

LOT APPRAISAL RULES  
FLORIDA SKP CO-OP, Inc.

The following set of Amended Rules are to replace the existing rules.

Effective as of February 19, 2018

### **1.1 Purpose and Basis for Lot Improvement Appraisal**

The value of membership shall be appraised at an amount equal to, but not exceeding member's original cost, plus any subsequent re-evaluation and assessments which the member has paid. The Appraisal will include the value of any improvements less any depreciation. This value will be included in the total value of the lot.

### **2.1 Appraisal**

Appraisals shall only be conducted from November 1 thru April 15. When a membership is terminated, the Appraisal Committee appraises the value of the site plus allowable improvements less depreciation. Appraisals are only conducted by at least one member of the Appraisal Committee and another Florida SKP CO-OP member.

### **3.1 Member Responsibility**

The Treasurer maintains site appraisal records. Each member has the responsibility to insure that all original or copies of original dated receipts are enclosed in the site appraisal records. (Members should include copies of all thermal receipts.) Members shall retain a copy of all receipts. When site improvements are completed, the member shall present to the Treasurer copies of all receipts for material used, labor (if the work was contracted), and sketches of work and permits, for entry into the site appraisal record. ALL RECEIPTS MUST BE LEGIBLE AND PROPERLY IDENTIFIED AS TO WHERE USED (SHED, SEWER, ELECTRIC, ETC.) IMPROVEMENTS VALUATION WILL BE DETERMINED BY THESE RECEIPTS.

When a terminating member accepts the appraisal of the Appraisal Committee, the previous appraisals, county permits (i.e.: electrical, shed, etc.) membership termination form, transfer adjustments, receipts, plot plans, CO-OP permits, etc., shall NOT be discarded.

#### 4.1 Depreciation Schedule

Improvements installed before April 30, 2017, shall be considered as having been installed on that date when these depreciation schedules are applied.

Each summer season passing between the dates that improvement is installed and the date of appraisal shall be considered as one year in calculations.

The following tables shall be used for all calculations, amounts will be rounded to closest dollar.

##### 35 Year Schedule

<b>Year</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>
<b>Percent</b>	<b>100</b>	<b>97</b>	<b>94</b>	<b>91</b>	<b>89</b>	<b>86</b>	<b>83</b>	<b>80</b>	<b>77</b>	<b>74</b>	<b>71</b>	<b>69</b>	<b>66</b>	<b>63</b>	<b>60</b>
<b>Year</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>	<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>	
<b>Percent</b>	<b>57</b>	<b>54</b>	<b>51</b>	<b>49</b>	<b>46</b>	<b>43</b>	<b>40</b>	<b>37</b>	<b>34</b>	<b>31</b>	<b>29</b>	<b>26</b>	<b>23</b>	<b>20</b>	

**Depreciation after year 28 only if warranted.**

##### 15 Year Schedule

<b>Year</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>
<b>Percent</b>	<b>100</b>	<b>93</b>	<b>87</b>	<b>80</b>	<b>73</b>	<b>67</b>	<b>60</b>	<b>53</b>	<b>47</b>	<b>40</b>	<b>33</b>	<b>27</b>	<b>20</b>	<b>13</b>	<b>7</b>	<b>0</b>

**Depreciation on sheds including permanently installed shed shelving installed prior to February 19, 2018, and utilities beyond year 12 only if warranted.**

##### 5 Year Schedule

<b>Year</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<b>Percent</b>	<b>100</b>	<b>80</b>	<b>60</b>	<b>40</b>	<b>20</b>	<b>0</b>

#### 5.1 Allowable Improvements for Reimbursements

Reimbursements are allowed for concrete, asphalt or stone must be clean and clear of grass and weeds, a shed, utility services installed to the shed (electric, water, and sewer) specifically for washer and dryer (to be grandfathered in) landscaping additions installed prior to February 19, 2018, original sod, original or replacement palm tree, tree ring and plantings in an amount expenses incurred by a member are reimbursable expenses. Site improvement value is defined as the cost of any improvements minus any fair and reasonable depreciation, taking into consideration the present condition of those improvements, All improvements must be visible and verified.

