

1997 EQUIPMENT INDEX FACTORS AND PERCENT GOOD FACTORS

(Use for Lien Date January 1, 1997)

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
 1996 COST = 100

| Year | Bank | Garage | Hospital | Hotel | Laundry & Dry Cleaning | Library | Office | Rest- aurant | Retail | Theater | Ware- house | Service | Year |
|------|------|--------|----------|-------|------------------------------|---------|--------|-----------------|--------|---------|----------------|---------|------|
| 1996 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 1996 |
| 1995 | 101 | 102 | 102 | 102 | 102 | 101 | 102 | 102 | 101 | 101 | 101 | 102 | 1995 |
| 1994 | 104 | 105 | 106 | 105 | 105 | 105 | 105 | 105 | 104 | 105 | 104 | 105 | 1994 |
| 1993 | 107 | 108 | 109 | 109 | 108 | 108 | 107 | 109 | 108 | 108 | 107 | 108 | 1993 |
| 1992 | 110 | 110 | 111 | 111 | 110 | 111 | 109 | 111 | 111 | 110 | 110 | 110 | 1992 |
| 1991 | 111 | 111 | 112 | 114 | 111 | 112 | 110 | 114 | 113 | 112 | 111 | 112 | 1991 |
| 1990 | 113 | 114 | 115 | 116 | 114 | 114 | 112 | 116 | 115 | 114 | 113 | 114 | 1990 |
| 1989 | 116 | 117 | 118 | 120 | 117 | 117 | 114 | 120 | 118 | 117 | 116 | 117 | 1989 |
| 1988 | 121 | 123 | 125 | 126 | 123 | 123 | 120 | 127 | 124 | 123 | 121 | 123 | 1988 |
| 1987 | 126 | 128 | 130 | 131 | 128 | 129 | 125 | 132 | 129 | 128 | 125 | 128 | 1987 |
| 1986 | 128 | 130 | 133 | 134 | 130 | 131 | 127 | 134 | 131 | 130 | 127 | 130 | 1986 |
| 1985 | 130 | 130 | 135 | 137 | 131 | 132 | 128 | 137 | 133 | 132 | 128 | 132 | 1985 |
| 1984 | 131 | 132 | 137 | 139 | 133 | 134 | 130 | 140 | 134 | 134 | 129 | 134 | 1984 |
| 1983 | 135 | 136 | 141 | 143 | 137 | 138 | 134 | 144 | 139 | 138 | 132 | 138 | 1983 |
| 1982 | 139 | 139 | 144 | 146 | 139 | 141 | 137 | 147 | 142 | 142 | 133 | 141 | 1982 |
| 1981 | 144 | 146 | 151 | 153 | 146 | 147 | 142 | 155 | 148 | 148 | 139 | 147 | 1981 |
| 1980 | 156 | 162 | 166 | 172 | 161 | 161 | 155 | 170 | 162 | 162 | 154 | 162 | 1980 |
| 1979 | 169 | 179 | 183 | 184 | 176 | 175 | 168 | 186 | 175 | 176 | 168 | 176 | 1979 |
| 1978 | 184 | 195 | 200 | 201 | 192 | 192 | 182 | 204 | 191 | 192 | 183 | 192 | 1978 |
| 1977 | 197 | 210 | 214 | 216 | 206 | 207 | 194 | 220 | 207 | 207 | 197 | 207 | 1977 |
| 1976 | 206 | 221 | 225 | 227 | 216 | 217 | 201 | 231 | 217 | 217 | 208 | 217 | 1976 |
| 1975 | 219 | 233 | 238 | 241 | 228 | 230 | 213 | 246 | 232 | 230 | 225 | 230 | 1975 |
| 1974 | 242 | 261 | 263 | 265 | 256 | 253 | 235 | 272 | 252 | 253 | 245 | 254 | 1974 |
| 1973 | 277 | 301 | 301 | 298 | 299 | 294 | 268 | 314 | 290 | 293 | 277 | 292 | 1973 |
| 1972 | 288 | 310 | 314 | 311 | 309 | 307 | 279 | 325 | 302 | 305 | 285 | 303 | 1972 |
| 1971 | 297 | 323 | 326 | 319 | 319 | 314 | 286 | 333 | 310 | 313 | 294 | 312 | 1971 |
| 1970 | 313 | 342 | 349 | 333 | 338 | 330 | 301 | 347 | 326 | 329 | 313 | 329 | 1970 |
| 1969 | 334 | 362 | 373 | 352 | 358 | 352 | 320 | 364 | 346 | 350 | 331 | 349 | 1969 |
| 1968 | 349 | 377 | 391 | 369 | 372 | 367 | 334 | 379 | 361 | 365 | 343 | 364 | 1968 |
| 1967 | 363 | 389 | 409 | 385 | 386 | 383 | 348 | 394 | 377 | 381 | 355 | 379 | 1967 |
| 1966 | 380 | 401 | 426 | 403 | 400 | 402 | 364 | 409 | 394 | 398 | 366 | 395 | 1966 |
| 1965 | 392 | 413 | 440 | 413 | 410 | 410 | 370 | 417 | 401 | 405 | 374 | 404 | 1965 |
| 1964 | 395 | 421 | 445 | 416 | 411 | 413 | 374 | 419 | 405 | 409 | 377 | 408 | 1964 |
| 1963 | 398 | 427 | 451 | 418 | 415 | 416 | 376 | 421 | 407 | 411 | 379 | 411 | 1963 |
| 1962 | 399 | 430 | 452 | 422 | 415 | 418 | 379 | 424 | 410 | 414 | 382 | 413 | 1962 |
| 1961 | 401 | 433 | 455 | 426 | 415 | 420 | 381 | 427 | 412 | 416 | 382 | 415 | 1961 |
| 1960 | 400 | 436 | 456 | 428 | 409 | 421 | 383 | 427 | 414 | 419 | 379 | 416 | 1960 |
| 1959 | 405 | 441 | 461 | 431 | 408 | 425 | 386 | 427 | 417 | 422 | 380 | 418 | 1959 |
| 1958 | 411 | 451 | 469 | 435 | 413 | 427 | 388 | 434 | 420 | 424 | 391 | 424 | 1958 |
| 1957 | 424 | 466 | 481 | 444 | 416 | 441 | 401 | 454 | 434 | 438 | 402 | 436 | 1957 |
| 1956 | 456 | 509 | 524 | 468 | 442 | 468 | 425 | 490 | 462 | 472 | 433 | 468 | 1956 |
| 1955 | 505 | 564 | 580 | 505 | 483 | 515 | 458 | 508 | 509 | 523 | 477 | 512 | 1955 |
| 1954 | 525 | 582 | 602 | 524 | 497 | 534 | 475 | 510 | 528 | 543 | 496 | 529 | 1954 |

