

2024 Personal Property Valuation Tables and Index



Preface

The Arizona Department of Revenue (Department) administers the property tax system in cooperation with the 15 county assessors, among others. One of the administrative duties of the Department is to prepare and maintain publications reflecting standard and statutory appraisal methods and techniques that are used in the identification, classification, valuation, and assessment of property for ad valorem purposes. The Department regularly updates these publications, consistent with the following three update levels, depending on the perceived need:

Review: Publication conforms to standard style and formatting. Legislative and other citations verified. No changes to content, methodology, policy, or practice.

Revision: Includes applicable Review processes. Publication is newly edited. Nonsubstantive legislative changes incorporated. Addition or deletion of information that does not alter methodology.

Rewrite: Includes applicable Review and Revision processes. Major substantive changes made to any combination of content, methodology, policy, or practice.

This publication is a Review. It supersedes all previous valuation tables and indexes published by the Department and remains effective until replaced. Additional information may be issued as an addendum to this publication or as a separate publication. Due to the flexibility provided for in statute, deadlines and procedures may vary by county. The Department recommends contacting the county assessor of the county in which a subject property is located for detailed information regarding the deadlines and procedures in that jurisdiction. **The information in this publication is based upon laws and rules in effect at the time of publication. Should any content in this publication conflict with current laws or rules, the latter shall be controlling.**

All comments, inquiries, and suggestions concerning the material in this publication may be submitted to the following:

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This publication can be accessed on the Department website at:

https://azdor.gov/sites/default/files/2023-03/PROPERTY_ValuationTablesAndIndex.pdf.

Authority

Authority to produce this publication is found in Arizona Revised Statutes (A.R.S.) [42-11054\(A\) \(1\) and \(2\)](#). Regarding the weight of authority of this publication, see A.R.S. [42-13051\(B\)\(2\)](#).

Jurisdiction

The information in this publication is presented only as it applies to locally assessed property (valued by the assessor), not to centrally valued property (valued by the Department). For information regarding the assessment of centrally valued property, refer to the Department publications entitled [Appraisal Manual For Centrally Valued Natural Resource Property](#), [Centrally Valued Properties](#), and [Valuation of Underlying Leased Land on a Wind Farm](#).

Publication Formatting and Style

Publications produced by the Department Property Tax Unit generally follow the rules of citation, format, grammar, punctuation, and related matters found in the following three guides: *Style Manual: An Official Guide to the Form and Style of Federal Government*

Publications,¹ *The Chicago Manual of Style*,² and *The Bluebook: A Uniform System of Citation*.³

Terminology

In this publication, the term “manufactured housing” is used in a general way to refer to all types of fabricated housing described in Arizona statute, including, among others, mobile homes, recreational vehicles, and fabricated housing used for commercial purposes.

Changes in Law

Following are notable changes in Arizona law that became effective since the last version of this publication was prepared by the Department, and that may be applicable to the material herein. Although every effort has been made to include all relevant and notable changes in law, this section may not be all inclusive. The Department recommends relying upon your own research and discretion.

Statutory and Constitutional Changes

The table below has been updated through the legislative session identified in the header row.

2023 – Fifty-sixth Legislature – First Regular Session

House Bill [2145](#): Amended (among others) 41-867, 42-12002, 42-12004, 42-13302, and 42-13551

Amended horse herd requirements for dude ranch and guest ranch; added provisions for dude ranch historical marker; amended property Class Two definition of guest ranch property; added property Class Four category for guest ranch property included in the Arizona Dude Ranch Heritage Trail Program; clarified that a change in the classification of a guest ranch does not by itself constitute a change in use.

¹ United States Government Publishing Office. [Style Manual: An Official Guide to the Form and Style of Federal Government Publications](#), 31st ed. (Washington, DC: U.S. Government Publishing Office, 2016).

² The University of Chicago. [The Chicago Manual of Style](#), 17th ed. (Chicago: University of Chicago Press, 2017).

³ Editors, Columbia Law Review, et al., comps. [The Bluebook: A Uniform System of Citation](#), 21st ed. (Cambridge: Harvard Law Review Association, 2020).

Caselaw Changes

There were no changes in Arizona caselaw that were notable and applicable to the material in this publication since the prior version was published.

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Introduction

Arizona law provides authority for the identification, classification, valuation, and assessment of taxable personal property. These duties are administered jointly by the Department and the 15 county assessors. This publication contains information to assist these personnel with the annual valuation and assessment of **locally assessed** business personal property.

Accordingly, this publication includes tables that list valuation factors for the calculation of both standard and additional depreciation of business personal property. The valuation factors simplify the calculation of the replacement cost new less depreciation (RCNLD) of the property. Without the valuation factors, calculating the RCNLD is a two-step process.

The tables are indexed according to the property type being valued. Both a general property index and a manufacturing property index are provided in the following section.

2024 Valuation Tables Index

General Property Index

Category	Valuation Table	Life in Years
AGRICULTURAL		
Farm and Ranch (Machinery and Equipment)		
Dairy — milking and holding facility.	1	10
Drip irrigation system.	1	6
Laser sending and receiving equipment.	1	10
Machinery and equipment used in the production of crops and livestock and on-the-farm processing of feeds.	1	10
Sprinklers — walking and pivot.	1	6
Tractors, combines, cotton harvesters, hay balers, forage harvesters, etc.	1	6
AIR CONDITIONING EQUIPMENT		
Heat pumps — all sizes.	1	7
Large — 20 tons and over.	1	20
Medium and small — under 20 tons.	1	10
AIRCRAFT		
(See “ <i>Aircraft</i> ” in the “Special Properties” section of the Business Personal Property Manual .)		
AIRCRAFT FLIGHT SIMULATOR	1	10
AIRPORT GROUND EQUIPMENT		
Includes unlicensed vehicles.	1	10
AMUSEMENT and RECREATION EQUIPMENT		
Amusement rides.	1	5
Billiards and pool.	1	10
Boats. (See “ <i>Watercraft</i> ” in the “Special Properties” section of the Business Personal Property Manual .)	1	5
Boats, tour boats, excursion boats (over 30 feet in length).	1	20
Bowling alleys.	1	8

Category	Valuation Table	Life in Years
AMUSEMENT and RECREATION EQUIPMENT (cont.)		
Coin operated electronic games (video games).	5	2
Dance studio.	1	10
Golf carts.	1	5
Gymnasium (fitness facilities).	1	10
Miniature golf courses.	1	10
Museum.	1	10
Personal watercraft.	1	5
Race track equipment.	1	10
Race track tote equipment.	5	4
Rental media. (See “ <i>Rental Media — DVDs, Video Games, Video Tapes, Etc.</i> ” in the “Special Properties” section of the Business Personal Property Manual .)	5	2
Rental media player (DVD player, VCR, game console, etc.).	1	3
Slot machines.	1	5
ANIMALS (Taxable)	---	---
(See “ <i>Animals — Taxable</i> ” in the “Special Properties” section of the Business Personal Property Manual .)		
APARTMENTS (Furnishings and Equipment)	1	8
ARTWORK and DECORATIVE ACCESSORIES	1	10
(See “ <i>Artwork</i> ” in the “Special Properties” section of the Business Personal Property Manual .)		
AUDIO EQUIPMENT (Office — Nonmanufacturing)		
VCRs, TVs, video cameras, digital cameras, and related test equipment.	1	5
AUTOMOTIVE EMISSION and TESTING	1	5
AUTOMOBILE REPAIR and SERVICE STATION EQUIPMENT		
Body shops.	1	10
Car wash — automatic.	1	5
Car wash — automatic (coin operated).	1	5

