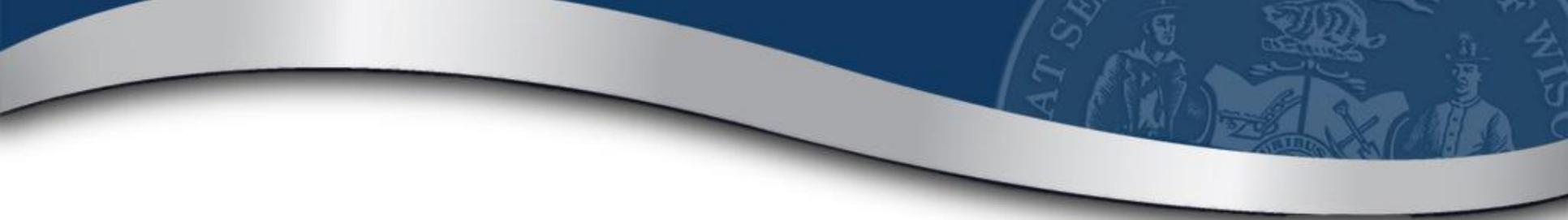


2018 WI Property Assessment Manual

Volume 2 Update

Residential, Apartments, and Agricultural

Eau Claire, Wausau, Green Bay, Madison and Milwaukee
November 2017



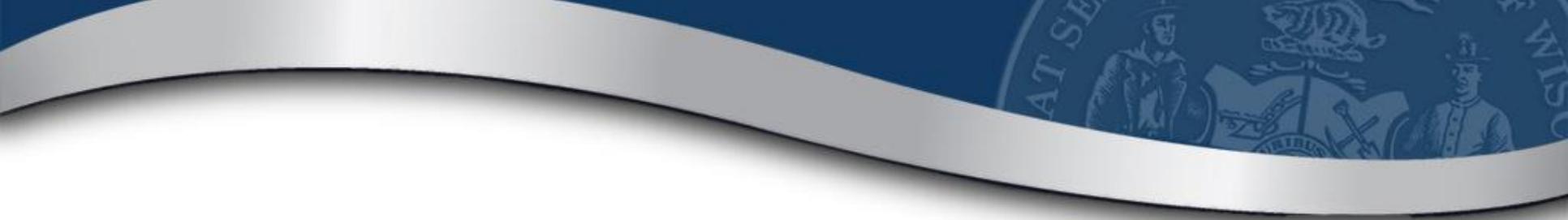
Presenters

Leo Kolaszewski

Property Assessment Supervisor, Green Bay District

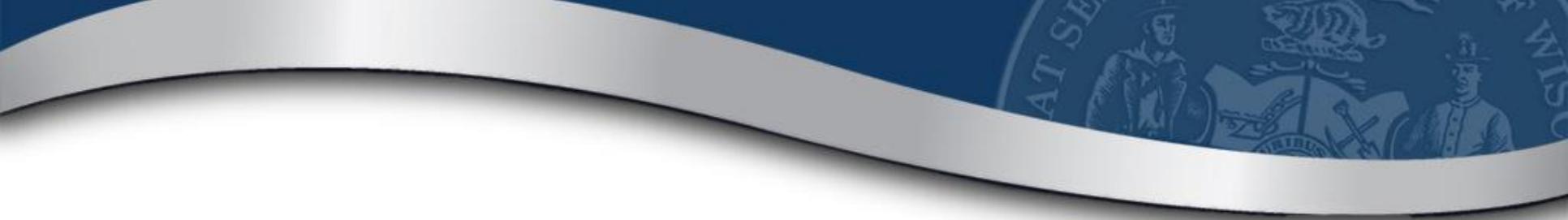
Megan Lukens

Supervisor, Office of Technical & Assessment Services



Agenda

- Project summary
- Updates to Volume 2
 - Property Record Card change
 - Costing methodology
- New home styles
- Questions



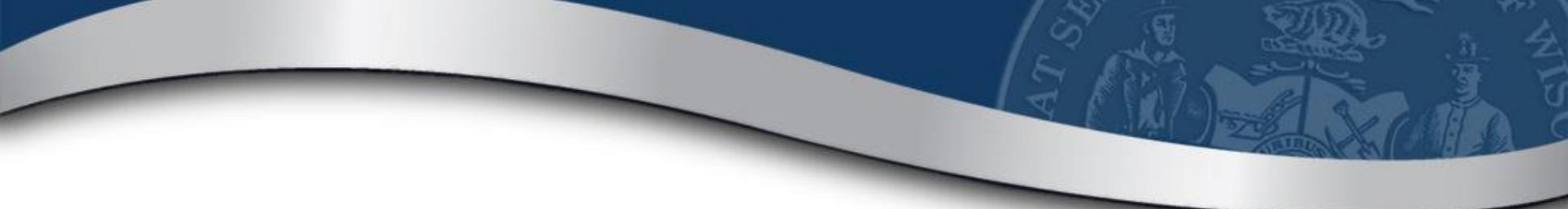
Project Summary



Volume 2 Project Summary

Volume 2

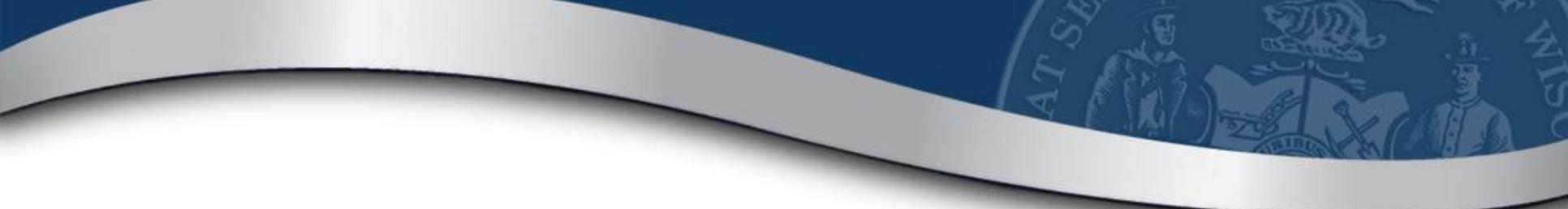
- Property record card definitions and examples
- Listing codes and standards
- Costs for residential, apartments and agricultural improvements
- Last updated for 2001 assessment
- Modifiers provided to 2001 costs through January 1, 2017



Volume 2 Project Summary (*cont.*)

2018 Volume 2

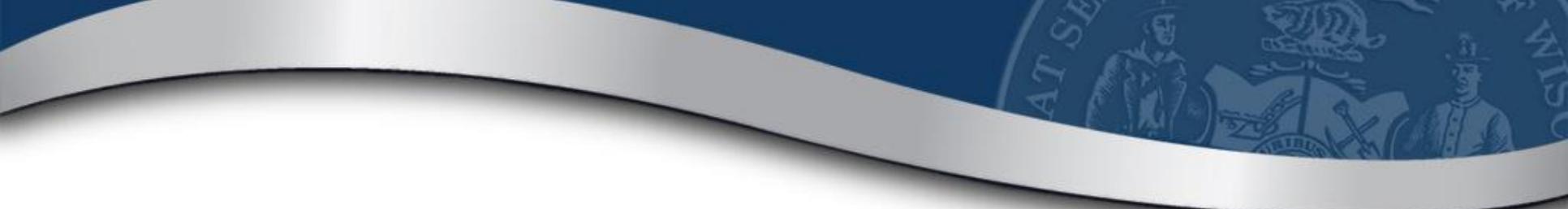
- Data available in PDF/database formats
- Updated base costs and photos for existing structure types
- Timeline
 - Fall 2016 – January 1, 2017 modifiers posted for current V2
 - 2016 DOR Annual Assessor Meeting – DOR outlines project
 - June 2017 – database schemas available to assessors and software vendors
 - Fall 2017 – updated cost manual available in PDF and database formats
 - 2017 DOR Annual Assessor Meeting – training on updated V2
 - Fall 2018 – January 1, 2019 modifiers posted for updated V2