## 6.1 Disallowed Reimbursement

Park models, screened or glass enclosed rooms, decks, patio covers and tied down RV's are not considered in the appraisal and shall be removed by the member unless the new member agrees to purchase them directly from the member and accept responsibility (see Standing Rules.) Other items include blinds/shades and shelving and cabinets installed after February 19, 2018. Members can contact Appraisal Committee for any additions that are allowable for reimbursement. Wood chips, river stones (pebbles), wood skirting on shed, ground timbers, decorative (plastic borders) are not reimbursable. Citrus trees are not reimbursable. **Exchange labor between CO-OP members is not reimbursable.**

## 7.1 Shed

The shed shall be significantly empty to allow the Appraisal Committee to view the inside of the shed structure. The member shall have the site and shed free of refuse, Clean inside and out. The workmanship of the shed is not considered for depreciation as long as the shed structurally sound and receipts for the materials are in the site appraisal records. Rotted wood must be replaced. Door must be structurally solid. Metal roof must be tightly secured and weather proof. Jalousie windows and double hung must operate, condition of window screens shall not be considered.

Permanently installed shed shelving, basic electric, outlets, lights, floor coverings, insulation install prior to February 19, 2018, and laundry utilities to and in sheds shall be depreciated on a 15 year schedule but not less than 20% of original cost unless Appraisal Committee finds conditions warrant a lower value. The member is responsible for normal maintenance of shed and shed improvements. All maintenance of a shed deemed necessary by the Appraisal Committee must be performed by the terminating member or the shed must be removed by the terminating member before lot reassignment or the shed will be removed at the terminating member's expense.

An appraisal shall include a termite inspection by a Pest Control Company coordinated by Treasurer and CO-OP. Any inspection and/or treatment or repair costs will be the responsibility of the terminating member.

When a shed has to be treated for termites, the CO-OP will pay the charge and will collect the charge from the member. That way the warranty will be in the office. A copy will be placed in appraisal records.

## 7.2 Tie Downs

Tie downs that protrude from the ground shall not be included in the value of the improvements and shall be removed by the terminating member unless they are purchased directly from the terminating member by another member. See disallowed reimbursements. Shed tie downs are excluded from removal.

### **7.3 Concrete, Pavers and Asphalt**

Construction related cracks shall be considered as adjusted for by the depreciation schedule. Any other damage shall be repaired or deducted from the valuation, broken pavers have no value.

Asphalt and concrete, RV and shed pads, patios, walks and driveways shall be depreciated on a 35 year schedule but not less than 20% unless the Appraisal Committee finds conditions that warrant a lower value. Miscellaneous coverings have no value. Concrete pavers shall be depreciated on a 15 year schedule. Stone (drives and pads) must be clean and clear of grass and weeds. Stone will be depreciated on a 5 year schedule, but not less than 20% unless the Appraisal Committee finds conditions that warrant a lower value. Concrete pavers installed after February 19, 2018 have no value.

### **7.4 Sod and Plants**

The original cost of the original sod shall be reimbursed. The cost of any individual plantings in good condition with an original cost of \$50.00 or more shall also be included if installed prior to February 19, 2018. After an appraisal has been made, no changes shall be made to the site except as those noted on the appraisal.

Original street tree (palms) or approved replacements – no depreciation.

Other trees shall be depreciated on a 15 year schedule (bushes and shrubs are included in 5 year items).

### **7.5 Depreciation**

All other allowable improvements shall be depreciated on a 5 year schedule. Improvements installed before April 30, 2017 shall be considered as having been installed on that date when these depreciation schedules are applied.

### **8.1 Appeal**

If a member turning in a site disagrees with an appraisal, they may appeal within 15 days to the FLORIDA SKP CO-OP, Inc.