Category	Valuation Table	Life in Years
AUTOMOBILE REPAIR and SERVICE STATION EQUIPMENT (cont.)		
Diagnostic equipment — computerized.	1	5
Diagnostic equipment — mechanical.	1	7
Garages.	1	10
Portable service station equipment.	1	8
Recapping, retreading, and rebuilding tires.	1	8
Service station equipment.	1	8
Service station tanks and leak detection equipment.	1	8
BANKS, SAVINGS AND LOAN EQUIPMENT		
Automatic teller machines.	1	5
Closed-circuit TV with pneumatic system.	1	8
Currency lockers.	1	20
Drive-through windows.	1	10
Night depository.	1	10
Safe deposit boxes.	1	20
Teller lockers.	1	20
Teller service area.	1	10
Teller service system.	1	10
Vaults, vault doors, inner gates, vent fans, and additions. (See “ <i>Vaults and Vault Doors</i> ” in the “Special Properties” section of the Business Personal Property Manual .)	6	50
Visual pneumatic system.	1	8
BARBER SHOP EQUIPMENT	1	10
BEAUTY SHOP EQUIPMENT	1	8
BILLBOARDS	8	---
(See “ <i>Billboards</i> ” in the “Special Properties” section of the Business Personal Property Manual .)		
BOAT FABRICATION		
Includes construction, repair, and conversion.	1	12
Molds for fiberglass boats.	1	3

Category	Valuation Table	Life in Years
BOAT DOCKS		
Metal.	1	20
Wood and foam.	1	5
BOTTLING (Plant Equipment)		
Manufacturing, bottling/canning soft drinks, fresh fruit drinks, mineral and distilled waters, carbonated beverages, etc.	1	12
BROADCASTING (Radio and TV Equipment)		
Studio broadcasting equipment.	1	6
Transmitting towers.	1	20
CABLE TELEVISION		

(See “ <i>Cable Television</i> ” in the “Special Properties” section of the Business Personal Property Manual .)		
CABLE TELEVISION EQUIPMENT		
Cable/Satellite receiver boxes (includes DVR).	1	5
Distribution systems.	1	10
Head-end equipment.	1	8
Receiving antennas.	1	12
COMPUTERS and COMPUTER EQUIPMENT		
Computer Numeric Controlled		

(See “ <i>Computer-Driven Equipment</i> ” in the “Special Properties” section of the Business Personal Property Manual .)		
Computer Operating Software and Related Peripheral Equipment		
For manufacturer/lessor, the current retail selling price will be reported.	5	4
For non-manufacturer/lessor and/or private owner, the historical cost will be reported.	5	4
Test Computer		
Within computer manufacturing plants, there may be several computers used to test new, assembled computers.	5	4

Category	Valuation Table	Life in Years
CONSTRUCTION WORK IN PROGRESS (CWIP)	---	---
(See “ <i>Construction Work in Progress</i> ” in the “Special Properties” section of the Business Personal Property Manual .)		
CONTRACTOR’S EQUIPMENT		
Barricades and warning devices.	1	3
Cranes to 50 tons, shovels to 8 cubic yards.	1	10
Electronic controlled infrared/laser instruments.	1	5
General construction (highways, dams, etc.).	1	7
Portable asphalt batch plants.	1	7
Power sweepers.	1	7
CONVENIENCE STORES		
Equipment and fixtures.	1	8
Walk-in coolers and freezers. (See “ <i>Walk-in Coolers or Freezers</i> ” in the “Special Properties” section of the Business Personal Property Manual .)	1	10
COTTON GINS and COTTON COMPRESSES		
Machinery for removing seeds from raw cotton and machinery for baling cotton after ginning.	1	12
DAY/CHILD CARE	1	8
DENTAL and DENTAL LABORATORY EQUIPMENT	1	10
(See “ <i>High-Tech Dental Equipment</i> ” in the “Special Properties” section of the Business Personal Property Manual .)		
DRILLING EQUIPMENT (Gas, Petroleum, and Water)		
Exploration and drilling equipment.	1	6
DRY CLEANING and LAUNDRY EQUIPMENT		
Coin-operated.	1	6
Commercial.	1	10

Category	Valuation Table	Life in Years
ENVIRONMENTAL EQUIPMENT	---	---
(See “ <i>Environmental Equipment</i> ” in the “Special Properties” section of the Business Personal Property Manual .)		
HOTEL, MOTEL, and RESORT EQUIPMENT	1	10
Computerized equipment.	1	5
Linens, glassware, silverware, and uniforms (not rented).	1	3
Televisions.	1	5
IMPROVEMENTS ON LEASED LAND	---	---
(See “ <i>Improvements on Possessory Rights</i> ” in the “Special Properties” section of the Business Personal Property Manual .)		
IMPROVEMENTS ON POSSESSORY RIGHTS (IPRs)		
Buildings and other improvements. (See “ <i>Improvements on Possessory Rights</i> ” in the “Special Properties” section of the Business Personal Property Manual .)	6	---
LEASED OFFICE BUSINESS MACHINES		
Excludes computer equipment and portable commercial equipment.	1	5
LIBRARIES — COMMERCIAL		
Includes accounting, architectural, engineering, law and medical libraries. (See “ <i>Libraries — Commercial</i> ” in the “Special Properties” section of the Business Personal Property Manual .)	1	10
LINENS and UNIFORMS (Rental)		
For leased and rented linens and uniforms, value is one-quarter of total purchases for the year.	1	3
LUMBERING		
Logging equipment.	1	8
Sawmill (portable).	1	6
Sawmill machinery and equipment (permanent mills).	1	10

Category	Valuation Table	Life in Years
MANUFACTURING	---	---
(See Manufacturing Property Index below.)		
MEDICAL		
High-tech medical imaging equipment (includes CT, MRI, and PET).	1	6
High-tech medical/hospital equipment.	1	8
All other medical (hospital, clinic, lab, nursing home, etc.) equipment.	1	10
MINING, QUARRYING, and PROCESSING (Metal and Nonmetal)		
Cranes over 50 tons.	1	15
Cranes up to 50 tons.	1	10
Minerals, such as sand and gravel, ceramic clay, cinder, limestone, and stone.	1	10
Portable sand and gravel units.	1	8
MODEL HOME FURNISHINGS	1	3
MORTUARY and CEMETERY EQUIPMENT	1	10
MOTION PICTURE PRODUCTION	1	10
OFFICE FURNITURE, FIXTURES, MACHINES and EQUIPMENT	1	10
Duplicating and copying equipment.	1	5
PAPER and RELATED PRODUCTS		
Paper finishing and covering		
Includes paper finishing and conversion into cartons, bags, envelopes, and similar products.	1	12
Pulp and paper		
Includes the manufacturing of pulp from wood, rags, and other fibers, and the manufacturing of paper and paperboard from pulp.	1	15

