

Calico Rock School District 33-01



RISK MANAGEMENT APPRAISAL INSPECTION REPORT

ARKANSAS INSURANCE DEPARTMENT
Risk Management Division
1200 West Third Street
Little Rock, Arkansas 72201
Phone: 501-371-2690 Fax: 501-371-2842
Email: insurance.risk.management@arkansas.gov
www.insurance.arkansas.gov



2
0
1
7

STATEMENT OF VALUES
BUILDINGS/STRUCTURES AND CONTENTS COVERAGE
ARKANSAS PUBLIC SCHOOL INSURANCE TRUST FUND
ARKANSAS INSURANCE DEPARTMENT
Risk Management Division
 1200 West Third Street
 Little Rock, Arkansas 72201
 Phone: 501-371-2690 Fax: 501-371-2842
 Email: insurance.risk.management@arkansas.gov
www.insurance.arkansas.gov



Policy Period: 07/01/2016 - 06/30/2017

	Address	City	Zip Code	Asset ID	Square Feet	Cost To Rebuild	Replacement Cost Building	Values Insured		Total Insured Value	
								Agreed Value	Contents		
33-01 - Calico Rock School District											
33-01 - Elementary - 301 College Street											
33-01 - Elementary - 301 College Street											
1	BUS GARAGE	Calico Rock	72519	33-01: 7	2,500	137,448.00	137,448.00	0.00	40,000.00	177,448.00	
2	ELEMENTARY AND AUDITORIUM	Calico Rock	72519	33-01: 4	67,984	8,173,914.00	8,173,914.00	0.00	1,900,000.00	10,073,914.00	
3	GYMNASIUM	Calico Rock	72519	33-01: 6	12,158	1,605,240.00	1,605,240.00	0.00	311,407.00	1,916,647.00	
4	LIFE SKILLS	Calico Rock	72519	33-01: 5	2,146	236,210.00	236,210.00	0.00	47,200.00	283,411.00	
5	MAINTENANCE STORAGE	Calico Rock	72519	33-01: 486	1,200	26,472.00	26,472.00	0.00	75,000.00	101,472.00	
6	PAVILLION	Calico Rock	72519	33-01: 2428	400	8,116.00	8,116.00	0.00	1,624.00	9,740.00	
7	PRESCHOOL PLAYGROUND SHED (NOT INSURED)	Calico Rock	72519	33-01: 15501	200	1,566.00	0.00	0.00	0.00	0.00	
8	SHOP/ STORAGE	Calico Rock	72519	33-01: 1978	660	12,797.00	12,797.00	0.00	15,000.00	27,797.00	
9	WHITE RIVER PRESCHOOL	Calico Rock	72519	33-01: 1358	3,808	454,295.00	454,295.00	0.00	88,740.00	543,035.00	
33-01 - Senior High - No. 1 Pirates Place											
33-01 - Senior High - No. 1 Pirates Place											
10	AGRI STORAGE	Calico Rock	72519	33-01: 2425	630	9,348.00	9,348.00	0.00	15,000.00	24,348.00	
11	BASEBALL COMPLEX	Calico Rock	72519	33-01: 2426	1,164	194,300.00	194,300.00	0.00	28,330.00	222,629.00	
12	CATTLE BARN AND SHED	Calico Rock	72519	33-01: 27	3,644	80,363.00	80,363.00	0.00	16,009.00	96,372.00	
13	GREENHOUSE	Calico Rock	72519	33-01: 67	1,200	14,076.00	14,076.00	0.00	2,815.00	16,891.00	
14	HIGH SCHOOL COMPLEX	Calico Rock	72519	33-01: 28	67,416	9,488,138.00	9,488,138.00	0.00	1,897,546.00	11,385,684.00	
15	HOG BARN	Calico Rock	72519	33-01: 68	1,248	31,599.00	31,599.00	0.00	3,493.00	35,092.00	
Totals						166,358	20,473,882.83	20,472,316.83	0.00	4,442,163.69	24,914,480.52

Effective Date Last Revision: 2/13/17
 Date Prepared: 2/15/17

Note: Trails, bridges, paths, boardwalks, Lift stations and other infrastructure are not insured unless scheduled.

Note: Agreed Amounts Insured are Maximum Values Insured.

Property Retention \$1,000
Boiler/Machinery Retention \$5,000
Inland Marine Retention \$1,000
 See Insurance Coverage Summary and Limits form for other retentions.