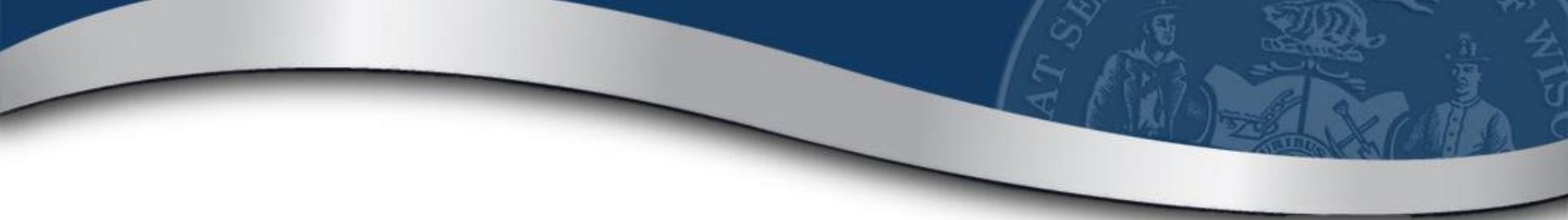
Volume 2 Project Summary (*cont.*)

Assessor vendors contacted (based on MAR data)

- ASDPS
- GVS
- Market Drive
- TCWIN
- Univers/iasWorld
- Patriot
- Vision
- DEVNET
- Govern

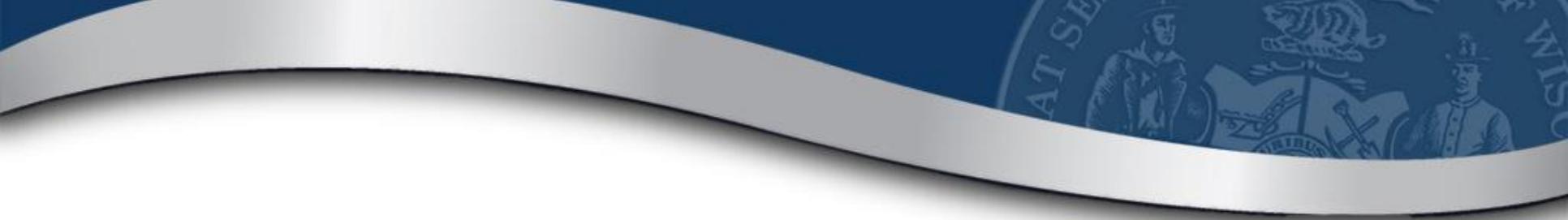


Changes and Updates



Cost Format

- Prior V2 – base costs provided as starting point
- New V2 – costs provided are per square foot



Photos

- Assessors and Equalization staff obtained new photos
- Updated photos of existing styles and grades
- Provided photos for new styles and grades



Other Notable Updates

- New dwelling styles
- Added boat storage buildings
- Attachments codes: composite decks is an option
- Geothermal heat
- Railroad spurs
- Septic mounds
- Tanks – pressure steel, underground double, vertical steel



Other Notable Updates (*cont.*)

- Poultry Broiler Houses
 - Changed floor from partial concrete to dirt
 - Base cost for a dirt floor with an adjustment for concrete
 - Adjustment is per square foot
- Milking Parlors
 - Added steel frame and steel siding parlor
 - Increased maximum size on some from 1200 SF to 2000



Other Notable Updates *(cont.)*

- Hog Sheds
 - Change watering system to cost per pen
- Updates to OBY max. and min. sizes
 - Based on user input
- Updated Property Record Card
 - Layout and data changes

CLASS	YEAR					YEAR					YEAR				
	NO AC	PER AC	LAND	IMPTS	TOTAL	NO AC	PER AC	LAND	IMPTS	TOTAL	NO AC	PER AC	LAND	IMPTS	TOTAL
1 RESIDENTIAL															
2 COMMERCIAL															
AGRICULTURAL															
1st GR TILLABLE															
2nd GR TILLABLE															
3rd GR TILLABLE															
PASTURE															
SPECIALTY LAND															
TOTAL CLASS 4															
5 UNDEVELOPED															
FALLOW															
SWAMP															
WASTE															
RIGHT OF WAY															
SPECIALTY LAND															
TOTAL CLASS 5															
5M AGRICULTURAL FOREST															
PRIMARY AG FOREST															
OTHER AG FOREST															
TOTAL CLASS 5M															
6 PRODUCTIVE FOREST															
PRIMARY PROD FOREST															
OTHER PROD FOREST															
TOTAL CLASS 6															
7 OTHER - GENERAL AG SITE															
OTHER - MEGA DAIRY SITE															
OTHER - CRANBERRY SITE															
FCL															
FCL															
MFL OPEN															
MFL CLOSED															
BUILDING ON LEASED LAND															
EXEMPT															
OTHER EXEMPT															
TOTAL															

500	V	VACANT	D	DWELLING	O	OTHER
505	STORY HEIGHT					
	1.0	1.5	2.0	2.5	3.0	
	STYLE					
	01 RANCH	09 BASIC SINGLE STORY	17 CONDOMINIUM			
	02 BI-LEVEL	10 FARMHOUSE	18 TOWN HOUSE			
	03 SPLIT LEVEL	11 VICTORIAN	19 DUPLEX			
505	04 CAPE COD	12 COLONIAL	20 APARTMENT			
	05 BUNGALOW	13 CONTEMPORARY	21 MANUFACTURED			
	06 COTTAGE	14 MODERN SINGLE STORY	22 OTHER			
	07 CRAFTSMAN	15 MODERN MULTI-STORY				
	08 PRAIRIE	16 EXECUTIVE MANSION				

EXTERIOR WALL CONSTRUCTION						
505	1 WOOD	7 BRICK	13 MASONRY VENEER			
	2 BLOCK	8 STONE	14 SIP			
	3 STUCCO	9 MASONRY/FRAME	15 LOG			
	4 ALUM/VINYL	10 HRDBRD/PLYWD	16 HAND-HEWN LOG			
	5 CEMENT FIBER	11 SHINGLE/SHAKE	17 OVERSIZED LOG			
	6 METAL	12 EIFS	18 OTHER			

AGE						
510	ERECTED ___	REMODELED ___	EFFECTIVE ___			

BASEMENT						
515	1 NONE	2 CRAWL	3 PART	4 FULL	5 WALKOUT	

HEATING						
	1 NONE	2 BASIC	3 AIR CON	4 AIR CON (SEP DUCTS)	5 GEOTHERMAL	

FUEL TYPE						
520	1 GAS	2 ELECT	3 OIL	4 WOOD/COAL		

SYSTEM TYPE						
	1 WARM AIR	2 ELECT	3 HOT WATER	4 STEAM		

LIVING ACCOMMODATIONS						
525	TOTAL ROOMS ___	BED ROOMS ___	FAMILY ROOMS ___			
	FULL BATHS ___	HALF BATHS ___	ADDN'L FIXTURES ___	TOTAL FIXTURES ___		
	ROUGH IN'S ___	WHIRLPOOL ___	HOT TUB ___			

KITCHEN RATING				BATHROOM RATING				
530	1 VG	2 GD	3 AV	4 PR	1 VG	2 GD	3 AV	4 PR

PHYSICAL CONDITION						
550	1 VG	2 GD	3 AV	4 PR	5 UN	

OTHER FEATURES						
551	MASONRY ADJ []	___ x ___				
552	REC ROOM	___ x ___				
553	WB FP: STACKS ___	OPENINGS ___				
554	METAL FP: STACKS ___	OPENINGS ___				
555	GAS FP ___					
556	BASEMENT GARAGE, NO. CARS ___					
557	BUILT-IN GARAGE, NO. CARS ___					
558	DORMERS, TYPE: _____	L.F.				
559	TOTAL ADDITIONAL OTHER FEATURE AMT					

TOTAL OTHER FEATURES						
----------------------	--	--	--	--	--	--

560	GRADE FACTOR	AA	A	B	C	D	E	[]	
	COST & DESIGN FACTOR							[]	
	CDU	EX	VG	GD	AV	FR	PR	VP	UN

LIVING AREAS		
570	575	580
BSMT	ADD'L FLOOR	ATTIC UNFIN
FIN BSMT LIV	ATTIC FIN	1/2 STORY UNFIN
FIRST FLOOR	1/2 STORY FIN	UNFIN ROOM
SECOND FLOOR		

ATTACHMENTS						ATTACHMENT CODES	
	1st	2nd	3rd	AREA	AMOUNT		
601	1					11 OFP	21 OMP
602	2					12 EFP	22 EMP
603	3					29 CARPORT	23 M GAR
604	4					30 COMPOSITE DECK	
605	5					31 WOOD DECK	
606	6					32 CANOPY	
						33 CONC/M PATIO	
						34 STN/TL PATIO	
						35 MS/TERRACE	
						99 ADD'L ATTACHMENT	
TOTAL ATTACHMENT AMOUNT				\$			