Category	Valuation Table	Life in Years
PETROLEUM and GAS		
Gasoline/diesel terminal facilities.	1	15
Natural gas and helium production plants.	1	15
Oil and gas well production equipment (includes wellhead equipment, gathering pipelines, and related storage facilities).	1	15
Petroleum refining plants.	1	15
Petroleum storage facilities.	1	15
Propane gas tanks and distribution equipment.	1	15
PHOTOGRAPHIC		
Automatic film processing equipment, such as that used in fast, one-hour photo processing.	1	5
PRINTING and PUBLISHING EQUIPMENT (Includes newspaper printing)		
Composing room.	1	10
Mailroom delivery (stackers, strappers, conveyors).	1	5
Paper handling equipment (warehouse).	1	10
Plate making press.	1	5
Printing press.	1	12
PROFESSIONAL EQUIPMENT (Miscellaneous)		
Includes architectural, engineering, photographic studio, and laboratory equipment.	1	10
Electronic controlled infrared/laser instruments.	1	5
REFRIGERATION EQUIPMENT		
Vacuum cooling, portable (field-cooled vegetables).	1	8
Vacuum cooling, stationary (warehouse-cooked vegetables).	1	10
Walk-in coolers and freezers — convenience store.	1	10
(See <i>“Walk-in Coolers or Freezers”</i> in the “Special Properties” section of the Business Personal Property Manual .)		
RENTAL EQUIPMENT		
Outlets renting light equipment, such as hand tools, light portable gasoline equipment, mixers, and lawn mowers.	1	5

Category	Valuation Table	Life in Years
RENTAL EQUIPMENT (cont.)		
Rental fence.	5	2
Leased or rented heavy equipment. (See “Contractor’s Equipment” above.)	---	---
Other rental equipment. (See this Index for appropriate equipment category.)	---	---
RENTAL MEDIA (DVDs, Video Games, Video Tapes, etc.)		
Use acquisition cost of \$7.00 per item. (See “Rental Media — DVDs, Video Games, Video Tapes, Etc.” in the “Special Properties” section of the Business Personal Property Manual .)	5	2
REPAIR SHOP EQUIPMENT (Miscellaneous)		
Electrical, watch, clock, jewelry, radio and TV, furniture and upholstery, household appliances, welding, locksmith, shoe, etc.	1	10
RESTAURANT, BAR, and SODA FOUNTAIN EQUIPMENT		
Includes all eating and drinking establishments selling prepared food and drinks.	1	10
Linens, glassware, silverware, and uniforms (not rented).	1	3
SCALES		
Less than 25 tons.	1	10
Portable.	1	10
Twenty-five to 100 tons.	1	20
SCHOOL EQUIPMENT		
	1	10
SCRAP METAL		
Equipment used in cutting, dismantling, or wrecking processes, and storing of scrap metals.	1	10
SECURITY SYSTEMS		
	1	5

Category	Valuation Table	Life in Years
SEMICONDUCTOR EQUIPMENT	---	---
(See “Semiconductor Manufacturing Equipment — Integrated Circuit” in the “Special Properties” section of the Business Personal Property Manual . See also “Electric and Electronic Equipment” in the Manufacturing Property Index below.)		
SIGNS (All Types)	1	10
(See “Signs (Other Than Billboards)” in the “Special Properties” section of the Business Personal Property Manual .)		
SOLAR POWER GENERATION EQUIPMENT	9	10
STORE EQUIPMENT (Retail and Wholesale)		
Carts.	1	3
Computer-controlled electronic cash registers.	5	4
Food, grocery, meat and fish, fruit and vegetable, candy, nuts, confectionery, dairy products, and miscellaneous food stores.	1	10
General merchandise stores, building materials, hardware, apparel and accessory stores, furniture, home furnishings, equipment and supply stores, drug, book, office supply, jewelry, miscellaneous retail, wholesale, and supply store equipment.	1	10
Safes.	1	20
SUPPLIES	---	---
(See “Supplies” in the “Special Properties” section of the Business Personal Property Manual .)		
SURVEILLANCE SYSTEMS (Video Camera Recorder)	1	3
TELEPHONE and INTERCOM SYSTEMS		
Paging systems.	1	3
Telephone equipment, cellular phones, telex, and facsimile.	1	5
THEATER EQUIPMENT	1	10
TOOLS, MOLDS, DIES, and JIGS	---	---
(See “Tools, Molds, Dies, and Jigs” in the “Special Properties” section of the Business Personal Property Manual .)		

Category	Valuation Table	Life in Years
USED EQUIPMENT	---	---
(See “ <i>Used Equipment</i> ” in the “Special Properties” section of the Business Personal Property Manual .)		
VEHICLE MOUNTED EQUIPMENT	---	---
(See “ <i>Vehicle Mounted Equipment</i> ” in the “Special Properties” section of the Business Personal Property Manual .)		
VENDING EQUIPMENT		
Amusement (bowlers, pinball, pool, rides, mechanical horses, etc.).	1	5
Cigarette vendors.	1	6
Food vendors (beverages, candy, hot and cold foods, popcorn, etc.).	1	5
Leased ice machines.	1	6
Miscellaneous (change makers, newspapers, photo, stamps, etc.).	1	6
Music machines.	1	6
VETERINARIAN EQUIPMENT	1	10
VETERINARIAN LABORATORY EQUIPMENT	1	10
WAREHOUSE MATERIALS HANDLING EQUIPMENT	1	10
Pallets.	5	2
WASTE CONTAINER (Commercial and Industrial)		
Compactors.	1	10
Portable toilets.	1	5
Portable trash container.	1	5
WATERCRAFT	---	---
(See “ <i>Watercraft</i> ” in the “Special Properties” section of the Business Personal Property Manual .)		
WOODWORKING EQUIPMENT	1	10

Manufacturing Property Index

The following Index sets forth recommended life years associated with various **manufacturing process categories**. These recommendations **should NOT be used to value end products, but rather the machinery and equipment used to produce them**. For example, consider the index listing for manufactured housing:

Category	Valuation Table	Life in Years
Manufactured Housing	1	10

This does not suggest a 10-year life for manufactured housing, but refers to the life of the **equipment used in the production** of manufactured housing.