All buildings listed on the Statement of Values are located at the address shown below unless otherwise noted on the Statement of Values or the attached Building Address Schedule. Building descriptions are included in the Building Appraisal Report for each building.

Contact Information

Mailing Address/Phone No:
 Jerry Skidmore, / Jessica Moser,
 P.O. Box 220,
 Calico Rock, AR 72519-0220
 Phone: (870) 297-8339 Fax: (870) 297-4233
 skid@calico.k12.ar.us

33-01 - Calico Rock School District

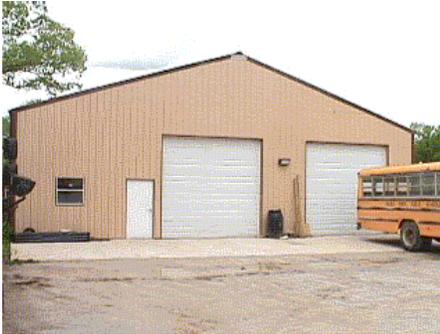
No properties for this location

33-01 - Calico Rock School District - Elementary - 301 College Street

	Building Address 1	City
33-01: 7 - BUS GARAGE	301 College St. C	Calico Rock
33-01: 4 - ELEMENTARY AND AUDITORIUM	301 College St. F	Calico Rock
33-01: 6 - GYMNASIUM	301 College St. D	Calico Rock
33-01: 5 - LIFE SKILLS	301 College St. E	Calico Rock
33-01: 486 - MAINTENANCE STORAGE	301 College St. G	Calico Rock
33-01: 2428 - PAVILION	301 College St. H	Calico Rock
33-01: 15501 - PRESCHOOL PLAYGROUND SHED (NOT INSURED)	301 College St.	Calico Rock
33-01: 1978 - SHOP/ STORAGE	301 College St. A	Calico Rock
33-01: 1358 - WHITE RIVER PRESCHOOL	301 College St. B	Calico Rock

33-01 - Calico Rock School District - Senior High - No. 1 Pirates Place

	Building Address 1	City
33-01: 2425 - AGRI STORAGE	No. 1 Pirates Place F	Calico Rock
33-01: 2426 - BASEBALL COMPLEX	No. 1 Pirates Place G	Calico Rock
33-01: 27 - CATTLE BARN AND SHED	No. 1 Pirates Place E	Calico Rock
33-01: 67 - GREENHOUSE	No. 1 Pirates Place C	Calico Rock
33-01: 28 - HIGH SCHOOL COMPLEX	No. 1 Pirates Place D	Calico Rock
33-01: 68 - HOG BARN	No. 1 Pirates Place B	Calico Rock



33-01 - Calico Rock School District
33-01 - Elementary - 301 College Street
33-01 - Elementary - 301 College Street
BUS GARAGE
301 College St. C
Calico Rock 72519

Building Appraisal	Square Footage	Cost Per Unit(sqFT)	Cost To Rebuild
A)	2,500	\$53.59	\$133,975.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
B) LOFT	288	\$12.06	\$3,473.28
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
			\$0.00
Total	2,500.00		\$137,448.28

Leased	Building Insured	TC	PC	EZ	ET	FZ	CT	BC
	X	330	05	4	16	X	1	VG
Values Insured								
Replacement Cost-Building							\$137,448.28	
Agreed Amount-Building							\$0.00	
Contents							\$40,000.00	
Total Insured							\$177,448.28	
Number of Levels								
								1
Year Built								
								2000
Date of Total Renovation								
Date of Addition								

