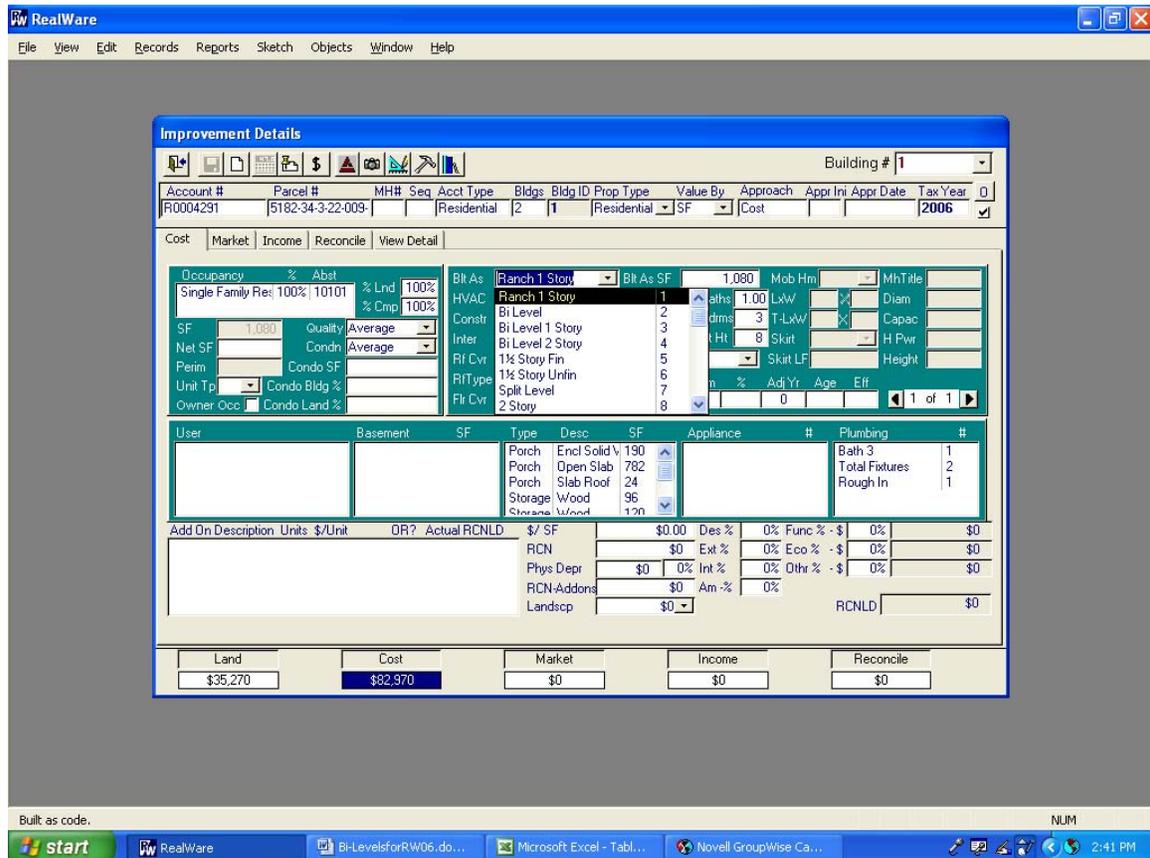


BI-LEVELS IN REALWARE

The question was asked of the Appraisal Services Group, why there are three (3) Bi-Level choices in the Blt As drop down box in the improvement detail screen. The choices are; Bi-Level, Bi-Level 1 Story and Bi-Level 2 Story. I visited with Cristi and Tim (of CCI) to find out which Bi-Level is the correct choice for the system to work correctly; and why the 3 choices are in the system. **The correct Blt As for a Bi-Level is just the Bi-Level (2).** This may be confusing as the current Marshall & Swift book refers to 2 Story Bi-Level, but the cost for the drop down Blt As code for the Bi-Level 2 Story (4) is pulling the cost from the 2 Story cost tables.



The reason for the three (3) choices that exist in RealWare is, back in 1991 Marshall & Swift's Cost Manual, a portion of the description of the Two Story Bi-Level read as follows: "For Bi-Levels with no finish on the lower level, use the One Story with a basement". For Bi-Levels with a completely finished lower level, use a Two Story cost table". CCI has clients that are still using those codes so they could not remove them. The current Marshall & Swift Cost Manual description for Bi-Levels has a portion that reads as follows: "Enter the cost table with the **square footage of the above grade floor area only**". "For the lower level use the **appropriate cost (type and square footage) from the Basement cost table and add for the amount of finish**".

According to Cristi this is an example of why the Blt As and/or Occupancy codes do not always match the Marshall & Swift Cost Manual. When Marshall & Swift changes their codes and/or descriptions CCI can not change their programs to match as previously stated for their other clients using the codes and/or descriptions within their designed systems.

I hope that this will help clear up any questions that all of you may have about the Bi-Levels.

Appraisal Services Group
Joyln Stotts, Principal Appraiser