Category	Valuation Table	Life in Years
MANUFACTURING (All Manufacturing Processes)		
Aerospace		
Primarily engaged in the manufacture of aircraft, spacecraft, rockets, and missiles.	1	8
Research and development.	1	8
Air Bag Manufacturing		
Highly computerized production and computer numeric controlled equipment used exclusively in the manufacture of air bags. For non-computerized equipment, use the appropriate valuation table.	2	5
Automotive Manufacturing		
Equipment used primarily in the manufacture of motor vehicles, parts, and accessories, including custom-built automobiles, campers, motorcycles, and special truck bodies for specific uses (i.e., catering, garbage, etc.). Parts and accessories include brake shoes, shock absorbers, trailer hitches, etc.	1	10

Category	Valuation Table	Life in Years
MANUFACTURING (All Manufacturing Processes)		
Food, Beverage and Similar Products (Manufacturing, Packaging, and Processing)		
Baby food bottling equipment.	1	10
Baby food canning equipment.	1	8
Bakery products — Retail (baking and selling).	1	10
Bakery products — Wholesale.	1	12
Brewery and distillery.	1	12
Canned or preserved fruits and vegetables.	1	12
Confectionery and related products.	1	12
Creamery and dairy products.	1	12
Grain mill products.	1	12
Grain tanks.	1	10
Meat products (processing and packaging).	1	12
Miscellaneous food preparations (honey, potato chips, etc.).	1	10
Sugar and sugar products.	1	20
Tomato puree.	1	10
Vegetable oil products.	1	12
Cement, Concrete, Stone, and Clay		
Cement production — Equipment.	1	20
Cement products — Portable ready mix plants.	1	8
Cement — Quarry equipment.	1	10
Concrete products — Manufacturing (block, pipe, etc.).	1	12
Concrete products — Portable ready mix plants.	1	15

Category	Valuation Table	Life in Years
MANUFACTURING (All Manufacturing Processes)		
Cement, Concrete, Stone, and Clay (cont.)		
<p>Stone and Clay products — Equipment used primarily in the manufacture of structural clay products, such as brick, tile, and pipe; pottery, and related products, such as vitreous china; plumbing fixtures; earthenware and ceramic insulating materials; concrete and asphalt building materials; gypsum and plaster products; cut and finished stone; and abrasive, asbestos, and miscellaneous nonmetallic mineral products.</p> <p>Note: Cement manufacturing plants have both quarrying and manufacturing machinery, which should be reported and appraised separately.</p>	1	15
Chemical and Allied Products		
<p>Establishments producing basic chemicals and establishments manufacturing products by predominantly chemical processes, such as industrial gasses, drugs, pharmaceuticals, detergents, perfumes, cosmetics, cleaning preparations, paints, lacquers, varnishes, enamels, and similar items.</p>	1	10
<p>Compressed Gasses — Includes equipment used primarily in the manufacture of compressed gasses. “Compressed gas” means gas derived from petroleum or natural gas which is in the gaseous state at normal atmospheric temperature and pressure, but which may be maintained in the liquid state at normal atmospheric temperature by suitable pressure. As used herein, the term shall be deemed to mean and include methane, ethane, propane, ethylene, propylene, butylenes, butane, isobutene, and any and all liquid flammable materials derived from petroleum or natural gas having a vapor pressure exceeding four pounds per square inch, absolute, at one hundred degrees Fahrenheit.</p>	1	8
Computers		
Manufacturers who assemble computers.	1	8

Category	Valuation Table	Life in Years
MANUFACTURING (All Manufacturing Processes)		
Electric and Electronic Equipment		
Equipment used primarily in the manufacture of electrical household appliances, batteries, and machinery used in the generation and utilization of electric energy.	1	12
Equipment used primarily in the manufacture of computer circuit boards.	1	5
Equipment used primarily in the manufacture of production equipment.	1	5
Electronic Equipment. Includes the manufacture (50 percent or more) of electronic communication, detection, guidance control, radiation, computation, test, and navigation equipment.	1	8
Manufacturers engaged only in the purchase and assembly of electronic components.	1	12
Semiconductor Manufacturing. (See “ <i>Semiconductor Manufacturing Equipment — Integrated Circuit</i> ” under the “Special Properties” section of the Business Personal Property Manual .)	2	5
Electronic research and development equipment.	1	8
Semiconductor manufacturing — discrete process.	1	5
Semiconductor research and development.	2	5
Vapor depollution system.	1	5
Fabricated Metal Products		
Includes the manufacture of fabricated metal products, such as cans, tin ware, hardware, metal structural products, architectural and ornamental metal work, nuts, bolts, metal awnings, portable metal structures, etc.	1	10
Glass and Glass Products		
The manufacture of glassware (pressed or blown) and products from purchased glass, such as quartz and Pyrex laboratory apparatus; art glass; doors or windows made from purchased glass; glass containers; and plate, safety, and window glass. Excludes the manufacture of lenses.	1	15

Category	Valuation Table	Life in Years
MANUFACTURING (All Manufacturing Processes)		
Glass and Glass Products (cont.)		
Contact lenses.	1	8
Instruments (Professional, Scientific, Controlling, Photographic, Optical, Watches and Clocks, etc.)		
Includes the manufacture of scientific and research instruments, such as gas or liquid meters, tallying and measuring instruments, optical elements and assemblies, hearing aids, hearing test equipment, wheelchairs, prosthetic devices, photographic accessories, cameras, watches and clocks, etc.	1	12
Insulation Products (Foam and Fiber Products)		
Leather and Leather Products		
Includes the manufacture of finished leather products; tanning, currying and finishing of hides and skins; and the processing of fur pelts. Examples include footwear, handbags, saddles, harnesses, luggage, etc.	1	10
Leather apparel.	1	10
Machinery		
Includes the manufacture of machinery, such as engines and turbines, farm machinery, construction and mining machinery, food products machinery, paper industries machinery, compressors, pumps, ball and roller bearings, blowers, industrial patterns, process furnaces and ovens, office machines, and service industry machines and equipment. Excludes the manufacture of electrical machinery.	1	12
Metal Working Machinery — Manufacture of metal cutting, grinding, and forming machines; jigs; dies; fixtures; and accessories.	1	12
Miscellaneous		
Industries engaged in manufacturing items such as jewelry, silverware and plated ware, musical instruments, toys, sporting and athletic goods, pens, pencils, artist's materials, costume jewelry, notions, brooms, brushes, etc.	1	12

Category	Valuation Table	Life in Years
MANUFACTURING (All Manufacturing Processes)		
Manufactured Housing	1	10
Plastic Products		
Includes the manufacture of processed, fabricated, and finished plastic products; and basic plastic materials, such as sand buggy bodies, plastic bottles, styro cups, Styrofoam packing materials, plastic pipe, tubing, plastic screen fiberglass, bathroom fixtures, etc.	1	8
Plastic window film manufacturing equipment.	1	6
Prerecorded Video Tape Production Equipment	1	5
Primary Metals (Includes most hot-metal processes, such as the manufacture of foundry products, castings, forgings, sheet metal, pipe, tubing, structural shapes, wire, etc.)		
Copper foil.	1	5
Ferrous (iron).	1	20
Foil manufacturing.	1	10
Nonferrous (aluminum, copper, etc.).	1	15
Rubber Products		
Includes the manufacture of finished rubber products.	1	10
Recapping, retreading, and rebuilding of tires.	1	8
Rubber apparel.	1	10
Solar Power Generation Equipment		
Solar cells, photovoltaic cells.	1	5
All other generation equipment including panels, support structures, and components of large scale generation facilities.	1	8
Textile Mill Products		
Apparel and other finished products made from fabrics, fabricated textile, and similar materials.	1	10
Fabrics (knitwear and fur).	1	10

Category	Valuation Table	Life in Years
MANUFACTURING (All Manufacturing Processes)		
Textile Mill Products (cont.)		
Manufacture of spun, woven, or processed yarns and fabrics from natural or synthetic fibers.	1	12
Miscellaneous textile products, such as draperies and canvas.	1	10
Textile finishing and dyeing.	1	12
Wire Products		
Establishments primarily engaged in manufacturing nonferrous wire and cable.	1	15

2024 Valuation Tables

Additional Statutory Depreciation

Business personal property in the following property classes and subclasses is to receive additional statutory depreciation (additional depreciation).

