

XX	R/W MANUAL CHANGE	RWMC- 226
	PROCEDURAL HANDBOOK (1984 Edition)	RWPH-____-____-____ TRANSMITTAL#____

TITLE: APPRAISALS	APPROVED BY:  SUZETTE M. MUSETTI	DATE ISSUED: <b>JAN 24 2013</b> Page 1 of 1
SUBJECT AREA: CHAPTER 7 - APPRAISALS	ISSUING UNIT: OFFICE OF APPRAISALS AND LOCAL PROGRAMS	
SUMMARY OF CHANGES: Updates Exhibit 7-EX-14, "Poster Panel Removal (English Units)," including Schedules A, C, D, E, F, G, and H. Also updates Table of Contents.		

**PURPOSE**

This manual change updates the R/W Manual's Exhibit 7-EX-14, Poster Panel Removal (English Units), Schedules A, C, D, E, F, G, and H.

**BACKGROUND**

Use of the Signboard Schedules originally began in the 1960s as a master agreement between the signboard companies, FHWA, and the State of California to fairly compensate the signboard companies for signs removed due to the transportation project construction. The agreed compensation was based on actual costs and then updated every other year based on applicable construction costs. In the 1980s, by mutual agreement the schedules were audited and adjusted. From the same base amount, we now update the schedules according to the "Constant Quality (Laspeyres) Price Index of New One-Family Houses Under Construction." This index is considered the best indicator for the current costs associated with the signboard industry. The costs associated with the index rose slightly (2.4%) since the last revision in 2011. Though the statisticians that provide the index only look at the raw numbers from the industry, the slight increase can be attributed to more or less level costs of construction indicating neither a surplus nor a deficit of materials.

**EFFECTIVE DATE**

January 2013.

**MANUAL IMPACT**

- Remove the superseded pages and insert the attached pages in the Manual.
- Record the action on the Revision Record.

**REVISION SUMMARY**

<u>Chapter</u>	<u>Remove Old Pages</u>	<u>Insert New/Revised Pages</u>
	Remove the following in its entirety:	Replace with the following in its entirety:
7 - Exhibits	Table of Contents REV 1/2009 7-EX-14 (REV 1/2011)	Table of Contents REV 1/2013 7-EX-14 (REV 1/2013)

## CHAPTER 7

### Appraisals Table of Contents

#### EXHIBITS

<u>Exhibit No.</u>	<u>Title</u>
7-EX-1	Appraisal Report Front Cover
7-EX-2	Summary of Comparable Data
7-EX-3	Documentation of Economic Rent
7-EX-4	Final Reconciliation Summary
7-EX-5	Cost Approach - Cost New Less Depreciation
7-EX-6	Summary of Damage Alternatives
7-EX-7	Rental Schedule and Unit Inventory (Residential)
7-EX-8	Building Check Sheet
7-EX-9	Commercial Industrial Building Record
7-EX-10	Appraisal of Outdoor Advertising Site Value
7-EX-11	Memorandum Requesting Sign Board Information
7-EX-12	Claim for Reimbursement [Existing Outdoor Advertising Painted Bulletin or Special Build Structure (Schedule B)]
7-EX-13	Estimate of Relocation Cost [Special Builds, Painted Bulletins, and Urban Rotate Bulletins]
7-EX-14	Poster Panel Removal [Payment and Depreciation Schedules A through H (English Units)]
7-EX-15	Excess Land Public Sale Estimate
7-EX-16	Memorandum – Market-Value Determination
7-EX-17	Notice of Decision to Appraise
7-EX-17A	Notice of Decision to Inspect
7-EX-18	Report Analysis
7-EX-19	Request for Copy of Tax Return Form FTB 3516
7-EX-20	Hold for Future Use
7-EX-21	Appraisal Title Page
7-EX-21A	Waiver Valuation Title Page
7-EX-21B	Appraisal Title Page - Review Appraiser
7-EX-22	Appraisal Checklist
7-EX-23	Appraisal Transmittal Letter
7-EX-24	Senior Field Review Certificate and Appraisal Review Report
7-EX-24A	Senior Review Certificate and Appraisal Review Report
7-EX-24B	Senior Review Certificate – Waiver Valuation
7-EX-24C	Senior Field Review Certificate – Excess Lands
7-EX-24D	Review Appraiser Certificate
7-EX-25	Non Complex Valuations (\$10,000 or Less)