DWELLING COMPUTATIONS			
	EXT WALL CONST	AREA	VALUE
	FIRST FLOOR		
	SECOND FLOOR		
	ADD'L STORY		
	1/2 STORY		
	ATTIC		

BASE PRICE			
UNFINISHED AREA	FACTOR	ADJ AREA	
UNFINISHED ROOM	X 1.00	=	
1/2 STORY UNFINISHED	X 0.75	=	
ATTIC UNFINISHED	X 0.50	=	
PRICE PER SQ FT	X TOTAL AREA	=	

BASEMENT ADJUSTMENT			COST
UNFINISHED ROOM	=	+	
CRAWL AREA	=	+	
1ST FLOOR AREA	=	-	
NET BASEMENT ADJUSTMENT	=		±

FIN BSMT LIV AREA	SFLA		+
HEATING/AC	SFLA		±
PLUMBING	5 FIXTURES IN BASE		
TOTAL FIXTURES ___ - 5 = ___	X ___ /FX		±

ROUGH IN'S	WHIRLPOOL	HOT TUB	
ADD'L PLUMBING (___ x ___) + (___ x ___) + (___ x ___)			+
TOTAL OTHER FEATURE AMOUNT	=		+
TOTAL ATTACHMENT AMOUNT	=		+
ADJUSTED BASE PRICE	=		
X GRADE FACTOR	=		
X COST & DESIGN FACTOR	=		
X LOCAL MODIFIER	RCN	=	
X PERCENT GOOD	RCNLD	=	
X MARKET ADJUSTMENT			
+ OTHER BUILDING IMPROVEMENTS			
+ GROSS BUILDING SUMMARY			

TOTAL IMPROVEMENT VALUE	
-------------------------	--

ADDITIONAL OTHER FEATURES		AMOUNT	CON/DES/US/FL	NO.	EX	VG	GD	AV	FR	PR	VP	UN	UNF	
ROOF ADJUSTMENT – METAL			EXTERIOR WALLS											
WHOLE HOUSE GENERATOR			ROOF & COVER											
WD FURNACE IN ___ OUT ___			WINDOWS & DOORS											
1			HEATING											
2			ELECTRICAL											
3			PLUMBING											
4			B	REC ROOM										
5		FBLA												
6		OTHER												
7			1st	KITCHEN										
8		DINING RM												
TOTAL ADD'L. OTH. FEATURES CARRY TOTAL TO 559				LIVING RM										
ADDITIONAL ATTACHMENTS		AMOUNT		BATHROOM										
1				POWDER RM										
2			BEDROOM											
3			FAMILY RM											
4			OTHER											
5			2nd OR ATT	KITCHEN										
6		DINING RM												
7		LIVING RM												
8		BATHROOM												
TOTAL 99 ADDITIONAL ATTACHMENTS CARRY TOTAL TO 606				BEDROOM										
			OTHER											
			3rd	LIVING AREA										
				LOCATION	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> STABLE	<input type="checkbox"/> DECLINING							

OTHER BUILDING IMPROVEMENTS															
	TYPE CODE	QUAN	CONST.	YEAR BUILT	SIZE	G	HGT	RATE	MODIFI CATIONS	LM	RCN	COND	% GOOD	OB/MA	R C N L D
701	___	___	F M P S O	_____	_____	-	___	___	___	___	___	___	___	___	___
702	___	___	F M P S O	_____	_____	-	___	___	___	___	___	___	___	___	___
703	___	___	F M P S O	_____	_____	-	___	___	___	___	___	___	___	___	___
704	___	___	F M P S O	_____	_____	-	___	___	___	___	___	___	___	___	___
705	___	___	F M P S O	_____	_____	-	___	___	___	___	___	___	___	___	___
706	___	___	F M P S O	_____	_____	-	___	___	___	___	___	___	___	___	___
707	___	___	F M P S O	_____	_____	-	___	___	___	___	___	___	___	___	___

GROSS BUILDING SUMMARY												
ID	USE	CONST	AGE EREC	AGE REM	SIZE	RATE	LM	RCN	COND.	% GOOD	OB/MA	MARKET VALUE

800 TOTAL OTHER IMPROVEMENTS

MEASURED BY _____ DATE _____ LISTED BY _____ DATE _____ CALCULATED BY _____ DATE _____ REVIEWED BY _____ DATE _____

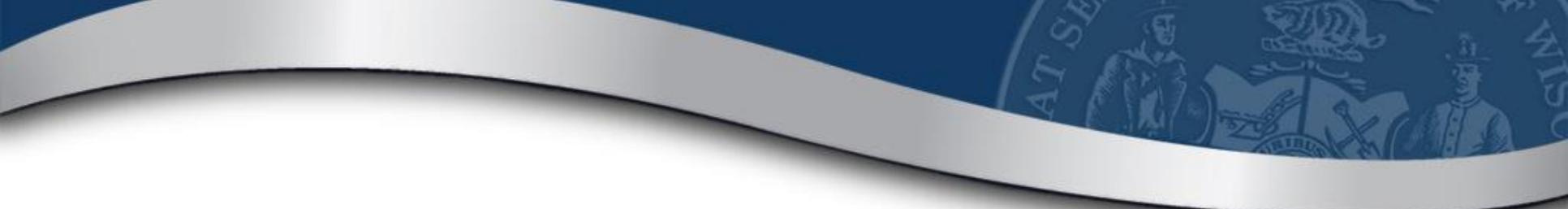
BUILDING PERMIT RECORD

DATE	NUMBER	AMOUNT	PURPOSE	0 1 0	CARD OF CARDS	
					MAP NUMBER	ROUTING NUMBER
					X ___ Y ___	
					1 0 1 NEIGHBORHOOD	1 0 2 LAND USE
					1 0 3 LIV UNITS	1 0 4 ZONING

TRANSFER OF OWNERSHIP					1 0 5	NUMBER	STREET NAME			
GRANTEE	CONV	VOL	PG	MO	YR	UNIQUE SALES NUMBER	TYPE	SALES PRICE	SOURCE	VALID

LAND DATA & COMPUTATIONS										TYPE CODES		VALIDITY CODES		
NONE	300	N	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	ACTUAL UNIT PRICE	DEPTH FACTOR	INFLUENCE FACTOR	LAND USE CODE	LAND VALUE	1 LAND	1 VALID SALE		
LOTS	301	L	•					[]			2 LAND & BUILDING	2 Sale involves additional parcels		
1 Regular lot	302	L	•					[]			SOURCE CODES		3 Not open market; not reasonable marketing time	
2 Rear lot	303	L	•					[]			1 BUYER	4 Parties under compulsion to act		
3 Apartment site	304	L	•					[]			2 SELLER	5 Property changed after sale		
4 Waterfront											3 FEE	6 Related individuals or corporations		
SQUARE FEET	311	S			SQ FT	•	Influence Factors	[]			4 AGENT	7 Liquidation/Foreclosure		
1 Primary site	312	S			SQ FT	•	1 Unimp	[]			ENTRANCE CODES			
2 Secondary site	313	S			SQ FT	•	2 Exc Fr	[]			0 Entrance gained	4 Currently unoccupied		
3 Residual							3 Topo	[]			1 Not applicable - Unimproved parcel	5 Est. for misc. reasons (see memo)		
4 Waterfront							4 Shape or Size	[]			2 Entrance and information refused	6 Occupant not at home		
ACREAGE	321	A	•	ACRES	PROD RTG		5 Econ Misimp	[]			INSPECTION WITNESSED BY			
1 Homesite	322	A	•	ACRES			6 Restrict Noncon	[]			NOTES			
2 Tillable	323	A	•	ACRES			7 Land Locked	[]						
3 Pasture	324	A	•	ACRES			8 Corner Alley (+)	[]						
4 Woodland	325	A	•	ACRES			9 View (+)	[]						
5 Undev	326	A	•	ACRES										
6 Primary site														
7 Secondary site														
8 Residual														
9 Waterfront														
0 Other														
GROSS	330	G					SUMMARY OF VALUES							
1 Irregular lot							TOTAL VALUE LAND							
2 Site value							TOTAL VALUE BUILDING							
3 Residual							TOTAL VALUE LAND & BLDGS							
4 Waterfront														
0 Minus R.O.W.														