Construction Code	
CSP1	100%
CSP2	0%
CSP3	0%
CSP4	0%
CSP5	0%
CSP6	0%

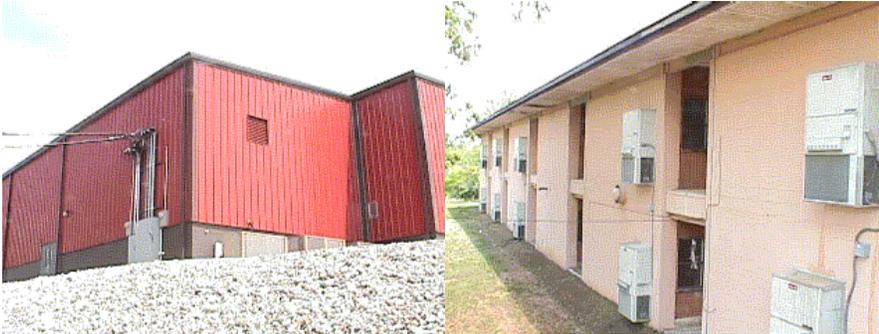
Alarms and Emergency Equipment	
Air Duct-Central Station	
Air Duct-Local	
Ansul System	
Auxillary Lights	
Battery Smoke	
Burglar-Central Station	
Burglar-Local	
Emergency Generator	
Fire Doors-Automated	
Fire Extinguisher	X
Fire Pump	
Gaseous Fire Suppression	
Hardwire Smoke Central Station	
Hardwire Smoke-Local	
Heat- Local	
Heat- Central Station	
Pull Station-Local	
Pull Station-Central Station	
Sprinklers	
Sprinklers - Attic	
Standpipe System	

Roof Covering	
Metal	100%
Wood	0%
Concrete	0%
Composition	0%
Built-Up	0%
Other	

Electrical	
None	
Without Conduit	
With Conduit	X
Unknown	

Exposure to Other Structures	CSP 1-2	CSP 3-6
0'-50'		
51'-100'		
Over 100'	X	X

Appraisal Descriptions and Comments
A) SERVICE GARAGE (528), SEC. 14-32, 2.25, CLASS D, FMC, CONCRETE, FLOORS, EXP. WALLS, PLYWOOD CEILINGS, 16' HT. MOD., 90% LOCAL, SUS. RADIANT.
B) LOFT, FLOOR STRUCTURE, SEC. 44-2, 4.0, WOOD JOISTS AND SHEATHING, 90% LOCAL.
NOTE: TANKS AND PUMPS ARE NOT SCHOOL PROPERTY.
Security Hours
8A - 3P, M-F
Occupancy Hours
7A - 5P, M-F



33-01 - Calico Rock School District
33-01 - Elementary - 301 College Street
33-01 - Elementary - 301 College Street
ELEMENTARY AND AUDITORIUM
301 College St. F
Calico Rock 72519

Building Appraisal	Square Footage	Cost Per Unit(sqFT)	Cost To Rebuild	Leased	Building Insured	TC	PC	EZ	ET	FZ	CT	BC
A) ELEMENTARY	51,544	\$125.98	\$6,493,513.12		X	330	05	4	16	X	2	G
B) AUDITORIUM	16,440	\$89.98	\$1,479,271.20									
	0	\$0.00	\$0.00									
	0	\$0.00	\$0.00									
	0	\$0.00	\$0.00									
PORCH	400	\$41.53	\$16,612.00									
	0	\$0.00	\$0.00									
	0	\$0.00	\$0.00									
EQUIPMENT			\$184,517.42									
Total	67,984.00		\$8,173,913.74									

Values Insured	
Replacement Cost-Building	\$8,173,913.74
Agreed Amount-Building	\$0.00
Contents	\$1,900,000.00
Total Insured	\$10,073,913.74

Number of Levels	2
Year Built	1966
Date of Total Renovation	
Date of Addition	2004

Construction Code	
CSP1	0%
CSP2	54%
CSP3	46%
CSP4	0%
CSP5	0%
CSP6	0%

Roof Covering	
Metal	100%
Wood	0%
Concrete	0%
Composition	0%
Built-Up	0%
Other	

Electrical	
None	
Without Conduit	
With Conduit	X
Unknown	

Exposure to Other Structures	CSP 1-2	CSP 3-6
0'-50'		
51'-100'		
Over 100'	X	X

Alarms and Emergency Equipment	
Air Duct-Central Station	
Air Duct-Local	24%
Ansul System	X
Auxillary Lights	X
Battery Smoke	
Burglar-Central Station	
Burglar-Local	
Emergency Generator	
Fire Doors-Automated	X
Fire Extinguisher	X
Fire Pump	
Gaseous Fire Suppression	
Hardwire Smoke Central Station	
Hardwire Smoke-Local	1
Heat- Local	24%
Heat- Central Station	
Pull Station-Local	X
Pull Station-Central Station	
Sprinklers	
Sprinklers - Attic	
Standpipe System	

Security Hours
8A-3P, M-F
Occupancy Hours
7A - 5P M-F

Appraisal Descriptions and Comments

A) ELEMENTARY (365), CLASS C, SEC. 18-11, 2.0, ACOUSTIC, P. BLOCK, TILE, DED. H.P., ADD PACK HVAC, 10' HT. MOD., 90% LOCAL.