TABLE II
INDUSTRIAL MACHINERY AND EQUIPMENT INDEX FACTORS
 1996 COST = 100

| YEAR | Group 1 | Group 2 | Group 3 | Group 4 | Group 5 | Group 6 |
|------|---------|---------|---------|---------|---------|---------|
| 1996 | 100 | 100 | 100 | 100 | 100 | 100 |
| 1995 | 101 | 101 | 101 | 101 | 102 | 102 |
| 1994 | 105 | 103 | 104 | 104 | 104 | 105 |
| 1993 | 107 | 104 | 106 | 106 | 106 | 107 |
| 1992 | 110 | 106 | 108 | 108 | 109 | 109 |
| 1991 | 110 | 108 | 110 | 110 | 112 | 112 |
| 1990 | 111 | 110 | 112 | 113 | 115 | 115 |
| 1989 | 113 | 113 | 116 | 117 | 119 | 120 |
| 1988 | 116 | 117 | 120 | 121 | 124 | 125 |
| 1987 | 124 | 121 | 125 | 126 | 129 | 129 |
| 1986 | 128 | 124 | 129 | 129 | 133 | 132 |
| 1985 | 129 | 125 | 131 | 131 | 136 | 134 |
| 1984 | 131 | 128 | 134 | 134 | 140 | 137 |
| 1983 | 134 | 131 | 137 | 138 | 144 | 141 |
| 1982 | 135 | 134 | 139 | 141 | 148 | 144 |
| 1981 | 138 | 138 | 144 | 147 | 154 | 149 |
| 1980 | 149 | 150 | 157 | 160 | 168 | 162 |
| 1979 | 163 | 168 | 175 | 179 | 189 | 181 |
| 1978 | 180 | 184 | 192 | 197 | 208 | 202 |
| 1977 | 196 | 201 | 210 | 216 | 229 | 223 |
| 1976 | 209 | 215 | 225 | 233 | 249 | 243 |
| 1975 | 219 | 227 | 239 | 248 | 266 | 259 |
| 1974 | 230 | 244 | 257 | 267 | 290 | 280 |
| 1973 | 308 | 305 | 325 | 335 | 361 | 355 |
| 1972 | 326 | 321 | 346 | 357 | 389 | 379 |
| 1971 | 333 | 327 | 354 | 365 | 397 | 387 |
| 1970 | 348 | 335 | 364 | 375 | 408 | 398 |
| 1969 | 375 | 359 | 393 | 404 | 440 | 427 |
| 1968 | 387 | 370 | 408 | 420 | 460 | 443 |
| 1967 | 396 | 383 | 423 | 436 | 481 | 461 |
| 1966 | 404 | 396 | 437 | 453 | 501 | 480 |
| 1965 | 415 | 408 | 452 | 469 | 520 | 501 |
| 1964 | 421 | 414 | 458 | 477 | 530 | 513 |
| 1963 | 424 | 418 | 463 | 483 | 538 | 522 |
| 1962 | 424 | 418 | 467 | 487 | 547 | 525 |
| 1961 | 422 | 420 | 469 | 492 | 555 | 533 |
| 1960 | 415 | 419 | 467 | 491 | 554 | 536 |
| 1959 | 418 | 424 | 471 | 496 | 560 | 549 |
| 1958 | 421 | 433 | 480 | 507 | 572 | 563 |

