

1996 EQUIPMENT INDEX FACTORS AND PERCENT GOOD FACTORS

(Use for Lien Date March 1, 1996)

INDEX FACTORS USED TO ESTIMATE REPLACEMENT COST NEW

Table 1: Commercial Equipment Index Factors

These factors are derived using data provided courtesy of the Marshall and Swift Publication Co., *Marshall Valuation Service*. Indexes are to be used for each appropriate class of equipment.

Table 2: Industrial Machinery and Equipment Index Factors

These indexes are derived from data in the Bureau of Labor and Statistics' *Producer Price Indexes*.

Table 3: Agricultural and Construction Equipment Index Factors

These indexes are derived from data in the Bureau of Labor Statistics' *Producer Price Indexes*.

PERCENT GOOD FACTORS USED TO ESTIMATE REPLACEMENT COST NEW LESS NORMAL DEPRECIATION

Table 4: Agricultural and Construction Mobile Equipment Percent Good Factors

These factors are derived from a detailed analysis of used equipment sales data.

Table 5: Machinery and Equipment Percent Good Factors

These factors are derived from a system developed by the Iowa State University Engineering Research Center. The rate of return used to compute these factors is calculated annually and is shown on the table.

TABLE I
COMMERCIAL EQUIPMENT INDEX FACTORS
 1995 COST = 100

Year	Bank	Garage	Hospital	Hotel	Laundry & Dry Cleaning	Library	Office	Rest- aurant	Retail	Theater	Ware- house	Service	Year
1995	100	100	100	100	100	100	100	100	100	100	100	100	1995
1994	101	102	102	102	102	101	101	102	101	101	101	101	1994
1993	106	106	107	107	106	107	106	107	107	107	106	107	1993
1992	109	108	109	109	108	109	107	109	109	109	109	109	1992
1991	110	110	110	111	110	111	108	111	111	110	110	110	1991
1990	112	112	113	114	112	112	110	114	113	112	112	112	1990
1989	114	115	116	118	115	115	112	118	116	115	115	115	1989
1988	120	121	122	124	121	121	118	124	122	121	120	121	1988
1987	125	126	128	129	126	127	123	129	127	126	124	126	1987
1986	127	128	130	132	128	129	125	132	130	128	126	129	1986
1985	128	128	132	134	129	130	126	134	131	130	126	130	1985
1984	130	130	135	137	131	132	128	137	133	132	128	132	1984
1983	134	134	139	141	135	136	132	141	137	136	131	136	1983
1982	137	137	142	144	137	139	135	144	141	140	132	139	1982
1981	142	144	149	150	143	145	140	152	146	146	138	145	1981
1980	155	159	163	168	158	159	153	167	160	160	153	160	1980
1979	167	176	179	180	173	173	165	183	173	173	167	174	1979
1978	182	192	196	197	189	189	179	200	189	189	182	189	1978
1977	195	207	210	212	202	204	190	216	204	204	196	204	1977
1976	204	217	221	223	213	214	198	227	215	214	206	214	1976
1975	216	230	233	236	225	227	209	241	229	227	223	227	1975
1974	239	257	258	259	252	250	231	267	249	249	243	250	1974
1973	274	296	296	292	294	290	264	308	287	289	275	288	1973
1972	285	306	308	305	304	303	274	319	298	301	282	299	1972
1971	293	318	320	313	314	310	282	327	306	309	292	308	1971
1970	309	337	342	327	333	325	296	341	322	324	311	324	1970
1969	331	357	367	346	352	347	314	357	342	345	328	344	1969
1968	345	371	384	362	366	362	328	372	357	360	340	359	1968
1967	359	383	402	377	380	378	343	386	373	376	352	374	1967
1966	376	395	418	395	393	397	358	401	389	392	363	389	1966
1965	388	406	432	405	403	405	364	409	396	399	371	398	1965
1964	391	415	437	408	405	408	367	411	400	403	374	402	1964
1963	394	421	443	410	408	410	370	412	402	405	376	405	1963
1962	395	423	444	414	408	413	373	416	405	408	378	407	1962
1961	397	427	447	418	409	415	374	419	407	410	379	409	1961
1960	396	429	448	420	402	415	376	419	409	413	376	409	1960
1959	401	434	453	423	402	419	379	419	412	415	377	412	1959
1958	407	444	460	426	406	421	381	425	415	418	388	417	1958
1957	420	459	472	435	410	436	394	445	428	432	399	430	1957
1956	451	501	514	459	435	461	418	480	456	465	430	461	1956
1955	500	555	569	496	476	508	451	498	503	515	473	504	1955
1954	519	573	591	514	489	527	467	500	522	535	491	521	1954
1953	522	579	593	516	497	530	470	505	524	537	493	524	1953