B) AUDITORIUMS (302), SEC. 16-14, CLASS S, 1.5, PACK HVAC, 14' HT. MOD., ACOUSTIC, CARPET, 90% LOCAL.

C) EQUIPMENT: THEATER SEATING, SEC. 65-10, NEIGHBORHOOD TYPE, UPHOLSTERED, \$198.50/SEAT, 842 SEATS, \$167,137.

(1)MAIN OFFICE AT CONTROL PANEL

COMMENT: UPPER ELEMENTARY - 1980 / CSP-2 - 18,900 S.F., LOWER ELEMENTARY - 1966 / CSP-2 - 17,374 S.F., LOWER ELEMENTARY - 2000 / CSP-3 - 15,270 S.F. AUDITORIUM - 2004 / CSP-3.



33-01 - Calico Rock School District
33-01 - Elementary - 301 College Street
33-01 - Elementary - 301 College Street
LIFE SKILLS
301 College St. E
Calico Rock 72519

Building Appraisal	Square Footage	Cost Per Unit(sqFT)	Cost To Rebuild
A)	2,146	\$110.07	\$236,210.22
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
Total	2,146.00		\$236,210.22

Leased	Building Insured	TC	PC	EZ	ET	FZ	CT	BC
	X	330	05	4	16	X	1	F
Values Insured								
Replacement Cost-Building						\$236,210.22		
Agreed Amount-Building						\$0.00		
Contents						\$47,200.30		
Total Insured						\$283,410.52		
Number of Levels								1
Year Built								1946
Date of Total Renovation								
Date of Addition								

Construction Code	
CSP1	100%
CSP2	0%
CSP3	0%
CSP4	0%
CSP5	0%
CSP6	0%
Roof Covering	
Metal	0%
Wood	0%
Concrete	0%
Composition	100%
Built-Up	0%
Other	

Alarms and Emergency Equipment	
Air Duct-Central Station	
Air Duct-Local	
Ansul System	
Auxillary Lights	X
Battery Smoke	X
Burglar-Central Station	
Burglar-Local	
Emergency Generator	
Fire Doors-Automated	
Fire Extinguisher	X
Fire Pump	
Gaseous Fire Suppression	
Hardwire Smoke Central Station	
Hardwire Smoke-Local	X
Heat- Local	
Heat- Central Station	
Pull Station-Local	X
Pull Station-Central Station	
Sprinklers	
Sprinklers - Attic	
Standpipe System	

Electrical	
None	
Without Conduit	X
With Conduit	
Unknown	

Exposure to Other Structures	CSP 1-2	CSP 3-6
0'-50'		
51'-100'	X	
Over 100'		X

Security Hours
8A - 3P, M-F
Occupancy Hours
NONE

Appraisal Descriptions and Comments
A) CLASSROOM (356), SEC. 18-14, CLASS D-STONE VENEER, 2.25, WOOD FLOORS, ACT CEILING, PANEL WALLS, 10' HT. MOD., T.W.H.P, 90% LOCAL.



33-01 - Calico Rock School District
33-01 - Elementary - 301 College Street
33-01 - Elementary - 301 College Street
PRESCHOOL PLAYGROUND SHED (NOT INSURED)
301 College St.
Calico Rock 72519

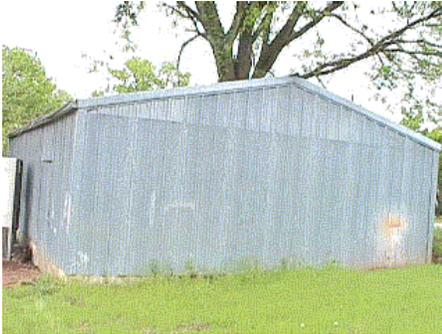
Building Appraisal	Square Footage	Cost Per Unit(sqFT)	Cost To Rebuild	Leased	Building Insured	TC	PC	EZ	ET	FZ	CT	BC	
	200	\$7.83	\$1,566.00			330	05	4	16	X	1	F	
			\$0.00	Values Insured									
			\$0.00	Replacement Cost-Building								\$0.00	
			\$0.00	Agreed Amount-Building								\$0.00	
			\$0.00	Contents								\$0.00	
			\$0.00	Total Insured								\$0.00	
			\$0.00										
			\$0.00	Number of Levels								1	
			\$0.00	Year Built								1990	
Total	200.00		\$1,566.00										