TABLE III
AGRICULTURAL AND CONSTRUCTION EQUIPMENT INDEX FACTORS
 1996 COST = 100

| Year | Agricultural | Construction |
|------|--------------|--------------|
| 1996 | 100 | 100 |
| 1995 | 101 | 102 |
| 1994 | 104 | 104 |
| 1993 | 107 | 106 |
| 1992 | 110 | 107 |
| 1991 | 114 | 111 |
| 1990 | 119 | 114 |
| 1989 | 122 | 118 |
| 1988 | 129 | 124 |
| 1987 | 133 | 128 |
| 1986 | 132 | 130 |
| 1985 | 134 | 132 |
| 1984 | 134 | 135 |
| 1983 | 137 | 136 |
| 1982 | 141 | 138 |
| 1981 | 149 | 145 |
| 1980 | 166 | 160 |
| 1979 | 185 | 179 |
| 1978 | 204 | 197 |
| 1977 | 220 | 217 |
| 1976 | 237 | 235 |
| 1975 | 258 | 250 |
| 1974 | 282 | 283 |
| 1973 | 349 | 359 |
| 1972 | 368 | 381 |
| 1971 | 381 | 391 |
| 1970 | 388 | 403 |
| 1969 | 416 | 436 |
| 1968 | 435 | 456 |
| 1967 | 452 | 482 |
| 1966 | 467 | 499 |
| 1965 | 481 | 514 |
| 1964 | 490 | 528 |
| 1963 | 497 | 541 |

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 | |
| 1996 | 1 | 74 | 91 | 78 | 92 | 74 | 90 | 1 |
| 1995 | 2 | 66 | 81 | 70 | 82 | 64 | 78 | 2 |
| 1994 | 3 | 60 | 74 | 64 | 75 | 57 | 69 | 3 |
| 1993 | 4 | 55 | 68 | 58 | 68 | 50 | 60 | 4 |
| 1992 | 5 | 51 | 62 | 52 | 62 | 43 | 53 | 5 |
| 1991 | 6 | 47 | 58 | 47 | 56 | 38 | 46 | 6 |
| 1990 | 7 | 42 | 52 | 42 | 50 | 33 | 40 | 7 |
| 1989 | 8 | 38 | 47 | 38 | 45 | 29 | 35 | 8 |
| 1988 | 9 | 35 | 43 | 34 | 40 | 25 | 30 | 9 |
| 1987 | 10 | 31 | 38 | 30 | 36 | 21 | 26 | 10 |
| 1986 | 11 | 28 | 34 | 27 | 32 | 19 | 23 | 11 |
| 1985 | 12 | 26 | 32 | 25 | 30 | 17 | 21 | 12 |
| 1984 | 13 | 24 | 29 | 23 | 28 | 15 | 18 | 13 |
| 1983 | 14 | 22 | 27 | 22 | 26 | | 16 | 14 |
| 1982 | 15 | 20 | 25 | 20 | 23 | | 14 | 15 |
| 1981 | 16 | 19 | 23 | 18 | 21 | | 14 | 16 |
| 1980 | 17 | 16 | 20 | | 19 | | | 17 |
| 1979 | 18 | 13 | 17 | | 17 | | | 18 |
| 1978 | 19 | 12 | 13 | | | | | 19 |
| 1977 | 20 | 11 | 11 | | | | | 20 |
| 1976 | 21 | | 9 | | | | | 21 |

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.