**POSTER PANEL REMOVAL (English Units)**

7-EX-14 (REV 1/2013)

(Form #)

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**SCHEDULE A - ENGLISH UNITS****PAYMENT SCHEDULE FOR POSTER PANEL REMOVAL**

	<u>Unilluminated</u>	<u>Illuminated</u>
Straight Single Poster Panel	\$16,779	\$18,191
Offset Single Poster Panel	18,176	19,625
Straight Double Poster Panel	20,372	22,590
Offset Double Poster Panel	21,791	24,018
Roof Top Poster Panel		24,277
Adjustments:		
1. For single signs on wood structures, deduct \$1,677.		
2. For back-to-back signs on wood structures, deduct \$2,035.		

**SCHEDULE B - ENGLISH UNITS****SCHEDULE FOR SIGN PAYMENT BASED ON ITEMS OF DIRECT COST**

Labor	Equipment
Materials	Permits
Materials Handling	Outside Engineering

The cost of rotating sections shall be excluded in computing the direct costs of Urban "Rotate" Bulletins.

**SCHEDULE C - ENGLISH UNITS****PAYMENT SCHEDULE FOR RELOCATING  
POSTER PANELS ONTO ADJACENT PROPERTY**

	<u>Unilluminated</u>	<u>Illuminated</u>
Straight Single Poster Panel	\$11,749	\$12,738
Offset Single Poster Panel	12,718	13,745
Straight Double Poster Panel	14,264	15,810
Offset Double Poster Panel	15,260	16,818
Roof Top Poster Panel		17,077

**SCHEDULE D - ENGLISH UNITS**

**PAYMENT SCHEDULE FOR URBAN "ROTATE" BULLETINS**

Single Face	\$81,344
Double Face	\$105,057

**ADJUSTMENTS**

**Wood Structures**

If the sign is constructed of wood, deduct 10 percent from the scheduled amount.

**Poster Panel Back-ups**

For each standard 12' x 25' poster panel reverse facing, add:

if unilluminated	\$8,367
if illuminated	\$9,094

**Painted Bulletin Back-ups**

For painted bulletin reverse facings that are less than the standard size of the front facing, multiply the square foot area of the back-up by 50 percent of the appropriate square foot figure shown in the "Good" category from Schedule E.

**Roof Top Urban "Rotate" Bulletins**

Roof Top Urban "Rotate" Bulletins should be valued under Schedule B.

**Embellishments**

No adjustments in payment will be made for embellishing features, special lighting effects, freestanding letters, or space extensions over the standard advertising panel.

**SIGNBOARD DEPRECIATION SCHEDULE  
FOR USE WITH SCHEDULES E AND F - ENGLISH UNITS**

CATEGORY	DESCRIPTION
Good	A sign will fall into this category when it is expected to have a remaining life of five or more years, the structure supporting the advertising panel is basically sound and the condition of the advertising copy is new or maintained in a reasonably good condition. The structure may show weathering and wear and tear curable with normal maintenance.
Fair	A sign in this category is one which extensive repair or replacing of uprights, stringers or metal parts is required because of deferred maintenance beyond that which is normal in the advertising business in the area or on which the copy is badly faded, blank or painted out. The sign is expected to have a remaining life of five or more years.
Poor	Signs in this category are those in an unsound condition when severe deterioration is evident, or it is apparent that the remaining life of the sign will not extend beyond five years because of imminent development on the property or adjacent property, or because of obstruction of view by growth of trees or shrubbery from the sign site.

