



**Q: Why am I required to register before I know if I want to buy a report?**

A: Commercial data entry can be complicated and time-consuming. Most of the time, you'll have all the data and time needed to complete a report without interruption. But if you don't, we will have saved your work with your user name and password.

**Q: How long will the cost estimate reports I create be held in my file?**

A: For 30 days. Each report must be printed out before the completed report is 30 days old.

**Q: The cost of a report for a single structure is \$25. Any structure? Any size?**

A: Yes. Any structure, regardless of the number of sections, or additions to the main section.

**Q: What's the advantage of estimating cost for every section instead of the building as a whole.**

A: Sections are sections for a reason. One section was built when the building was new. Other sections added later or constructed differently. Consequently, you must create a separate section when the structure type (frame class) is different. The cost associated with individual sections could be very different, as could the depreciation on those sections and the occupancy of each.

**Q: The cost estimator I've been using has 6 basic structure types (classes). Moore has more, Why?**

A: Because Moore has more structure types to choose from, especially having 3 types that further refine the traditional class "C", you have more options for matching a structure type to its unique construction materials and associated costs. This feature improves the replacement cost new (RCN) accuracy for the buildings in this commonly used structure type classification.

**Q: Is there a "cheat sheet" matching what I've been using to the corresponding structure type in MCO?**

A: Yes, if you've been using the most widely used Commercial Cost Tables, the following schedule will help you choose the right construction type in MCO.

Structure Type (9)	Widely-Used codes (6)	MCO Codes
Light wood or steel stud frame (res)	D	1
Heavier wood or steel stud frame (light comm)	D	2
Unreinforced masonry walls, wood joist	C	3
Reinforce masonry walls, metal joist, decks w/Concrete fill	C	4
Pre-cast tilt-up concrete walls, metal joist, decks w/conc fill	C	5



Engineered wood post frame (Pole buildings)	D pole	6
Pre-engineered steel frame	S	7
Structural steel frame w/ fire resistant coating	A or B	8
Steel reinforced concrete frame, highly fire resistant	A or B	9

**Q: Why doesn't MCO provide depreciation from a table so that I don't have to enter it?**

A: Because physical, functional, and economic depreciation require the judgement that only an experienced appraiser can provide. MCO provides the complex calculations needed for an accurate estimate of the construction cost of a new building with the same utility and functionality as the subject building. The appraiser then provides the estimated depreciation based on knowledge and experience, giving the best combination of human and computer contribution toward an accurate estimate of value.