PROPERTY FACTORS										401 OWNERSHIP		
TOPOGRAPHY		UTILITIES		STREET OR ROAD		DWELLING SETBACK		FRONTING TRAFFIC		PRIVATE	1	2
LEVEL	1	ALL PUBLIC	1	PAVED	1	MORE THAN NEIGHBORHOOD AVG.	1	LIGHT	1	CITY	2	
ABOVE STREET	2	PUBLIC WATER	2	SEMI-IMPROVED	2	LESS THAN NEIGHBORHOOD AVG.	2	MEDIUM	2	COUNTY	3	
BELOW STREET	3	PUBLIC SEWER	3	UNPAVED	3	SAME AS NEIGHBORHOOD AVG.	3	HEAVY	3	STATE	4	
ROLLING	4	GAS	4	PROPOSED	4		4	NONE	4	FEDERAL	5	
STEEP	5	WELL	5	LANDLOCKED	5		5	CUL-DE-SAC	5	RELIGIOUS	6	
LOW	6	SEPTIC	6	SIDEWALK	6		6			FRATERNAL	7	
SWAMPY	7									UTILITY	8	
										PUBLIC SERVICE	9	



Data Formats



PDF and Database Formats

Static PDF

- Version with costs redacted on DOR website
 - <https://www.revenue.wi.gov/Pages/HTML/govpub.aspx#property>
- Version with costs on Core Logic website
 - <https://msdoc.corelogic.com/REGDoc/>
 - Requires login credentials provided by Core Log

Access the Doc Download Site



Marshall & Swift Document Download

Username

The Username Is required.

Password

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Enter New Password

Password may contain letters, digits, special characters and must be 8 to 20 symbols long.

Re-enter New Password

CHANGE PASSWORD

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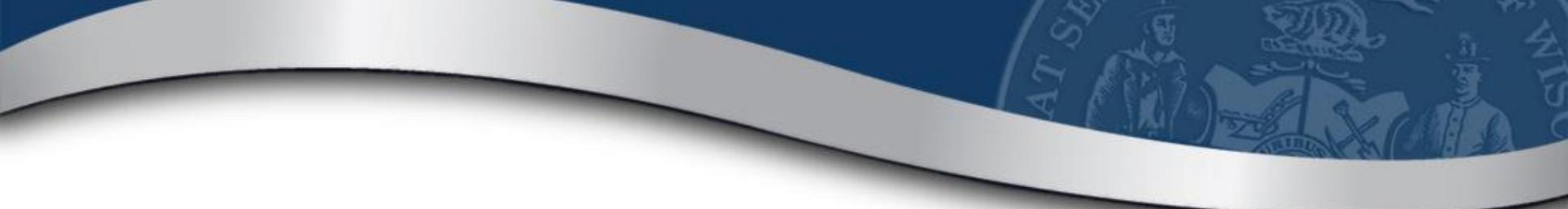
Wisconsin Property Assessment Management

Download the following document to view the 2018 WPAM Vol. II Residential



2018 WPAM Vol II Residential

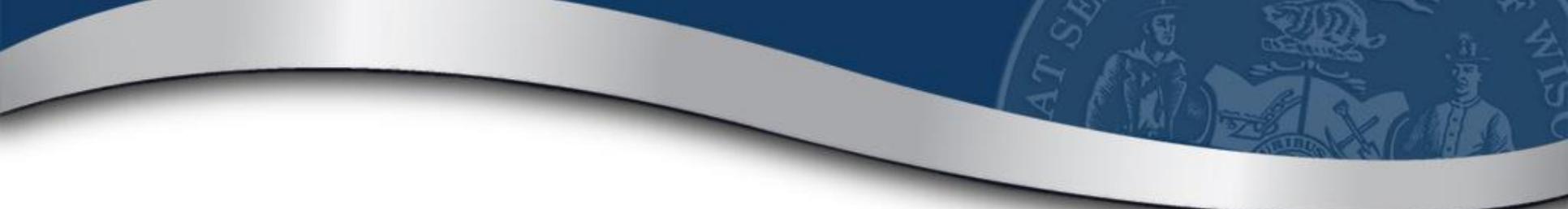
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PDF and Database Formats (*cont.*)

Database Format

- Available on Core Logic website
 - <https://msdoc.corelogic.com/REGDoc/>
- Oracle and SQL formats
 - Via SFTP hostname – `eft.msbinfo.com`
 - CAMA Vendors receive login information from Core Logic



PDF and Database Formats (*cont.*)

Database Format (*cont.*)

- Direct questions about format to Core Logic
 - Ashley Books
 - Direct – (262) 798-3636
 - abooks@corelogic.com
- Questions about WPAM to DOR
 - otas@wisconsin.gov

Volume 2 Training – Home Styles



Volume 2 Training – Home Styles (*cont.*)

01 – Ranch

- Always one-story
- Large window in front
- Low pitched roofs
- "L" or "U" shaped



Volume 2 Training – Home Styles (*cont.*)

06 – Cottage

- Small/plain
- One-story (usually)
- Minimum standards
- Low pitch roof
- Small rooms



Volume 2 Training – Home Styles (*cont.*)

09 – Basic Single Story

- One-story
- Built between 1900-1950
- Small rooms
- Single bath
- Low quality grade
- Poor fenestration



Volume 2 Training – Home Styles (*cont.*)

14 – Modern Single Story

- Built in 21st century
- High ceilings
- Moderate/steep roof pitch
- Hip or multi-gable roof
- Large abundant windows
- Prominent garages



Volume 2 Training – Home Styles (*cont.*)

02 – Bi-Level

- a.k.a. raised ranch
- One-story
- Full bsmt @ 1/2 grade
- Entrance at grade level
- Basement often finished
- Most popular – 1970s



Volume 2 Training – Home Styles (*cont.*)

03 – Split-Level

- a.k.a. tri-level, quad-level
- Staggered living area
- Split roof design
- 2 or more stairways



Volume 2 Training – Home Styles (*cont.*)

04 – Cape Cod

- 1 + attic or 1 .5 story
- Built after 1920s
- Steep roof design
- Dormers



Volume 2 Training – Home Styles (*cont.*)

05 – Bungalow

- One-story
- Porches across front
- Exposed beams
- Wide columns
- Casement/double hung windows
- Often finished attic



Volume 2 Training – Home Styles (*cont.*)

1923 Sears
Roebuck
California
Bungalow kit
home



Volume 2 Training – Home Styles (*cont.*)

07 – Craftsman

- Natural materials
- Large porches with columns
- Symmetrical
- Double hung windows
- Exposed brackets
- Built-ins
- 1 – 1 ½ stories



Volume 2 Training – Home Styles (*cont.*)

08 – Prairie

- Low pitched roof
- Strong horizontal lines
- Clerestory windows
- Oversized eaves
- Boxy
- Frank Lloyd Wright



Volume 2 Training – Home Styles (*cont.*)

10 – Farmhouse

- Multi-story
- Simple/functional
- Early to mid-20th century
- Often rural
- Wraparound porch
- Gable roof
- Horizontal siding



Volume 2 Training – Home Styles (*cont.*)

11 – Victorian

- Late 19th century
- Regaining popularity
- Steep roof pitch
- Includes Queen Anne, etc.
- Large porches
- Fenestration



Volume 2 Training – Home Styles (*cont.*)

12 – Colonial

- Two-story
- Rectangular
- Medium slope roof
- Two rooms deep



Volume 2 Training – Home Styles (*cont.*)

15 – Modern Multi-Story

- 21st century popularity
- Multiple exterior wall coverings
- Tall entranceways
- Large windows
- 3-4 car garages



Volume 2 Training – Home Styles (*cont.*)

13 – Contemporary

- Modernistic
- Asymmetrical/angular
- No standard # of stories
- Tall irregular windows
- Often green energy efficiencies



Volume 2 Training – Home Styles (*cont.*)

16 – Executive Mansion

- Luxury homes
- Highest quality
- 3+ baths
- Expansive entries
- Minimum 4000 SF
- Separate cost table
- Separate grading system



Volume 2 Training – Home Styles (*cont.*)

17 – Condominium

- Form of ownership
- Defined by statute
- Divided interest
- Can take many physical forms



Volume 2 Training – Home Styles (*cont.*)

18 – Town House

- Hybrid –
Condo/house
- Side-by-side units
- Never stacked
- Style and form of
ownership
- Urban but popularity
is spreading



Volume 2 Training – Home Styles (*cont.*)

19 – Duplex

- Two-unit residence
- Built after mid-20th century
- Many variations



Volume 2 Training – Home Styles (*cont.*)

20 – Apartment

- Multiple self-contained units
- < 4 units is Residential
- ≥ 4 units is Commercial



Volume 2 Training – Home Styles (cont.)