Construction Code		Alarms and Emergency Equipment
CSP1	100%	Air Duct-Central Station
CSP2		Air Duct-Local
CSP3		Ansul System
CSP4		Auxillary Lights
CSP5		Battery Smoke
CSP6		Burglar-Central Station
		Burglar-Local
Roof Covering		Emergency Generator
Metal	100%	Fire Doors-Automated
Wood		Fire Extinguisher
Concrete		Fire Pump
Composition		Gaseous Fire Suppression
Built-Up		Hardwire Smoke Central Station
Other		Hardwire Smoke-Local
		Heat- Local
Electrical		Heat- Central Station
None	X	Pull Station-Local
Without Conduit		Pull Station-Central Station
With Conduit		Sprinklers
Unknown		Sprinklers - Attic
		Standpipe System
Exposure to Other Structures	CSP 1-2	CSP 3-6
0'-50'	X	
51'-100'		
Over 100'		X
Security Hours		
8A-3P, M-F		
Occupancy Hours		
8A-5P, M-F		

Appraisal Descriptions and Comments

TOOLSHEED (456) SEC. 17-12, CLASS D, 1.0, EXP TRUSS, NO WALKS, DIRT BASE, 8' HT, 90% LOC.

RISK MANAGEMENT DIVISION, ARKANSAS INSURANCE DEPARTMENT



33-01 - Calico Rock School District
33-01 - Elementary - 301 College Street
33-01 - Elementary - 301 College Street
SHOP/ STORAGE
301 College St. A
Calico Rock 72519

Building Appraisal	Square Footage	Cost Per Unit(sqFT)	Cost To Rebuild	Leased	Building Insured	TC	PC	EZ	ET	FZ	CT	BC
	660	\$19.39	\$12,797.40		X	330	05	4	16	X	1	G
	0	\$0.00	\$0.00	Values Insured								
	0	\$0.00	\$0.00	Replacement Cost-Building \$12,797.40								
	0	\$0.00	\$0.00	Agreed Amount-Building \$0.00								
	0	\$0.00	\$0.00	Contents \$15,000.00								
	0	\$0.00	\$0.00	Total Insured \$27,797.40								
	0	\$0.00	\$0.00	Number of Levels 1								
	0	\$0.00	\$0.00	Year Built 1970								
	0	\$0.00	\$0.00	Date of Total Renovation								
	0	\$0.00	\$0.00	Date of Addition								
Total	660.00		\$12,797.40									

Construction Code	
CSP1	100%
CSP2	0%
CSP3	0%
CSP4	0%
CSP5	0%
CSP6	0%

Roof Covering	
Metal	100%
Wood	0%
Concrete	0%
Composition	0%
Built-Up	0%
Other	

Electrical	
None	X
Without Conduit	
With Conduit	
Unknown	

Exposure to Other Structures	CSP 1-2	CSP 3-6
0'-50'	X	
51'-100'		X
Over 100'		

Alarms and Emergency Equipment	
Air Duct-Central Station	
Air Duct-Local	
Ansul System	
Auxillary Lights	
Battery Smoke	
Burglar-Central Station	
Burglar-Local	
Emergency Generator	
Fire Doors-Automated	
Fire Extinguisher	X
Fire Pump	
Gaseous Fire Suppression	
Hardwire Smoke Central Station	
Hardwire Smoke-Local	
Heat- Local	
Heat- Central Station	
Pull Station-Local	
Pull Station-Central Station	
Sprinklers	
Sprinklers - Attic	
Standpipe System	

Security Hours
8A - 3P, M-F

Occupancy Hours
NONE

Appraisal Descriptions and Comments
FARM UTILITY BLDG. (477), SEC. 17-26, CLASS D, 3.0, SLAB, EXP. CEILING AND WALL, 8' HT. MOD., 90% LOCAL.