Property Class One, Subclasses (8), (9), (10), and (13)

Property Class Two, Subclass (P) (a), (b), (c), (d), and (e)

Property Class Six, Subclasses (2) and (3)

A.R.S. [42-13054](#) and [42-13353](#). Additional depreciation is applied to eligible personal property according to two different methods, depending on when the property was initially classified in Arizona.⁴

Incremental Application: 2021 and Preceding Years

For property Classes One and Two, additional depreciation applies incrementally to eligible personal property that was initially classified in Arizona during or after 2012 through 2021. A.R.S. [42-13054\(B\)\(3\)](#) and [42-13353\(C\)](#). For property Class Six, additional depreciation applies incrementally to eligible personal property acquired during or after 2017 through 2021 and initially classified in Arizona during or after 2018 through 2021. A.R.S. [42-13054\(B\)\(3\)](#) and [42-13353\(C\)](#).

Incremental additional depreciation is applied to the full cash value of eligible personal property over the first five years of the property's use. A.R.S. [42-13054\(B\)\(3\) \(a\) through \(e\)](#) and [42-13353\(C\) \(1\) through \(5\)](#). Beginning in the sixth year, and continuing through subsequent years, the eligible personal property is depreciated as prescribed in the

⁴ The statutes that prescribe additional depreciation set forth specific timeframes for its application and assert that such application depends on when the eligible personal property is "initially classified" in Arizona. However, confusion can arise because personal property may be acquired, reported, classified, and assessed during different calendar years, and certain circumstances can affect the specific year of initial classification (e.g., personal property acquired out of state and later brought to Arizona, personal property acquired but not immediately placed into service, escaped personal property, etc.). Therefore, care must be taken to ensure the proper and timely application of additional depreciation.

standard depreciation schedules prepared by the Department. A.R.S. [42-13054\(B\)\(3\)\(f\)](#) and [42-13353\(C\)\(6\)](#).

Nominal Value Application: 2022 and Subsequent Years

For all eligible personal property in Classes One, Two, and Six⁵ that was initially classified in Arizona during or after 2022, additional depreciation is not applied incrementally. Instead, a valuation factor of 2.5 percent is immediately and indefinitely applied to such property. A.R.S. [42-13054\(B\)\(4\)](#).

Minimum Value Limitation

Additional depreciation will not reduce the valuation of eligible business personal property below the minimum value prescribed by the Department for property in use. A.R.S. [42-13054\(C\)\(2\)](#) and [42-13353\(D\)](#). See [Minimum Value](#) below.

Valuation Tables Structure

The Department valuation tables contain valuation factors for the calculation of **both** standard and additional depreciation. **Nonshaded rows in the tables contain standard valuation factors** that are used to calculate the full cash value of an asset. **Shaded rows contain additional depreciation factors** that should only be applied to eligible personal property.

Minimum Value

A minimum valuation factor is applied if business personal property is still in use **after** the number of expected life years has passed. In contrast to depreciation under federal taxation, personal property still in use maintains a minimum value, never reaching zero, until it is scrapped or discarded. This is an example of the concept of “value in use.” For qualifying business personal property in property Class One, Subclasses (8), (9), (10), (13), and in property Class Two, Subclass (P), the minimum value of taxable property

⁵ Business personal property subject to a statutory valuation methodology is **not** eligible for additional statutory depreciation, e.g., photovoltaic property (A.R.S. [42-13056](#)).

still in use is 2.5 percent. A.R.S. [42-13055 \(A\) and \(B\)](#). See also A.R.S. [42-13054\(C\)\(2\)](#) and [42-13353\(D\)](#).

Business Personal Property Exemption

For 2024, the first \$248,691 of the full cash value of taxable personal property for each taxpayer will be exempt.⁶ A.R.S. [42-11127](#). Business personal property in the following property classes and subclasses is eligible for this exemption.⁷

Property Class One, Subclasses (8), (9), (10), (11), and (13).

Property Class Two, Subclass (P) (a) and (b).

Pursuant to A.R.S. [42-11127\(B\)](#), the Department is required to annually adjust the maximum exemption amount for the following tax year to account for inflation. The inflation adjustment is based on the total biennial change in the U.S. Bureau of Labor Employment Cost Index for the two most recent complete state fiscal years.

Trending and Improvement Depreciation

[Valuation Table 1](#) is trended for price changes in acquisition cost, based upon data from a published comparative cost index.

[Valuation Table 6](#) is designed to mirror depreciation applied to the real property rolls. It provides a way to depreciate what would normally be considered real property improvements on the personal property rolls. Alternatively, the same result can be obtained by determining a value for the improvement in question on the real property roll and then annually listing that amount on the personal property roll.

⁶ With respect to this exemption, “taxpayer” means the owner of the subject property who pays taxes, rather than a property location or assessment account. Thus, a business entity that operates multiple locations is entitled to only one statewide exemption, rather than an exemption for each location. See [Circle K Stores, Inc. v. Apache County](#), 199 Ariz. 402, 407-08, 18 P.3d 713, 718-19 (App. 2001).

Note: The Federal Employer Identification Number (FEIN) assigned to each business entity is analogous to the Social Security Number assigned to individuals, and carries similar privacy considerations.

⁷ Residential rental property is not eligible for this exemption. A.R.S. [42-12004](#) and [42-11127](#).

2024 Valuation Table 1

Valuation Factors (Percent Good) for 2024							
LIFE YEARS							
		3			5		
Year Acquired	Age	Classes 1 & 2	Classes 6.2 & 6.3	All Other Classes	Classes 1 & 2	Classes 6.2 & 6.3	All Other Classes
2023	1	68	68	68	81	81	81
*2023	1	2.5	2.5		2.5	2.5	
2022	2	40	40	40	72	72	72
*2022	2	2.5	2.5		2.5	2.5	
2021	3	2.5	20	20	52	52	52
*2021	3	2.5	2.5		29.6	29.6	
2020	4		20		27	27	27
*2020	4		2.5		19.7	19.7	
2019	5		20		2.5	20	20
*2019	5		2.5		2.5	2.5	
2018	6		20			20	
2017	7						
2016	8						
2015	9						
2014	10						
2013	11						
2012	12						
2011	13						
2010	14						
2009	15						
2008	16						
2007	17						
2006	18						
2005	19						
2004	20						
2003	21						