21 – Manufactured

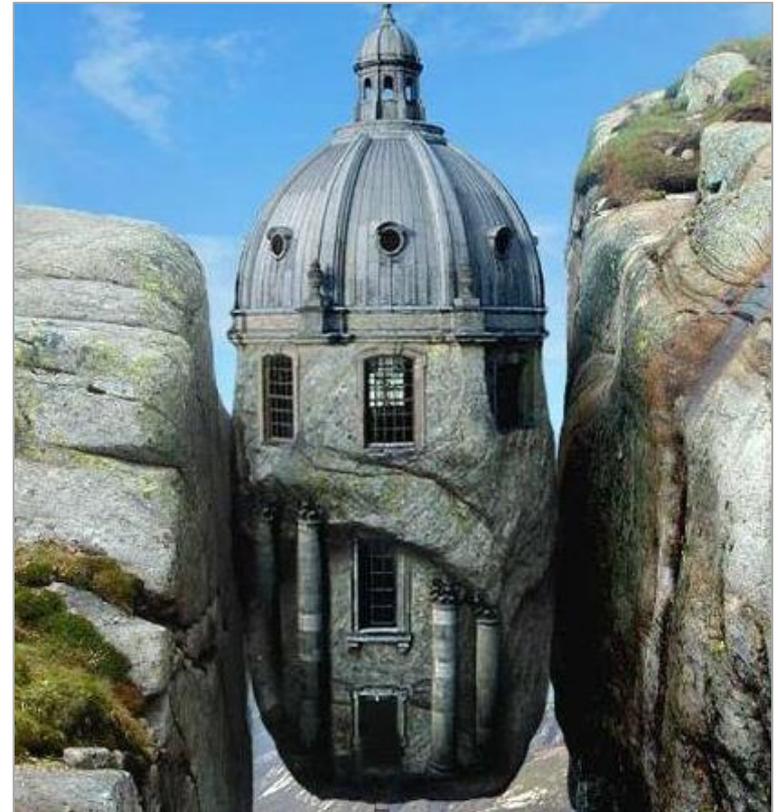
- Factory built under Federal HUD building code
- Single or multi-section
- Transported to site



Volume 2 Training – Home Styles (*cont.*)

22 – Other

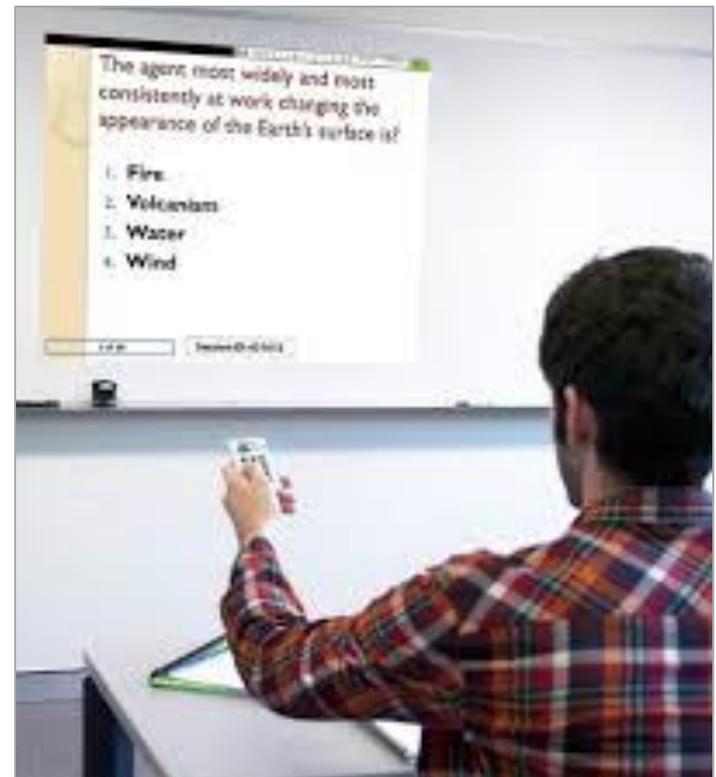
Any residence that does not fit into any category defined above. Examples include geodesic homes, earth homes, buildings converted from other uses such as schools or churches.



Style Exercise

Use your Turning Point clicker to select the most appropriate style from the list.