TABLE V
MACHINERY AND EQUIPMENT PERCENT GOOD FACTORS
INDIVIDUAL PROPERTIES--AVERAGE SERVICE LIFE
7.50% 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 | | | |
|------|-------|-----|----|-----------|----|----|----|----|-----------|----------|----|----|----|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-------|------|------|------|
| 1996 | 1 | 67 | 76 | 81 | 85 | 87 | 89 | 91 | 92 | 93 | 94 | 94 | 95 | 96 | 96 | 97 | 97 | 98 | 98 | 99 | 99 | 99 | 1 | 1996 | 1 | 1996 | | | |
| 1995 | 2 | 38 | 53 | 63 | 69 | 74 | 78 | 81 | 84 | 86 | 87 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 2 | 1995 | 2 | 1995 | | | |
| 1994 | 3 | 16 | 32 | 45 | 54 | 62 | 67 | 72 | 75 | 78 | 81 | 83 | 84 | 86 | 88 | 89 | 91 | 93 | 94 | 96 | 97 | 98 | 3 | 1994 | 3 | 1994 | | | |
| 1993 | 4 | 6 | 17 | 30 | 40 | 49 | 56 | 62 | 67 | 70 | 74 | 76 | 79 | 81 | 84 | 86 | 88 | 90 | 92 | 94 | 96 | 97 | 4 | 1993 | 4 | 1993 | | | |
| 1992 | 5 | | 8 | 18 | 28 | 37 | 46 | 52 | 58 | 63 | 67 | 70 | 73 | 76 | 80 | 82 | 85 | 87 | 90 | 93 | 95 | 96 | 5 | 1992 | 5 | 1992 | | | |
| 1991 | 6 | | 2 | 10 | 18 | 27 | 36 | 43 | 49 | 55 | 60 | 64 | 67 | 70 | 75 | 78 | 81 | 84 | 87 | 91 | 94 | 95 | 6 | 1991 | 6 | 1991 | | | |
| 1990 | 7 | | | 5 | 11 | 19 | 27 | 34 | 41 | 47 | 53 | 57 | 61 | 65 | 71 | 73 | 77 | 81 | 85 | 89 | 92 | 94 | 7 | 1990 | 7 | 1990 | | | |
| 1989 | 8 | | | | 6 | 12 | 19 | 26 | 34 | 40 | 46 | 51 | 55 | 59 | 66 | 69 | 74 | 78 | 82 | 88 | 91 | 94 | 8 | 1989 | 8 | 1989 | | | |
| 1988 | 9 | | | | 3 | 8 | 13 | 20 | 27 | 33 | 39 | 44 | 49 | 54 | 61 | 64 | 70 | 74 | 80 | 86 | 90 | 93 | 9 | 1988 | 9 | 1988 | | | |
| 1987 | 10 | | | | | 4 | 9 | 15 | 21 | 26 | 33 | 38 | 43 | 48 | 56 | 60 | 66 | 71 | 77 | 84 | 88 | 92 | 10 | 1987 | 10 | 1987 | | | |
| 1986 | 11 | | | | | 1 | 6 | 11 | 16 | 21 | 27 | 32 | 38 | 43 | 51 | 55 | 62 | 67 | 74 | 82 | 87 | 90 | 11 | 1986 | 11 | 1986 | | | |
| 1985 | 12 | | | | | | 3 | 7 | 12 | 17 | 22 | 27 | 32 | 38 | 47 | 51 | 58 | 64 | 71 | 80 | 85 | 89 | 12 | 1985 | 12 | 1985 | | | |
| 1984 | 13 | | | | | | | 4 | 9 | 13 | 17 | 22 | 27 | 32 | 42 | 46 | 54 | 60 | 68 | 78 | 84 | 88 | 13 | 1984 | 13 | 1984 | | | |
| 1983 | 14 | | | | | | | | 1 | 6 | 10 | 13 | 18 | 23 | 28 | 37 | 42 | 50 | 57 | 65 | 75 | 82 | 87 | 14 | 1983 | 14 | 1983 | | |
| 1982 | 15 | | | | | | | | | 3 | 7 | 11 | 15 | 19 | 24 | 33 | 37 | 46 | 53 | 62 | 73 | 81 | 86 | 15 | 1982 | 15 | 1982 | | |
| 1981 | 16 | | | | | | | | | 1 | 4 | 8 | 12 | 16 | 20 | 29 | 33 | 42 | 49 | 59 | 71 | 79 | 84 | 16 | 1981 | 16 | 1981 | | |