33-01 - Calico Rock School District
33-01 - Elementary - 301 College Street
33-01 - Elementary - 301 College Street
WHITE RIVER PRESCHOOL
301 College St. B
Calico Rock 72519

Building Appraisal	Square Footage	Cost Per Unit(sqFT)	Cost To Rebuild
	3,808	\$116.51	\$443,670.08
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
PORCH	304	\$34.95	\$10,624.80
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
			\$0.00
Total	3,808.00		\$454,294.88

Leased	Building Insured	TC	PC	EZ	ET	FZ	CT	BC
	X	330	05	4	16	X	2	F
Values Insured								
Replacement Cost-Building						\$454,294.88		
Agreed Amount-Building						\$0.00		
Contents						\$88,740.26		
Total Insured						\$543,035.14		
Number of Levels								
								1
Year Built								
								1954
Date of Total Renovation								
Date of Addition								

Construction Code	
CSP1	0%
CSP2	100%
CSP3	0%
CSP4	0%
CSP5	0%
CSP6	0%

Roof Covering	
Metal	100%
Wood	0%
Concrete	0%
Composition	0%
Built-Up	0%
Other	

Electrical	
None	
Without Conduit	
With Conduit	X
Unknown	

Exposure to Other Structures	CSP 1-2	CSP 3-6
0'-50'		
51'-100'	X	
Over 100'		X

Alarms and Emergency Equipment	
Air Duct-Central Station	
Air Duct-Local	
Ansul System	
Auxillary Lights	
Battery Smoke	X
Burglar-Central Station	
Burglar-Local	
Emergency Generator	
Fire Doors-Automated	
Fire Extinguisher	X
Fire Pump	
Gaseous Fire Suppression	
Hardwire Smoke Central Station	
Hardwire Smoke-Local	X
Heat- Local	
Heat- Central Station	
Pull Station-Local	X
Pull Station-Central Station	
Sprinklers	
Sprinklers - Attic	
Standpipe System	

Appraisal Descriptions and Comments
CAFETERIA (530), SEC. 13-15, CLASS C, 2.5, ACOUSTIC, P. BLOCK, TILE, T.W.H.P., ADD FORCED, 9' HT, 90% LOCAL.

COMMENT: WAS REMODELED FOR DAYCARE OPERATION.

Security Hours
8A - 3P, M-F
Occupancy Hours
NONE



33-01 - Calico Rock School District
33-01 - Senior High - No. 1 Pirates Place
33-01 - Senior High - No. 1 Pirates Place
BASEBALL COMPLEX
No. 1 Pirates Place G
Calico Rock 72519

Building Appraisal	Square Footage	Cost Per Unit(sqFT)	Cost To Rebuild
A) CONCESSION STAND	504	\$71.74	\$36,156.96
B) STORAGE BLDG.	380	\$50.27	\$19,102.60
C) DUGOUTS	280	\$10.70	\$2,996.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
D) COMPLEX			\$136,044.00
Total	1,164.00		\$194,299.56

Leased	Building Insured	TC	PC	EZ	ET	FZ	CT	BC
	X	330	05	4	16	X	1	G
Values Insured								
Replacement Cost-Building						\$194,299.56		
Agreed Amount-Building						\$0.00		
Contents						\$28,329.75		
Total Insured						\$222,629.31		
Number of Levels								
1								
Year Built								
Date of Total Renovation								
Date of Addition								

Construction Code	
CSP1	100%
CSP2	0%
CSP3	0%
CSP4	0%
CSP5	0%
CSP6	0%
Roof Covering	
Metal	0%
Wood	0%
Concrete	0%
Composition	0%
Built-Up	0%
Other	100

Alarms and Emergency Equipment
Air Duct-Central Station
Air Duct-Local
Ansul System
Auxillary Lights
Battery Smoke
Burglar-Central Station
Burglar-Local
Emergency Generator
Fire Doors-Automated
Fire Extinguisher
Fire Pump
Gaseous Fire Suppression
Hardwire Smoke Central Station
Hardwire Smoke-Local
Heat- Local
Heat- Central Station
Pull Station-Local
Pull Station-Central Station
Sprinklers
Sprinklers - Attic
Standpipe System

Appraisal Descriptions and Comments

A) RESTROOM BLDG. (432), SEC. 18-21, CLASS D, .5, METAL EXTERIOR, PLYWOOD INTERIOR, 8' HT, 90% LOC.

B) MAINTENANCE STORAGE (157), SEC. 18-21, CLASS C, 2.0, P.B. & SLAB, NO HVAC, 8' HT, 90% LOC.