- Multiple choice
- Choose only one





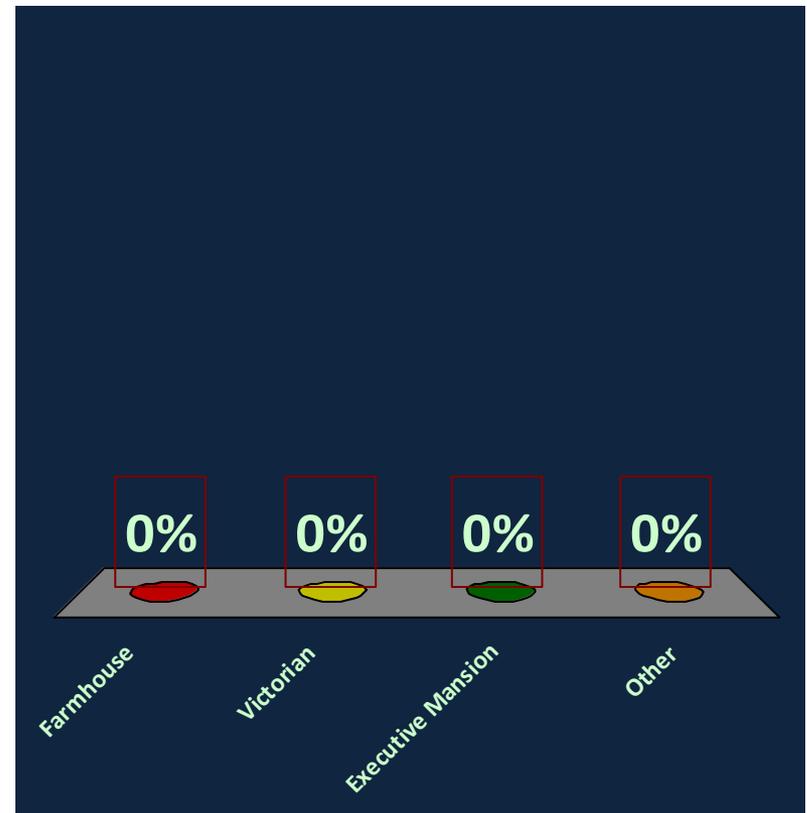
Style Exercise – Case #1





Case #1 – Select Best Style

- A. Farmhouse
- B. Victorian
- ✓ C. Executive Mansion
- D. Other



Case #1 – Executive Mansion

- 6100 SF
- 5 baths
- Highest quality components
- Multiple fireplaces



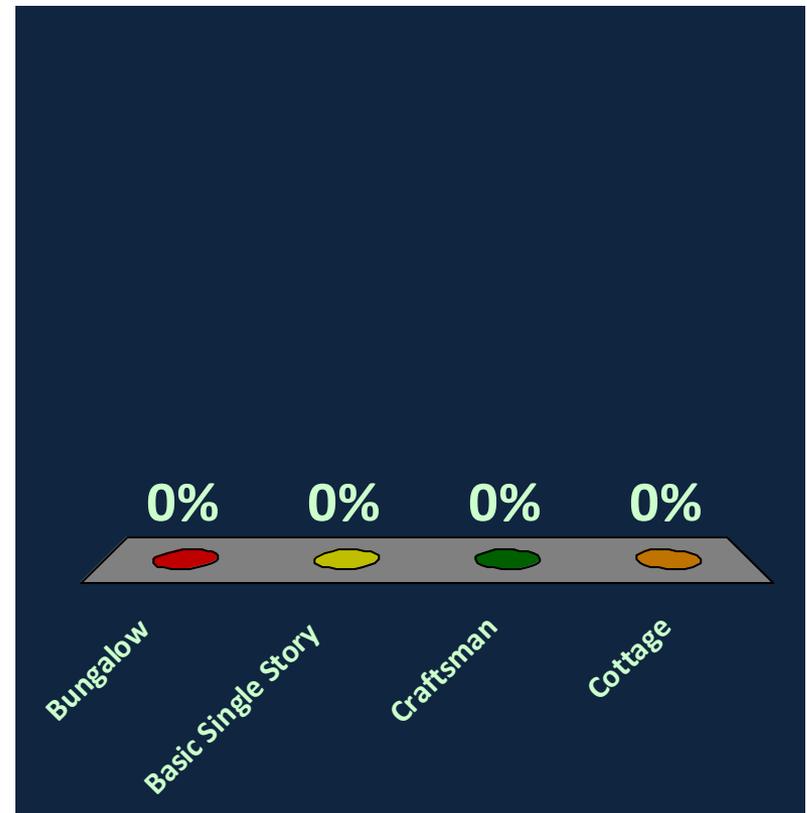
Style Exercise – Case #2





Case #2 – Select Best Style

- ✓ A. Bungalow
- B. Basic Single Story
- C. Craftsman
- D. Cottage



Case #2 – Bungalow

- One Story
- Built in 1927
- Multiple overhanging gables
- Large porch column

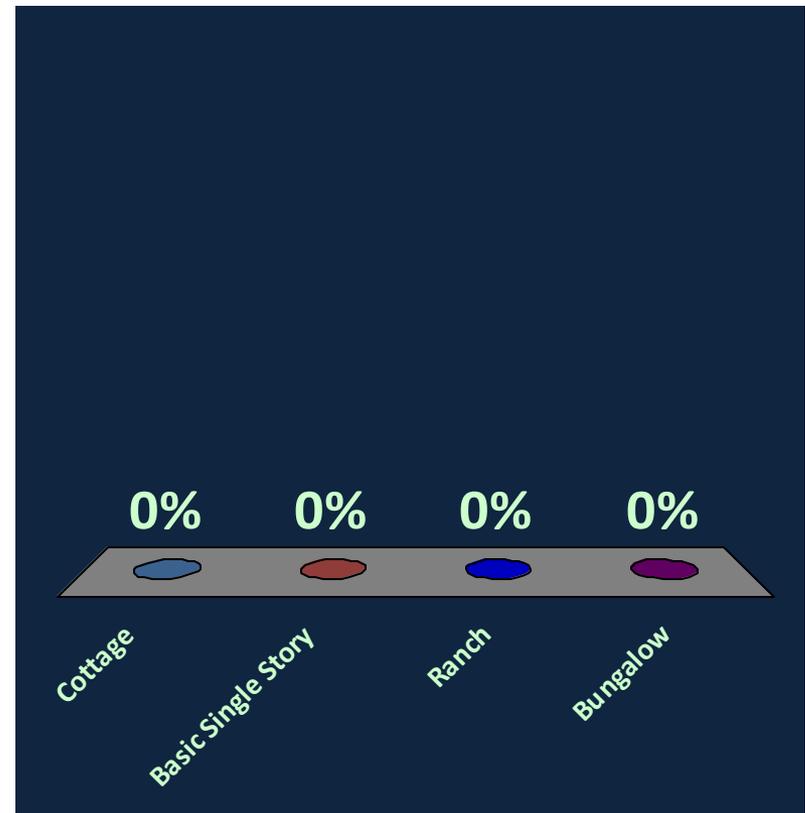


Style Exercise – Case #3



Case #3 – Select Best Style

- A. Bungalow
- ✓ B. Basic Single Story
- C. Craftsman
- D. Cottage



Case #3 – Basic Single Story

- One-story
- Basic
- Low quality
- Minimal fenestration

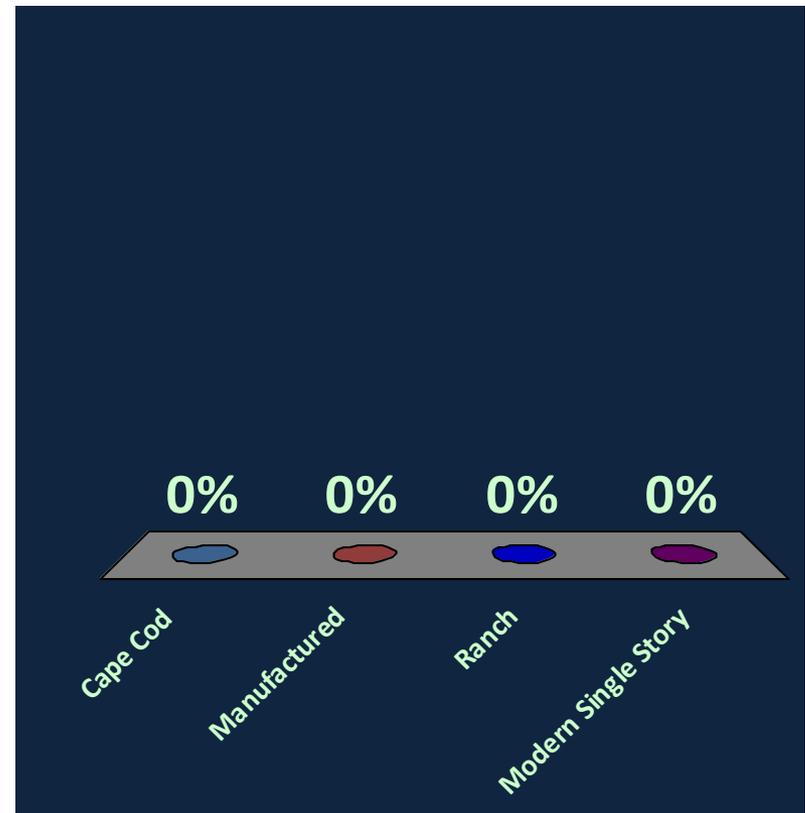


Style Exercise – Case #4



Case #4 – Select Best Style

- A. Cape Cod
- B. Manufactured
- ✓ C. Ranch
- D. Modern Single Story



Case #4 – Ranch

- One-story
- Low pitched roof
- Rectangular
- Eave overhangs

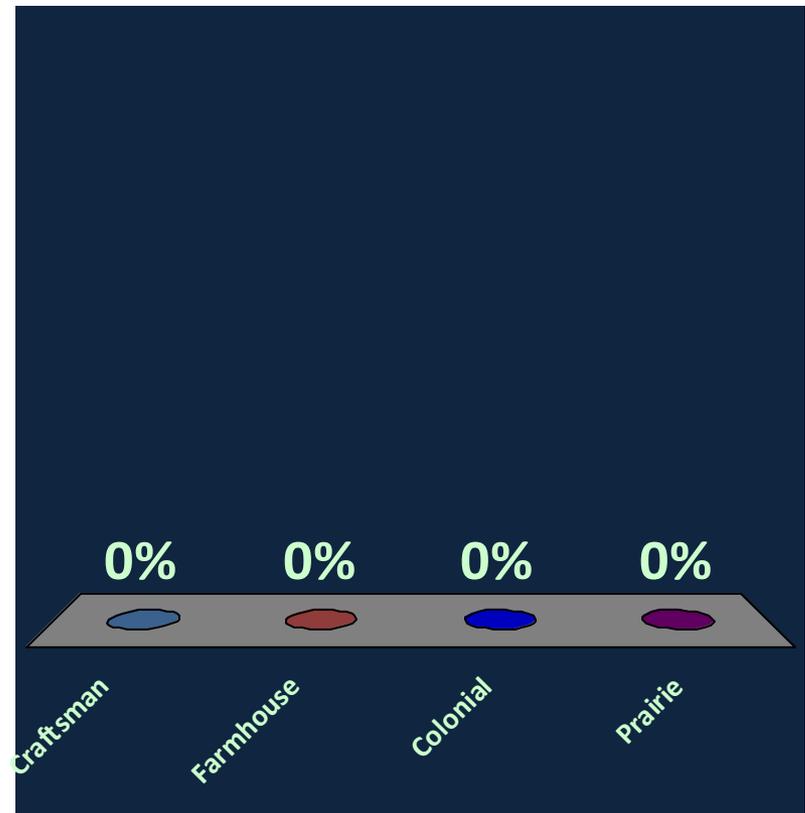


Style Exercise – Case #5



Case #5 – Select Best Style

- A. Craftsman
- B. Farmhouse
- C. Colonial
- ✓ D. Prairie



Case #5 – Prairie

- Low pitched roof
- Hip or flat roof
- Boxy
- Excellent fenestration
- Clerestory windows
- Cantilevered overhangs