2024 Valuation Table 1

Valuation Factors (Percent Good) for 2024							
LIFE YEARS							
Year Acquired	Age	6			7		
		Classes 1 & 2	Classes 6.2 & 6.3	All Other Classes	Classes 1 & 2	Classes 6.2 & 6.3	All Other Classes
2023	1	85	85	85	87	87	87
*2023	1	2.5	2.5		2.5	2.5	
2022	2	80	80	80	85	85	85
*2022	2	2.5	2.5		2.5	2.5	
2021	3	65	65	65	75	75	75
*2021	3	37.1	37.1		42.8	42.8	
2020	4	45	45	45	58	58	58
*2020	4	32.9	32.9		42.3	42.3	
2019	5	23	20	20	40	40	40
*2019	5	20.5	20.5		35.6	35.6	
2018	6	2.5	20		20	20	20
2017	7				2.5		
2016	8						
2015	9						
2014	10						
2013	11						
2012	12						
2011	13						
2010	14						
2009	15						
2008	16						
2007	17						
2006	18						
2005	19						
2004	20						
2003	21						

2024 Valuation Table 1

Valuation Factors (Percent Good) for 2024							
LIFE YEARS							
		8			10		
Year Acquired	Age	Classes 1 & 2	Classes 6.2 & 6.3	All Other Classes	Classes 1 & 2	Classes 6.2 & 6.3	All Other Classes
2023	1	89	89	89	92	92	92
*2023	1	2.5	2.5		2.5	2.5	
2022	2	90	90	90	96	96	96
*2022	2	2.5	2.5		2.5	2.5	
2021	3	82	82	82	91	91	91
*2021	3	46.7	46.7		51.9	51.9	
2020	4	68	68	68	81	81	81
*2020	4	49.6	49.6		59.1	59.1	
2019	5	53	53	53	70	70	70
*2019	5	47.2	47.2		62.3	62.3	
2018	6	36	36	36	57	57	57
2017	7	18	20	20	42	42	42
2016	8	2.5			29	29	29
2015	9				14	20	20
2014	10				2.5		
2013	11						
2012	12						
2011	13						
2010	14						
2009	15						
2008	16						
2007	17						
2006	18						
2005	19						
2004	20						
2003	21						

2024 Valuation Table 1

Valuation Factors (Percent Good) for 2024							
LIFE YEARS							
		12			15		
Year Acquired	Age	Classes 1 & 2	Classes 6.2 & 6.3	All Other Classes	Classes 1 & 2	Classes 6.2 & 6.3	All Other Classes
2023	1	93	93	93	95	95	95
*2023	1	2.5	2.5		2.5	2.5	
2022	2	100	100	100	104	104	104
*2022	2	2.5	2.5		2.5	2.5	
2021	3	98	98	98	105	105	105
*2021	3	55.9	55.9		59.9	59.9	
2020	4	90	90	90	99	99	99
*2020	4	65.7	65.7		72.3	72.3	
2019	5	82	82	82	93	93	93
*2019	5	73.0	73.0		82.8	82.8	
2018	6	71	71	71	86	86	86
2017	7	59	59	59	76	76	76
2016	8	48	48	48	67	67	67
2015	9	36	36	36	58	58	58
2014	10	24	24	24	49	49	49
2013	11	13	20	20	40	40	40
2012	12	2.5			31	31	31
2011	13				20	20	20
2010	14				11		
2009	15				2.5		
2008	16						
2007	17						
2006	18						
2005	19						
2004	20						
2003	21						

2024 Valuation Table 1

Valuation Factors (Percent Good) for 2024				
LIFE YEARS				
		20		
Year Acquired	Age	Classes 1 & 2	Classes 6.2 & 6.3	All Other Classes
2023	1	97	97	97
*2023	1	2.5	2.5	
2022	2	108	108	108
*2022	2	2.5	2.5	
2021	3	111	111	111
*2021	3	63.3	63.3	
2020	4	108	108	108
*2020	4	78.8	78.8	
2019	5	105	105	105
*2019	5	93.5	93.5	
2018	6	100	100	100
2017	7	92	92	92
2016	8	86	86	86
2015	9	80	80	80
2014	10	73	73	73
2013	11	68	68	68
2012	12	62	62	62
2011	13	54	54	54
2010	14	47	47	47
2009	15	41	41	41
2008	16	35	35	35
2007	17	27	27	27
2006	18	20	20	20
2005	19	10		
2004	20	2.5		
2003	21			
2002	22			
2001	23			
2000	24			
1999	25			
1998	26			
1997	27			
1996	28			
1995	29			
1994	30			
1993	31			

2024 Valuation Table 2

Valuation Factors (Percent Good) for 2024				
		Table 2		
		5 Year Life		
Year Acquired	Age	Classes 1 & 2	Classes 6.2 & 6.3	All Other Classes
2023	1	55	55	55
*2023	1	2.5	2.5	
2022	2	50	50	50
*2022	2	2.5	2.5	
2021	3	30	30	30
*2021	3	17.1	17.1	
2020	4	20	20	20
*2020	4	14.6	14.6	
2019	5	2.5	10	10
*2019	5	2.5	2.5	
2018	6		10	

2024 Valuation Table 5

Valuation Factors (Percent Good) for 2024							
		Table 5					
		2 Year Life			4 Year Life		
Year Acquired	Age	Classes 1 & 2	Classes 6.2 & 6.3	All Other Classes	Classes 1 & 2	Classes 6.2 & 6.3	All Other Classes
2023	1	30	30	30	50	50	50
*2023	1	2.5	2.5		2.5	2.5	
2022	2	15	15	15	30	30	30
*2022	2	2.5	2.5		2.5	2.5	
2021	3		15		20	20	20
*2021	3		2.5		11.4	11.4	
2020	4		15		2.5	10	10
*2020	4		2.5		2.5	2.5	
2019	5		15			10	
*2019	5		2.5			2.5	
2018	6		15			10	

2024 Valuation Table 6

Depreciation Tables used with Published Building Cost Systems Percent Depreciated - Tax Year 2024 Expected Life in Years												
Age	15	20	25	30	35	40	45	50	55	60	70	Age
1	4	1	1	1	1	1	1	0	0	0	0	1
2	8	3	2	1	1	1	1	1	1	1	0	2
3	12	5	3	2	2	1	1	1	1	1	0	3
4	16	7	4	3	2	2	2	2	1	1	1	4
5	20	10	6	3	3	3	2	2	2	1	1	5
6	24	14	8	5	4	4	3	3	2	2	1	6
7	28	18	11	6	5	5	4	4	3	2	1	7
8	32	23	14	7	6	6	5	5	3	2	1	8
9	36	28	17	9	8	7	6	5	4	3	2	9
10	40	33	20	11	10	8	7	6	4	3	2	10
11	44	38	24	13	12	10	8	7	5	4	2	11
12	48	43	28	16	14	12	9	8	6	4	2	12
13	52	47	32	20	16	14	10	9	6	5	2	13
14	56	51	37	24	18	16	11	10	7	5	3	14
15	60	54	42	28	21	18	12	11	8	6	3	15
16		56	46	31	24	20	13	12	9	7	3	16
17		57	49	34	27	22	14	13	10	7	4	17
18		58	51	37	30	24	16	14	11	8	4	18
19		59	53	40	33	26	18	16	12	9	4	19
20		60	55	43	36	28	19	17	13	9	5	20
21			56	46	39	30	21	18	14	10	5	21
22			57	48	42	33	23	20	15	11	6	22
23			58	50	45	35	25	21	16	12	6	23
24			59	52	47	38	27	23	17	13	7	24
25			60	54	50	40	29	25	19	14	7	25
26				56	52	42	31	27	20	15	8	26
27				57	53	44	33	28	21	16	9	27
28				58	55	46	35	30	23	17	9	28

