  
Other Local Modifier: 0  
Commercial Local Modifier: 0  
Industrial Local Modifier: 0

Marshall Swift Support  
Zip / Postal Code: 83611  
Climate Override: 0 Default  
MS DB Version Directory: 200306

[Create New Set Of Records] [Inactivate] [Cancel] [Save] [Quit] [Switch to Control] [Switch to Land] [Switch to Res Impr]