

# CAMA GUIDE

## UPPER FLOOR DEFINITIONS

This information is a product of the Idaho State Tax Commission, and is intended for the use of Idaho county assessor offices using the ProVal computer assisted mass appraisal (CAMA) software.

The contents are provided as a guide to counties, and contain suggested procedures for using the CAMA software. Each county is responsible for setting their own policies and procedures regarding the use of the CAMA software. ProVal is a registered trademark of Manatron Corporation.

Comments, suggestions, corrections, etc., are welcome. Send to Brett Hill at [bhill@tax.state.id.us](mailto:bhill@tax.state.id.us)

### *Upper Floor Definitions*

The rate per square foot of a residential dwelling upper floor will vary greatly depending on how it is defined. Choices include attic, loft, and one-half, three-quarters or full story.

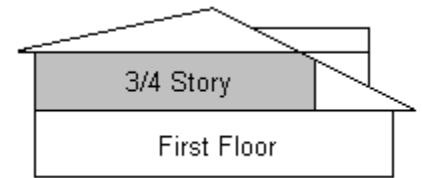
The following table shows the base rates used by ProVal to calculate each upper floor type for a Good Grade home, using the 3306 tables. As you can see, there is a significant difference in base rates from one type to another. The rate for finish is the same per square foot for full, <sup>3</sup>/<sub>4</sub> and <sup>1</sup>/<sub>2</sub> stories, and less for attics and lofts.

	<b>SQ FEET</b>
	<b>1,000</b>
<b>FULL UPPER STORY</b>	
Base Rate (Frame)	\$ 45.20
Finish Rate	\$ 22.55
<b>3/4 STORY</b>	
Base Rate (Frame)	\$ 15.87
Finish Rate	\$ 22.55
<b>1/2 STORY</b>	
Base Rate (Frame)	\$ 9.09
Finish Rate	\$ 22.55
<b>ATTIC</b>	
Base Rate (Frame)	\$ 5.03
Finish Rate	\$ 15.69
<b>LOFT</b>	
Base Rate (Frame)	\$ 5.32
Finish Rate	\$ 12.00

## Three-Quarter Story

### *Modern "Saltbox" Style*

- Full Height wall on one side
- 1/2 Story style on other side
  - Usually has dormers on 1/2 Story side
  - High pitch roof on 1/2 Story side
- Designed for living space
- Nearly always finished



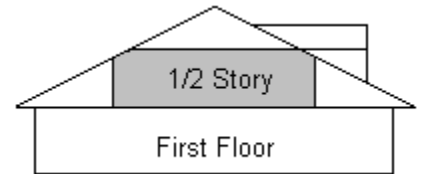
### *Old Style "Farmhouse" Type*

- 4-5 foot walls on both sides
- Windows split by the roof line
- Designed for living space
- Nearly always finished



## One-Half Story

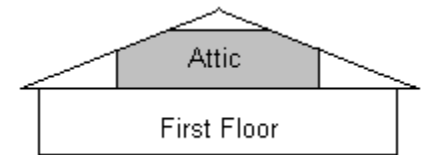
- Higher roof pitch
- Usually with dormers
- End windows
- Good stairway
- Designed for living space
- Sometimes not finished



## Attic

*A low story above the main story or stories; all the rooms immediately below the roof.*

- Lower pitch roof
- No dormers
- End windows
- Narrow permanent stairway
- Originally designed for storage



## Loft

*An open space at the top of a house just below roof; often used for storage.*

- Open space without partitions
- One end or side open (railing) to lower story
- May have dormers or end windows
- Designed for living space
- Nearly always finished

In general, a loft would be used when the upper floor is a wide open space, with no partitioning. If there is more than one space (family room and bathroom, for example) you should choose either a 1/2, 3/4 or full story.

The value of a loft will display on the pricing screen in ProVal differently than an attic or upper floor (full or partial). The following pricing screen example shows an attic (A) value. You can also see where a loft (B) value would be displayed.

**ProVal 6.4 for Windows Value Information**

File Help

TEST 345 SNSu N Second ST E 1 0 A 540

Property Record: R05: house (Active) Parcel Summary...

**SUMMARY OF IMPROVEMENTS**

ID	Type	Eff Year	Cond	Grade	Base Rate	Adj Rate	Amount	Phys Depr	Func Depr	Econ Depr	Market RDF	Loc Adj	% Comp	Value
D	DWELL	2003	AV	Avg	94.42	96.97	168920	0%	0%	0%	100%	100%	100%	168920

**ADJUSTMENTS & FEATURES**

Dwelling: Main Dwelling

Item	Value
Frame/Siding/Roof/Dormers	740
Loft/Cathedral	0
Interior Finish	0
Basement Finish	0
Heating	0
Cooling	0
Plumbing	2475
Fireplaces	0
Other Features	0
Extra Living Units	0
Attached/Integral Garage	0
Carport	0
Basement Garage	0
Porch/Deck/Patio/etc.	0

Floor	Area	Finished	Value
B	1742	0	20950
1.0	1742	1742	93910
A	780	0	4330
<b>TOTAL</b>	<b>4264</b>	<b>1742</b>	<b>119190</b>
<b>Crawl/Slab</b>			<b>0</b>
<b>TOTAL BASE VALUE</b>			<b>119190</b>
<b>Row Type Adjustment</b>			<b>119190</b>
<b>Total Dwelling Adjustments</b>			<b>3215</b>
<b>Sub-total, 1 Unit</b>			<b>122405</b>
<b>Sub-total, All Units</b>			<b>122405</b>
<b>Total Garages &amp; Porches</b>			<b>0</b>
<b>Total Adjusted Base Value</b>			<b>122405</b>
<b>GRADE ADJUSTED VALUE</b>			<b>168920</b>