2024 Valuation Table 6

Depreciation Tables used with Published Building Cost Systems Percent Depreciated - Tax Year 2024 Expected Life in Years												
Age	15	20	25	30	35	40	45	50	55	60	70	Age
29				59	56	47	37	32	24	18	10	29
30				60	57	49	40	34	26	20	11	30
31					57	50	42	36	28	21	12	31
32					58	52	44	38	30	22	13	32
33					58	53	46	41	32	24	14	33
34					59	54	49	44	34	25	15	34
35					60	55	51	46	36	27	16	35
36						56	52	48	38	28	17	36
37						57	54	50	40	30	18	37
38						58	55	52	42	32	19	38
39						59	57	53	44	34	20	39
40						60	57	54	45	35	21	40
41							58	54	46	37	23	41
42							58	55	48	38	25	42
43							59	56	49	40	27	43
44							59	56	51	41	28	44
45							60	57	52	43	30	45
46								58	54	44	31	46
47								58	55	46	33	47
48								59	56	47	34	48
49								59	56	49	36	49
50								60	57	50	38	50
51									58	52	39	51
52									58	53	41	52
53									59	54	42	53
54									59	55	44	54
55									60	56	45	55
56										57	47	56
57										58	48	57

2024 Valuation Table 6

Depreciation Tables used with Published Building Cost Systems Percent Depreciated - Tax Year 2024 Expected Life in Years												
Age	15	20	25	30	35	40	45	50	55	60	70	Age
58										59	49	58
59										59	50	59
60										60	52	60
61											53	61
62											54	62
63											55	63
64											56	64
65											57	65
66											58	66
67											58	67
68											59	68
69											59	69
70											60	70

2024 Valuation Table 8

Valuation Factors (Percent Good) for 2024		
ITEM	VALUATION FACTORS	
	Classes 1 and 2	All Other
Billboards	25	50
Taxable animals are to be valued at market. If no market value data is available, the following values may be used.		
	Code	Cash Value
Racing horses	8307	\$ 6,000
Horses, other	8304	\$ 1,500
Racing greyhounds	7809	\$ 2,500
Guard dogs	7830	\$ 1,500

2024 Valuation Table 9

Valuation Factors (Percent Good) for 2024		
10 Year Life		
Year Acquired	Age	Percent Good
2023	1	2.8
2022	2	2.9
2021	3	2.7
2020	4	3.2
2019	5	3.5
2018	6	3.4
2017	7	3.4
2016	8	3.2
2015	9	3.4
2014	10	2.5
2013	11	2.5

2024 Valuation Table 14

Valuation Table 14 is to be used for 2024 business personal property and 2025 affixed manufactured housing valuations.

This Table contains valuation factors (percent good) for manufactured homes and mobile homes, travel trailers, mobile offices, and park models.

Definitions for the Codes used in Valuation Table 14:

Code 72	Manufactured Homes and Mobile Homes
Code 721	Travel Trailers — 8' wide, 32' long or less
Code 722	Mobile Offices — 8' wide or less, 40' long or less
Code 723	Mobile Offices — greater than 8' wide, greater than 40' long
Code 724	Park Models (not self-contained) — 8' wide, 33'–40' long
Code 725	Park Models (not self-contained) — greater than 8' wide, 33'–40' long

NOTES:

- If a Code 72, 721, 724, or 725 property is identified as being used for a commercial purpose, A.R.S. [42-13054](#) and [42-13353](#) should be consulted to determine whether additional depreciation should be applied.
- You **MUST** refer to [Additional Statutory Depreciation](#) above to determine which property classes and subclasses of manufactured homes, mobile homes, mobile offices, and park models receive additional depreciation. **Only the shaded rows** in the following table reflect composite valuation factors that incorporate additional depreciation.

2024 Valuation Table 14

		*Code 72	*Code 721	*Code 722			
Model Year	Age	All	ALL	Class 1&2	All Other	Age	Model Year
2025	0	98	65		99	0	2025
*2025	0			25		0	*2025
2024	0	98	65		99	0	2024
*2024	0			25		0	*2024
2023	1	93	65		99	1	2023
*2023	1			25		1	*2023
2022	2	85	65		99	2	2022
*2022	2			41		2	*2022
2021	3	85	65		95	3	2021
*2021	3			54		3	*2021
2020	4	84	65		93	4	2020
*2020	4			68		4	*2020
2019	5	83	65		90	5	2019
*2019	5			80		5	*2019
2018	6	82	60	89	89	6	2018
2017	7	80	55	87	87	7	2017
2016	8	72	50	85	85	8	2016
2015	9	70	45	83	83	9	2015
2014	10	67	42	81	81	10	2014
2013	11	66	35	77	77	11	2013
2012	12	66	35	73	73	12	2012
2011	13	65	30	70	70	13	2011
2010	14	65		68	68	14	2010
2009	15	65		62	62	15	2009

2024 Valuation Table 14

		*Code 72	*Code 721	*Code 722			
Model Year	Age	All	ALL	Class 1&2	All Other	Age	Model Year
2008	16	65		57	57	16	2008
2007	17	65		56	56	17	2007
2006	18	65		54	54	18	2006
2005	19	65		51	51	19	2005
2004	20	65		50	50	20	2004
2003	21	65		49	49	21	2003
2002	22	65		48	48	22	2002
2001	23	64		47	47	23	2001
2000	24	63		46	46	24	2000
1999	25	62		44	44	25	1999
1998	26	61		43	43	26	1998
1997	27	60		41	41	27	1997
1996	28	59		39	40	28	1996
1995	29	58		36		29	1995
1994	30	57		33		30	1994
1993	31	56		30		31	1993
1992	32	55		25		32	1992
1991	33	54		20		33	1991
1990	34	53		18		34	1990
1989	35	52		15		35	1989
1988	36	51		10		36	1988
1987 & prior	37	50				37	1987 & prior

2024 Valuation Table 14

		*Code 723		*Code 724	Code 725		
Model Year	Age	Class 1&2	All Other	ALL	ALL	Age	Model Year
2025	0		99	65	92	0	2025
*2025	0	25				0	*2025
2024	0		99	65	90	0	2024
*2024	0	25				0	*2024
2023	1		99	65	90	1	2023
*2023	1	25				1	*2023
2022	2		99	65	90	2	2022
*2022	2	41				2	*2022
2021	3		95	65	90	3	2021
*2021	3	54				3	*2021
2020	4		93	65	90	4	2020
*2020	4	68				4	*2020
2019	5		90	65	88	5	2019
*2019	5	80				5	*2019
2018	6	89	89	60	86	6	2018
2017	7	87	87	55	85	7	2017
2016	8	85	85	50	84	8	2016
2015	9	83	83	45	82	9	2015
2014	10	81	81	42	80	10	2014
2013	11	77	77	35	79	11	2013
2012	12	73	73	35	76	12	2012
2011	13	70	70	30	73	13	2011
2010	14	68	68		70	14	2010
2009	15	62	62		66	15	2009