TABLE II
INDUSTRIAL MACHINERY AND EQUIPMENT INDEX FACTORS
 1995 COST = 100

YEAR	Group 1	Group 2	Group 3	Group 4	Group 5	Group 6
1995	100	100	100	100	100	100
1994	104	102	103	102	102	103
1993	107	104	105	104	104	105
1992	109	105	107	107	107	107
1991	110	107	109	109	110	110
1990	110	109	111	111	113	113
1989	112	112	114	114	117	117
1988	115	116	118	119	121	122
1987	123	120	124	124	127	127
1986	127	122	127	127	130	129
1985	128	124	129	129	133	132
1984	129	126	131	132	137	135
1983	133	129	135	136	141	138
1982	135	132	138	139	145	141
1981	136	137	142	144	151	146
1980	148	149	155	157	164	159
1979	162	166	172	176	186	178
1978	178	183	189	193	204	198
1977	194	199	207	212	225	219
1976	207	213	222	229	244	238
1975	217	225	235	244	261	254
1974	228	241	253	263	284	275
1973	305	301	321	330	354	349
1972	324	317	341	352	381	371
1971	331	324	348	359	389	379
1970	345	331	359	369	400	390
1969	371	354	387	397	431	418
1968	383	366	402	412	450	434
1967	392	378	417	429	472	451
1966	400	391	431	445	492	470
1965	412	403	445	461	510	491
1964	418	408	451	469	520	503
1963	421	413	456	475	529	512
1962	420	413	460	479	537	514
1961	418	415	462	483	544	522
1960	412	414	460	483	544	525
1959	415	419	463	488	549	538
1958	418	427	473	499	562	552

TABLE III
AGRICULTURAL AND CONSTRUCTION EQUIPMENT INDEX FACTORS
 1995 COST = 100

Year	Agricultural	Construction
1995	100	100
1994	103	102
1993	106	104
1992	109	105
1991	112	108
1990	118	111
1989	120	116
1988	127	121
1987	131	125
1986	131	128
1985	132	130
1984	132	132
1983	135	134
1982	139	136
1981	147	142
1980	163	157
1979	183	176
1978	201	194
1977	217	213
1976	234	231
1975	255	245
1974	278	278
1973	345	352
1972	363	374
1971	376	383
1970	384	395
1969	411	428
1968	429	447
1967	446	472
1966	461	489
1965	475	504
1964	484	518
1963	491	531

TABLE IV
AGRICULTURAL AND CONSTRUCTION MOBILE EQUIPMENT
PERCENT GOOD FACTORS

Year Acquired	Age	CONSTRUCTION MOBILE EQUIPMENT		AGRICULTURAL MOBILE EQUIPMENT				Age
				EXCEPT HARVESTERS		HARVESTERS		
		New	Used	New	Used	New	Used	
1995	1	75	92	74	92	70	89	1
1994	2	69	85	68	85	62	79	2
1993	3	63	78	63	78	51	70	3
1992	4	58	72	58	72	45	63	4
1991	5	53	66	53	66	37	56	5
1990	6	49	61	45	56	31	46	6
1989	7	45	56	38	48	26	39	7
1988	8	42	51	33	41	21	32	8
1987	9	38	47	28	34	18	27	9
1986	10	35	43	24	29	15	22	10
1985	11	32	40	20	25		18	11
1984	12	30	37	17	21		15	12
1983	13	27	34	14	18			13
1982	14	23	31		15			14
1981	15	21	29					15
1980	16	20	26					16
1979	17	18	24					17
1978	18	17	22					18
1977	19	15	21					19
1976	20		19					20

NO MINIMUM PERCENT GOOD INTENDED

USE OF TABLE IV

The percent good table is designed to assist the appraiser in determining total loss of value once replacement cost new (RCN) has been determined for the captioned equipment.