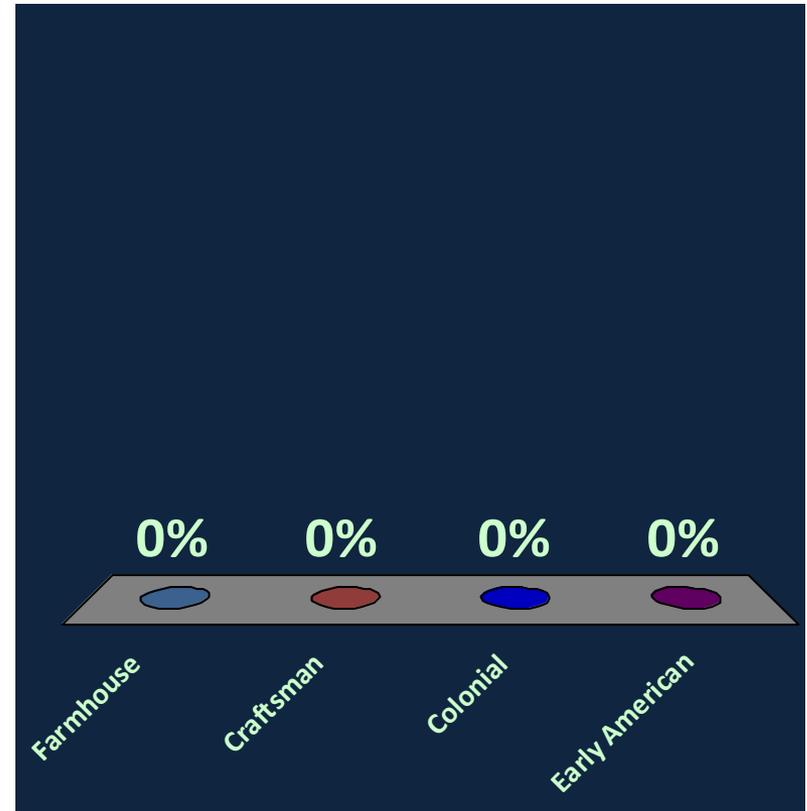
Style Exercise – Case #6





Case #6 – Select Best Style

- ✓ A. Farmhouse
- B. Craftsman
- C. Colonial
- D. Early American



Case #6 – Farmhouse

- Multi-story
- Functional
- Large front porch
- Minimal ornamentation
- Horizontal siding



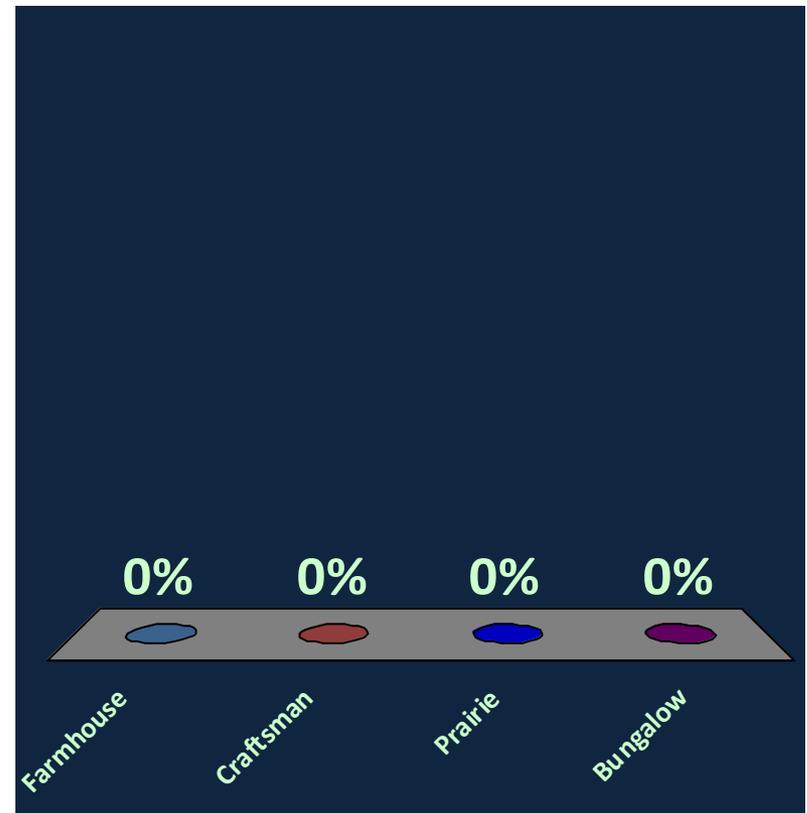
Style Exercise – Case #7





Case #7 – Select Best Style

- A. Farmhouse
- ✓ B. Craftsman
- C. Prairie
- D. Bungalow



Case #7 – Craftsman

- 1 – 1 ½ Story
- Natural materials
- Large porch columns
- Exposed brackets or rafters
- Double hung windows
- Multi-gabled



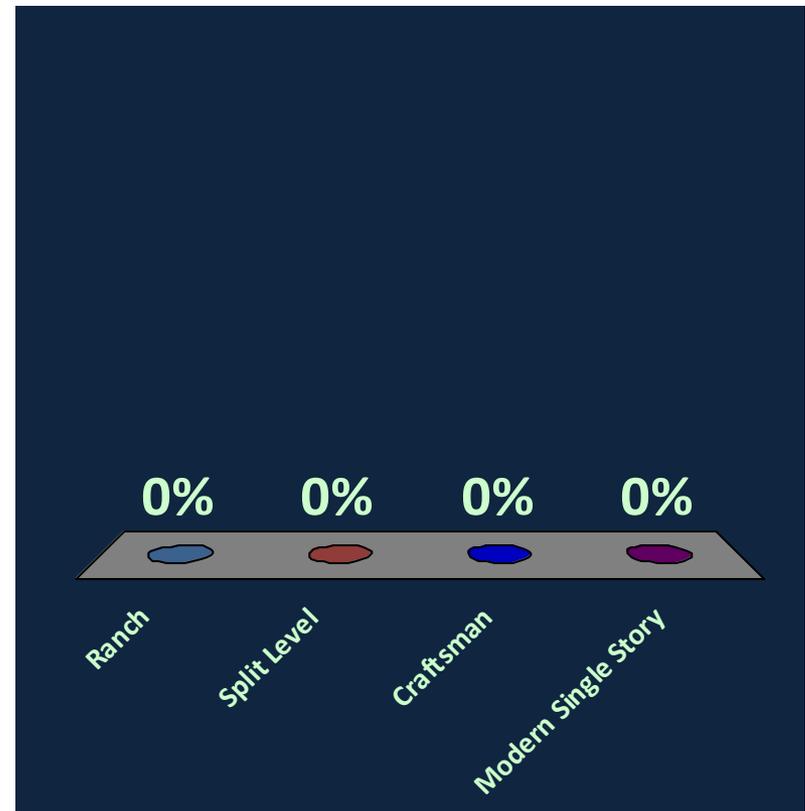


Style Exercise – Case #8



Case #8 – Select Best Style

- A. Ranch
- B. Split Level
- C. Craftsman
- ✓ D. Modern Single Story



Case #8 – Modern Single Story

- One-story
- Recent construction
- High ceilings
- Moderate to steep roofline
- Hip or multi-gable
- Very good fenestration