| 1980 | 17 | | | | | | | | | | 2 | 6 | 9 | 13 | 17 | 25 | 29 | 38 | 45 | 56 | 68 | 77 | 83 | 17 | 1980 | 17 | 1980 | | |
| 1979 | 18 | | | | | | | | | | | 3 | 7 | 10 | 14 | 21 | 26 | 34 | 42 | 52 | 66 | 75 | 82 | 18 | 1979 | 18 | 1979 | | |
| 1978 | 19 | | | | | | | | | | | | 1 | 5 | 8 | 11 | 18 | 22 | 30 | 38 | 49 | 63 | 73 | 80 | 19 | 1978 | 19 | 1978 | |
| 1977 | 20 | | | | | | | | | | | | | 2 | 5 | 9 | 15 | 19 | 27 | 34 | 46 | 60 | 71 | 79 | 20 | 1977 | 20 | 1977 | |
| 1976 | 21 | | | | | | | | | | | | | | 4 | 7 | 13 | 16 | 24 | 31 | 42 | 58 | 69 | 77 | 21 | 1976 | 21 | 1976 | |
| 1975 | 22 | | | | | | | | | | | | | | 1 | 4 | 11 | 14 | 21 | 28 | 39 | 55 | 67 | 76 | 22 | 1975 | 22 | 1975 | |
| 1974 | 23 | | | | | | | | | | | | | | | 2 | 9 | 12 | 19 | 25 | 36 | 52 | 65 | 74 | 23 | 1974 | 23 | 1974 | |
| 1973 | 24 | | | | | | | | | | | | | | | 1 | 7 | 10 | 16 | 23 | 33 | 50 | 63 | 72 | 24 | 1973 | 24 | 1973 | |
| 1972 | 25 | | | | | | | | | | | | | | | | 5 | 8 | 14 | 20 | 30 | 47 | 60 | 70 | 25 | 1972 | 25 | 1972 | |
| 1971 | 26 | | | | | | | | | | | | | | | | 2 | 6 | 12 | 18 | 28 | 44 | 58 | 69 | 26 | 1971 | 26 | 1971 | |
| 1970 | 27 | | | | | | | | | | | | | | | | | 4 | 11 | 15 | 25 | 41 | 56 | 67 | 27 | 1970 | 27 | 1970 | |
| 1969 | 28 | | | | | | | | | | | | | | | | | 2 | 9 | 14 | 23 | 39 | 53 | 65 | 28 | 1969 | 28 | 1969 | |
| 1968 | 29 | | | | | | | | | | | | | | | | | | 7 | 12 | 21 | 36 | 51 | 63 | 29 | 1968 | 29 | 1968 | |
| 1967 | 30 | | | | | | | | | | | | | | | | | | 5 | 10 | 19 | 34 | 48 | 61 | 30 | 1967 | 30 | 1967 | |
| 1966 | 31 | | | | | | | | | | | | | | | | | | 3 | 8 | 17 | 31 | 46 | 59 | 31 | 1966 | 31 | 1966 | |
| 1965 | 32 | | | | | | | | | | | | | | | | | | 1 | 6 | 15 | 28 | 44 | 57 | 32 | 1965 | 32 | 1965 | |
| 1964 | 33 | | | | | | | | | | | | | | | | | | | 5 | 14 | 27 | 41 | 55 | 33 | 1964 | 33 | 1964 | |
| 1963 | 34 | | | | | | | | | | | | | | | | | | | 2 | 12 | 25 | 39 | 53 | 34 | 1963 | 34 | 1963 | |
| 1962 | 35 | | | | | | | | | | | | | | | | | | | | 1 | 10 | 22 | 37 | 50 | 35 | 1962 | 35 | 1962 |
| 1961 | 36 | | | | | | | | | | | | | | | | | | | | | 8 | 21 | 34 | 48 | 36 | 1961 | 36 | 1961 |
| 1960 | 37 | | | | | | | | | | | | | | | | | | | | | 6 | 19 | 32 | 46 | 37 | 1960 | 37 | 1960 |
| 1959 | 38 | | | | | | | | | | | | | | | | | | | | | 4 | 17 | 30 | 44 | 38 | 1959 | 38 | 1959 |
| 1958 | 39 | | | | | | | | | | | | | | | | | | | | | 3 | 16 | 28 | 42 | 39 | 1958 | 39 | 1958 |