The table, derived from used equipment sales data, identifies a pattern of depreciation for three groups of equipment. Within each group two columns of percent good figures, "New" and "Used" are listed. The column labeled "New" should be used to measure depreciation if the subject property was acquired new; conversely the column labeled "Used" should be applied when the equipment was purchased used.

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TABLE V
 MACHINERY AND EQUIPMENT PERCENT GOOD FACTORS
 INDIVIDUAL PROPERTIES-- AVERAGE SERVICE LIFE

6.75% Rate of return

Year Acq'd	AGE	3	4	5	6	7	8	9	10	11	12	13	14	15	17	18	20	22	25	30	35	40	AGE	Year Acq'd		
1995	1	67	76	81	85	87	89	91	92	93	94	94	95	95	96	96	97	97	98	99	99	99	1	1995		
1994	2	37	52	62	69	74	78	81	83	85	87	88	89	90	92	93	94	95	96	97	98	98	2	1994		
1993	3	16	32	45	54	61	67	71	75	77	80	82	84	85	88	89	91	92	94	95	97	98	3	1993		
1992	4	6	17	29	40	49	56	61	66	70	73	76	78	80	83	85	87	89	91	94	96	97	4	1992		
1991	5		8	17	28	37	45	51	57	62	66	69	72	75	79	81	84	86	89	92	94	96	5	1991		
1990	6		2	10	18	27	35	42	49	54	59	63	66	69	74	76	80	83	86	90	93	95	6	1990		
1989	7			5	11	18	26	34	40	46	52	56	60	64	70	72	76	80	84	89	92	94	7	1989		
1988	8				6	12	19	26	33	39	45	50	54	58	65	68	72	76	81	87	90	93	8	1988		
1987	9				2	8	13	19	26	32	38	43	48	53	60	63	69	73	78	85	89	92	9	1987		
1986	10					4	9	14	20	26	32	37	42	47	55	58	65	69	75	82	87	91	10	1986		
1985	11					1	6	10	15	21	26	31	37	42	50	54	60	66	72	80	86	89	11	1985		
1984	12						3	7	11	16	21	26	31	36	45	49	56	62	69	78	84	88	12	1984		
1983	13							4	8	12	17	22	26	31	41	45	52	59	66	76	82	87	13	1983		
1982	14							1	6	9	13	17	22	27	36	40	48	55	63	73	81	86	14	1982		
1981	15								3	7	11	14	18	23	32	36	44	51	60	71	79	84	15	1981		
1980	16									4	8	11	15	19	28	32	40	47	57	69	77	83	16	1980		
1979	17								2	5	9	12	16	24	28	36	44	54	66	75	81		17	1979		
1978	18										3	7	10	13	20	25	33	40	50	64	73	80	18	1978		
1977	19										1	4	8	11	17	21	29	36	47	61	71	78	19	1977		
1976	20											2	5	9	15	18	26	33	44	58	69	77	20	1976		
1975	21												3	7	12	15	23	30	41	56	67	75	21	1975		
1974	22												1	4	11	14	20	27	37	53	65	73	22	1974		
1973	23													2	9	11	18	24	34	50	62	72	23	1973		
1972	24													1	7	10	15	21	31	47	60	70	24	1972		
1971	25														5	7	13	19	29	45	58	68	25	1971		
1970	26															2	6	12	17	26	42	55	66	26	1970	
1969	27																4	10	14	24	39	53	64	27	1969	
1968	28																2	8	13	21	37	51	62	28	1968	
1967	29																	6	11	19	34	48	60	29	1967	
1966	30																	4	10	18	32	46	58	30	1966	
1965	31																		2	7	16	29	43	56	31	1965
1964	32																		1	6	14	27	41	54	32	1964
1963	33																			5	13	25	39	52	33	1963
1962	34																			2	11	23	37	50	34	1962
1961	35																			1	9	21	35	48	35	1961
1960	36																				8	20	32	46	36	1960
1959	37																				6	18	30	43	37	1959
1958	38																				4	16	28	42	38	1958
1957	39																				2	15	27	39	39	1957
1956	40																				1	14	25	38	40	1956
1955	41																					12	23	35	41	1955