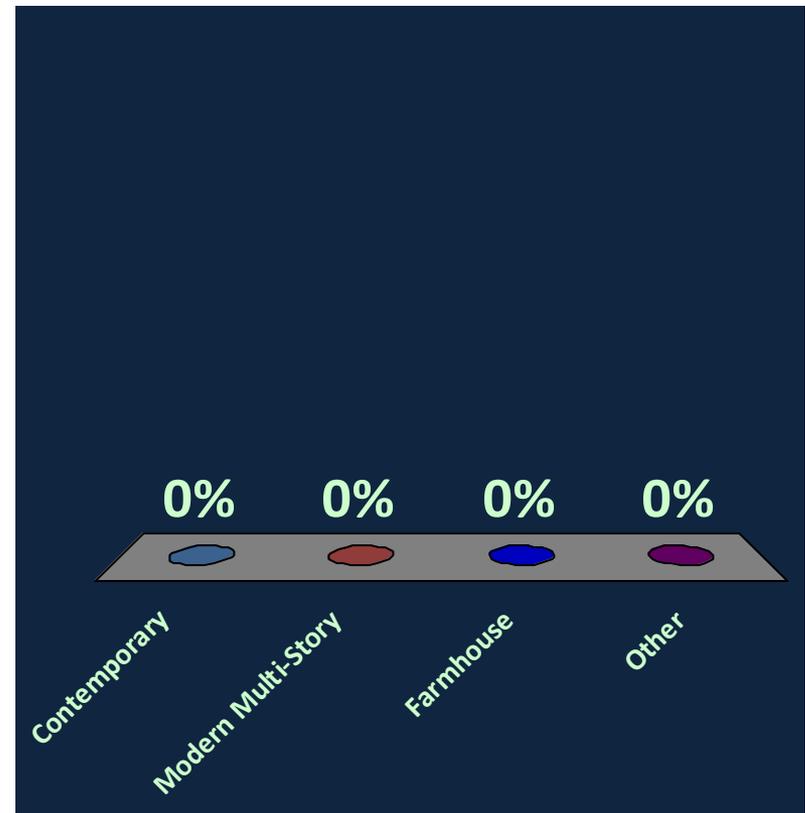


Style Exercise – Case #9



Case #9 – Select Best Style

- ✓ A. Contemporary
- B. Modern Multi-Story
- C. Farmhouse
- D. Other



Case #9 – Contemporary

- Modernistic
- Asymmetrical
- Irregular windows
- Uneven roofline
- Hip or multi-gable
- Very good fenestration, much natural light

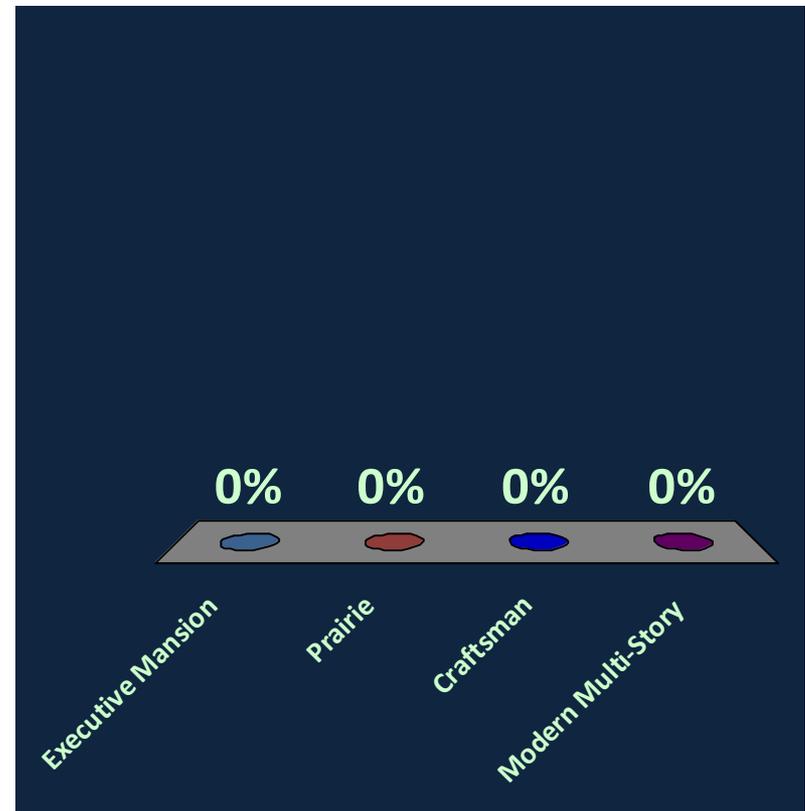


Style Exercise – Case #10



Case #10 – Select Best Style

- A. Executive Mansion
- B. Prairie
- C. Craftsman
- ✓ D. Modern Multi-Story



Case #10 – Modern Multi-Story

- Recent build
- Mixed exterior coverings
- Large, abundant windows
- Tall entranceway
- High ceilings

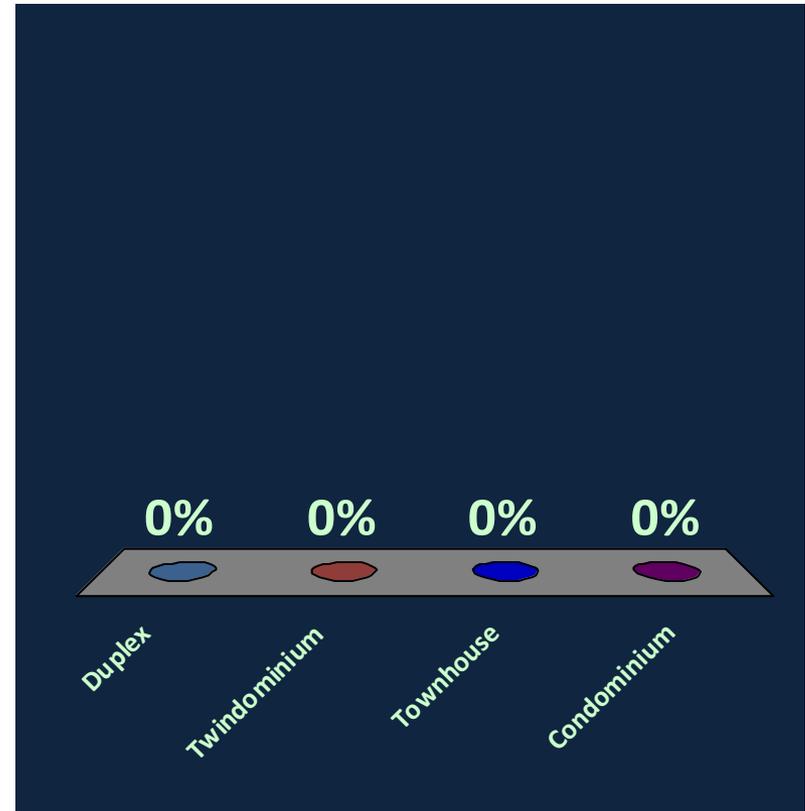


Style Exercise – Case #11



Case #11 – Select Best Style

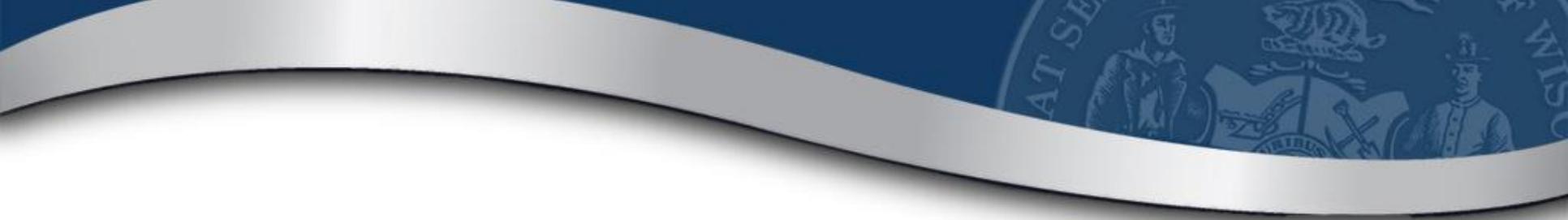
- A. Duplex
- B. Twindominium
- C. Town House
- ✓ D. Condominium



Case #11 – Condominium

- Each unit is separately owned
- Divided interest
- Shared responsibility for maintenance
- Tall entranceway
- High ceilings





How did you do?

- Questions/comments?

Certification Statement

As the Secretary of the Wisconsin Department of Revenue (DOR), I have reviewed this guidance document or proposed guidance document and I certify that it complies with secs. 227.10 and 227.11, Wis. Stats. I further certify that the guidance document or proposed guidance document contains no standard, requirement, or threshold that is not explicitly required or explicitly permitted by a statute or rule that has been lawfully promulgated. I further certify that the guidance document or proposed guidance document contains no standard, requirement, or threshold that is more restrictive than a standard, requirement, or threshold contained in the Wisconsin Statutes.

DEPARTMENT OF REVENUE

A handwritten signature in black ink, reading "Peter W. Barca". The signature is written in a cursive style with a large initial "P" and a distinct "W" and "B".

Peter Barca

Secretary of Revenue