**POSTER PANEL REMOVAL (English Units) (Cont.)**

(Form #)

EXHIBIT

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**SCHEDULE E - ENGLISH UNITS  
PAYMENT SCHEDULE FOR PAINTED BULLETINS**

Structure		WOOD CONSTRUCTION						STEEL CONSTRUCTION					
		UNILLUMINATED			ILLUMINATED			UNILLUMINATED			ILLUMINATED		
Category*	Area in Sq Ft	1 to 100	101 to 300	301 and Larger	1 to 100	101 to 300	301 and Larger	1 to 100	101 to 300	301 and Larger	1 to 100	101 to 300	301 and Larger
Good	\$ Per Sq Ft of Sign Face	\$59.92	\$54.02	\$49.70	\$74.22	\$68.83	\$64.97	\$74.46	\$66.73	\$60.42	\$87.34	\$79.30	\$73.23
Fair		\$46.66	\$41.97	\$38.75	\$57.74	\$53.51	\$50.50	\$57.86	\$51.85	\$46.92	\$67.86	\$61.86	\$56.90
Poor		\$26.57	\$23.95	\$22.15	\$33.05	\$30.63	\$28.87	\$33.05	\$29.62	\$26.84	\$38.85	\$35.25	\$32.50

Adjustments:

1. Reflectorized Material: To that portion of the sign that is reflectorized.

Category\*

Good - Add \$8.55/sq ft to the unilluminated square foot figure.

Fair - Add \$6.59/sq ft to the unilluminated square foot figure.

Poor - Add \$3.69/sq ft to the unilluminated square foot figure.
2. For 12' x 25' Poster Panel Back-up on Wood Structures:

Category*		<u>Unilluminated</u>	<u>Illuminated</u>
Good	- Add	\$7,565	\$8,191
Fair	- Add	5,883	6,364
Poor	- Add	3,368	3,643
3. For 12' x 25' Poster Panel Back-up on Steel Structures:

Category*		<u>Unilluminated</u>	<u>Illuminated</u>
Good	- Add	\$8,365	\$9,094
Fair	- Add	5,881	7,072
Poor	- Add	3,730	4,044
4. For Painted Bulletin Back-up: Multiply square foot area of back-up by 50 percent of appropriate square foot figure.

\*See Depreciation Schedule for description of good, fair, and poor.

**POSTER PANEL REMOVAL (English Units) (Cont.)**

(Form #)

EXHIBIT

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**SCHEDULE F - ENGLISH UNITS**  
**PAYMENT SCHEDULE FOR MISCELLANEOUS SIGNS**

Category*	Structure	WOOD CONSTRUCTION			STEEL CONSTRUCTION		
	Area in Sq Ft	1 to 100	101 to 200	201 and Larger	1 to 100	101 to 200	201 and Larger
Good	\$ Per Sq Ft	\$40.27	\$34.53	\$29.62	\$49.60	\$42.47	\$36.19
Fair	of Sign	\$31.38	\$26.84	\$22.97	\$37.52	\$33.05	\$28.25
Poor	Face	\$17.93	\$15.29	\$13.12	\$21.99	\$18.89	\$16.21

Adjustments:

1. ReflectORIZED Material: To that portion of the sign that is reflectORIZED.  
 Category\*  
 Good - Add \$8.55/sq ft to the appropriate square foot figure shown above.  
 Fair - Add \$6.59/sq ft to the appropriate square foot figure shown above.  
 Poor - Add \$3.69/sq ft to the appropriate square foot figure shown above.
  
2. For Painted Bulletin Back-up: Multiply square foot area of back-up by 50 percent of appropriate square foot figure shown above.
  
3. Illumination:  
 Category\*  
 Good - Add \$10.08/sq ft to the appropriate square foot figure shown above.  
 Fair - Add \$7.81/sq ft to the appropriate square foot figure shown above.  
 Poor - Add \$4.45/sq ft to the appropriate square foot figure shown above.

\*See Depreciation Schedule for description of good, fair, and poor.

**SCHEDULE G - ENGLISH UNITS**

**PAYMENT SCHEDULE FOR 8-SHEET POSTER PANEL REMOVAL**

	<u>Unilluminated</u>
Straight Single	\$4,631
Offset Single	5,018
Straight Double	5,618
Offset Double	6,016
Adjustments:	
1.	For single signs on wood structures, deduct \$464.
2.	For back-to-back signs on wood structures, deduct \$563.

**SCHEDULE H - ENGLISH UNITS**

**PAYMENT SCHEDULE FOR RELOCATING 8-SHEET  
POSTER PANELS ONTO ADJACENT PROPERTY**

	<u>Unilluminated</u>
Straight Single	\$3,243
Offset Single	3,506
Straight Double	3,934
Offset Double	4,214

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