C) MATERIAL COMMODITY SHELTER (473), SEC. 17-11, CLASS S, 2.0, SLAB, NO WALLS, 8' HT, 90% LOC.

D) COMPLEX: RECREATIONAL FACILITIES, 67-4, OLDER PARK, MIN. FACILITIES, 1.0, STRUCTURAL IMPROVEMENTS, 90% LOC., LOW RANGE, COMPLEX TO INCLUDE: (2) SETS LIGHT BLEACHERS; 168 SEATS; (6) 45' WOOD LIGHT POLES; (20) 1500 WATT M.H. LAMPS; NON L.E.D. SCOREBOARD; CHAIN LINK FENCING, 4', 6', 8', & 20' HEIGHTS, WITH & WITHOUT CAP.

Electrical	
None	
Without Conduit	X
With Conduit	
Unknown	

Exposure to Other Structures	CSP 1-2	CSP 3-6
0'-50'		
51'-100'	X	X
Over 100'		

Security Hours
8A - 3P, M-F
Occupancy Hours
SEASONAL



33-01 - Calico Rock School District
33-01 - Senior High - No. 1 Pirates Place
33-01 - Senior High - No. 1 Pirates Place
GREENHOUSE
No. 1 Pirates Place C
Calico Rock 72519

Building Appraisal	Square Footage	Cost Per Unit(sqFT)	Cost To Rebuild
	1,200	\$11.73	\$14,076.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
	0	\$0.00	\$0.00
Total	1,200.00		\$14,076.00

Leased	Building Insured	TC	PC	EZ	ET	FZ	CT	BC
	X	330	05	4	16	X	1	G

Values Insured	
Replacement Cost-Building	\$14,076.00
Agreed Amount-Building	\$0.00
Contents	\$2,814.56
Total Insured	\$16,890.56

Number of Levels	1
Year Built	2000
Date of Total Renovation	
Date of Addition	

Construction Code	
CSP1	100%
CSP2	0%
CSP3	0%
CSP4	0%
CSP5	0%
CSP6	0%
Roof Covering	
Metal	0%
Wood	0%
Concrete	0%
Composition	0%
Built-Up	0%
Other	100

Alarms and Emergency Equipment	
Air Duct-Central Station	
Air Duct-Local	
Ansul System	
Auxillary Lights	
Battery Smoke	
Burglar-Central Station	
Burglar-Local	
Emergency Generator	
Fire Doors-Automated	
Fire Extinguisher	
Fire Pump	
Gaseous Fire Suppression	
Hardwire Smoke Central Station	
Hardwire Smoke-Local	
Heat- Local	
Heat- Central Station	
Pull Station-Local	
Pull Station-Central Station	
Sprinklers	
Sprinklers - Attic	
Standpipe System	

Appraisal Descriptions and Comments
GREENHOUSE, (135), ARCH-RIB, LIGHT TUBULAR, CLASS S, 2.5, SEC. 17-22, DOUBLE POLYETHYLENE, GRAVEL BASE, (2) UP-FLOW GAS FURNACE- SHORT DUCT, FANS, NO HUM-PAD, ADD SHADE CURTAIN, ADD 12' HT. MOD., 90% LOCAL.

Electrical	
None	
Without Conduit	
With Conduit	X
Unknown	

Exposure to Other Structures	CSP 1-2	CSP 3-6
0'-50'	X	
51'-100'		
Over 100'		X

Security Hours
NONE
Occupancy Hours
NONE



33-01 - Calico Rock School District
33-01 - Senior High - No. 1 Pirates Place
33-01 - Senior High - No. 1 Pirates Place
HOG BARN
No. 1 Pirates Place B
Calico Rock 72519

Building Appraisal	Square Footage	Cost Per Unit(sqFT)	Cost To Rebuild	Leased	Building Insured	TC	PC	EZ	ET	FZ	CT	BC
	1,248	\$25.32	\$31,599.36		X	330	05	4	16	X	1	G
	0	\$0.00	\$0.00	Values Insured								
	0	\$0.00	\$0.00	Replacement Cost-Building \$31,599.36								
	0	\$0.00	\$0.00	Agreed Amount-Building \$0.00								
	0	\$0.00	\$0.00	Contents \$3,492.97								
	0	\$0.00	\$0.00	Total Insured \$35,092.33								
	0	\$0.00	\$0.00	Number of Levels 1								
	0	\$0.00	\$0.00	Year Built 1999								
	0	\$0.00	\$0.00	Date of Total Renovation								
	0	\$0.00	\$0.00	Date of Addition 2000								
Total	1,248.00		\$31,599.36									