2024 Valuation Table 14

		*Code 723		*Code 724	Code 725		
Model Year	Age	Class 1&2	All Other	ALL	ALL	Age	Model Year
2008	16	57	57		62	16	2008
2007	17	56	56		57	17	2007
2006	18	54	54		54	18	2006
2005	19	51	51		50	19	2005
2004	20	50	50		47	20	2004
2003	21	49	49		44	21	2003
2002	22	48	48		42	22	2002
2001	23	47	47		41	23	2001
2000	24	46	46		40	24	2000
1999	25	44	44			25	1999
1998	26	43	43			26	1998
1997	27	41	41			27	1997
1996	28	39	40			28	1996
1995	29	36				29	1995
1994	30	33				30	1994
1993	31	30				31	1993
1992	32	25				32	1992
1991	33	20				33	1991
1990	34	18				34	1990
1989	35	15				35	1989
1988	36					36	1988
1987 & prior	37					37	1987 & prior

2024 Valuation Table 15

The square foot valuation method is based on published building cost indexes. Key features of the square foot method include:

- Replacement cost new less depreciation is derived, rather than historic cost less depreciation.
- Quality indicator / grade is based on the original quality of the manufactured housing.⁸
- Separate depreciation schedules are used for single- and multi-section manufactured housing.
- Depreciation tables are created using manufactured housing sales.
- Additional adjustments may be necessary for mobile offices, park models, or travel trailers.

The replacement cost new of a manufactured housing unit is calculated based on size, number of sections, and construction quality. The replacement cost new will be adjusted annually to reflect changes in the manufacturing costs of new manufactured housing units. With respect to size, only livable square footage should be included. Because the dimensions listed on a title may include structures like the towing tongue and/or porch of a manufactured housing unit, a field check is necessary to obtain accurate measurements for calculating the livable square footage.

The appropriate valuation factor is applied to the replacement cost new to derive the replacement cost new less depreciation for each manufactured housing unit. Valuation Table 15 contains valuation factors to be used with the square foot method.

⁸ The quality indicator / grade benchmarks developed by the Department are based upon statewide data and should be used only as a starting point. Assessors should conduct a field check in order to make a final determination of the quality indicator / grade of individual manufactured housing units.

Valuation Table 15 (Square Feet) Use to Calculate FCV

2024 personal/2025 affixed SINGLE SECTION mobile homes - Percent Good						
YEAR	AGE	Quality Indicator 2 & Below	Quality Indicator 3	Quality Indicator 4 & Above	AGE	YEAR
2025/2024	0	98	98	98	0	2025/2024
2023	1	98	98	98	1	2023
2022	2	98	98	98	2	2022
2021	3	96	96	96	3	2021
2020	4	94	94	95	4	2020
2019	5	92	93	94	5	2019
2018	6	90	91	93	6	2018
2017	7	87	90	92	7	2017
2016	8	85	89	90	8	2016
2015	9	82	88	88	9	2015
2014	10	80	86	86	10	2014
2013	11	78	84	84	11	2013
2012	12	76	80	82	12	2012
2011	13	74	78	80	13	2011
2010	14	72	76	78	14	2010
2009	15	70	72	76	15	2009
2008	16	68	70	74	16	2008
2007	17	66	68	72	17	2007
2006	18	64	66	70	18	2006
2005	19	63	64	69	19	2005
2004	20	62	62	67	20	2004
2003	21	58	60	63	21	2003

Valuation Table 15 (Square Feet) Use to Calculate FCV

2024 personal/2025 affixed SINGLE SECTION mobile homes - Percent Good						
YEAR	AGE	Quality Indicator 2 & Below	Quality Indicator 3	Quality Indicator 4 & Above	AGE	YEAR
2002	22	55	58	62	22	2002
2001	23	52	58	60	23	2001
2000	24	50	55	58	24	2000
1999	25	48	52	57	25	1999
1998	26	44	49	55	26	1998
1997	27	42	48	54	27	1997
1996	28	42	46	53	28	1996
1995	29	42	44	50	29	1995
1994	30	40	42	48	30	1994
1993	31	38	40	46	31	1993
1992	32	36	38	44	32	1992
1991	33	34	34	42	33	1991
1990	34	30	32	40	34	1990
1989	35	28	29	36	35	1989
1988	36	26	27	34	36	1988
1987	37	24	25	32	37	1987
1986	38	20	23	27	38	1986
1985	39	18	21	23	39	1985
1984	40	16	19	19	40	1984
1983	41	15	17	17	41	1983
1982 & Prior	42	14	16	16	42	1982 & Prior

Valuation Table 15 (Square Feet) Use to Calculate FCV

2024 personal/2025 affixed MULTISECTION mobile homes - Percent Good						
YEAR	AGE	Quality Indicator 2 & Below	Quality Indicator 3	Quality Indicator 4 & Above	AGE	YEAR
2025/2024	0	98	98	98	0	2025/2024
2023	1	98	98	98	1	2023
2022	2	98	98	98	2	2022
2021	3	98	98	98	3	2021
2020	4	96	96	96	4	2020
2019	5	94	94	94	5	2019
2018	6	92	92	92	6	2018
2017	7	90	90	91	7	2017
2016	8	88	88	90	8	2016
2015	9	86	86	88	9	2015
2014	10	84	84	86	10	2014
2013	11	82	82	84	11	2013
2012	12	80	80	82	12	2012
2011	13	78	79	80	13	2011
2010	14	76	77	78	14	2010
2009	15	74	75	76	15	2009
2008	16	72	73	74	16	2008
2007	17	69	71	72	17	2007
2006	18	68	69	71	18	2006
2005	19	66	68	70	19	2005
2004	20	64	66	69	20	2004
2003	21	63	64	67	21	2003

Valuation Table 15 (Square Feet) Use to Calculate FCV

2024 personal/2025 affixed MULTISECTION mobile homes - Percent Good						
YEAR	AGE	Quality Indicator 2 & Below	Quality Indicator 3	Quality Indicator 4 & Above	AGE	YEAR
2002	22	62	62	65	22	2002
2001	23	61	61	63	23	2001
2000	24	59	59	61	24	2000
1999	25	57	57	59	25	1999
1998	26	53	54	57	26	1998
1997	27	50	51	56	27	1997
1996	28	47	50	55	28	1996
1995	29	44	47	52	29	1995
1994	30	42	46	50	30	1994
1993	31	42	45	49	31	1993
1992	32	40	44	48	32	1992
1991	33	38	40	44	33	1991
1990	34	38	38	42	34	1990
1989	35	36	36	40	35	1989
1988	36	33	34	38	36	1988
1987	37	30	33	36	37	1987
1986	38	28	32	35	38	1986
1985	39	27	30	33	39	1985
1984	40	26	29	32	40	1984
1983	41	20	24	29	41	1983
1982 & Prior	42	18	20	24	42	1982 & Prior