Construction Code		Alarms and Emergency Equipment
CSP1	100%	Air Duct-Central Station
CSP2	0%	Air Duct-Local
CSP3	0%	Ansul System
CSP4	0%	Auxillary Lights
CSP5	0%	Battery Smoke
CSP6	0%	Burglar-Central Station
		Burglar-Local
		Emergency Generator
		Fire Doors-Automated
		Fire Extinguisher
		Fire Pump
		Gaseous Fire Suppression
		Hardwire Smoke Central Station
		Hardwire Smoke-Local
		Heat- Local
		Heat- Central Station
		Pull Station-Local
		Pull Station-Central Station
		Sprinklers
		Sprinklers - Attic
		Standpipe System
		Security Hours
		NONE
		Occupancy Hours
		NONE

Roof Covering	
Metal	100%
Wood	0%
Concrete	0%
Composition	0%
Built-Up	0%
Other	

Electrical	
None	
Without Conduit	X
With Conduit	
Unknown	

Exposure to Other Structures	CSP 1-2	CSP 3-6
0'-50'	X	
51'-100'		
Over 100'		X

Appraisal Descriptions and Comments
HOG BARNS (110), SEC. 17-41, CLASS D, 1.0, MIN CODE, SLAB, 8' HT., 90% LOC.

Arkansas Insurance Department

Asa Hutchinson
Governor



Alan Kerr
Commissioner

INSPECTION REPORT TERMINOLOGY

The inspection report utilizes various Insurance Services Office (ISO) and Marshall & Swift criteria for property inspection and valuation. Following are brief explanations of the report components.

TC (Territory Code) a number assigned by ISO to identify each county.

PC (Protection Class) an ISO rating on a one to ten scale reflecting proximity and fire fighting capability of fire department services, with a rating of "1" being most desirable.

EZ (Earthquake Zone) indicates probable earthquake activity on a scale of two to five, with "2" being of greatest probability. Zones are assigned by ISO.

ET (Earthquake Territory) established by ISO and correlates to the zip code.

FZ (Flood Zone) indicates a location within a probable flood hazard area identified using the current Flood Insurance Rate Map (FIRM), as prepared by Federal Emergency Management Agency (FEMA). Refer to the applicable (FIRM) for the explanation of the zone designation.

CT (Construction Type) also known as **CSP** (Commercial Statistical Plan) refers to six (6) types of construction in Building Inspection Reports. The following are abbreviated descriptions of the CT or CSP ratings:

"6" Fire Resistive Construction-generally defined as that which will withstand a fire of not less than two hours duration, including buildings with structural I-beams cast in at least two inches of concrete, or otherwise protected. Exterior walls may be masonry with a fire resistance rating of not less than two hours. Floors and roof decks may be monolithic poured reinforced concrete of a minimum thickness of four inches. Joist system construction with slabs supported by concrete joist must be on at least 36" centers with a slab thickness of not less than 2 ¾".

"5" Modified Fire Resistive-includes buildings with exterior walls, floors, and roof, constructed of masonry materials as in "6" above but deficient in thickness. Buildings which have a fire resistance rating of less than two hours, but not less than one hour.

"4" Masonry Non-Combustible-includes buildings with exterior walls of fire resistive construction (not less than one hour), or of masonry, and with non-combustible or slow

burning floors and roof. Generally, these have hollow concrete block or brick, with floors and roof decks constructed of steel materials which is not insulated against heat damage.

“3” Non-Combustible-is defined as those buildings with exterior walls, floors, and roof, of non-combustible or slow burning materials supported by non-combustible or slow burning supports. In general, this category of construction will primarily encompass pre-engineered metal buildings.

“2” Joisted Masonry-is defined as buildings with exterior walls of fire resistive construction (not less than one hour), or of masonry which have combustible floors and/or roof.

“1” Frame-are buildings with exterior walls, floors, and roof of combustible construction; or those with exterior walls of non-combustible or slow burning construction, with combustible floors and roof. Frame construction is that similar to most home construction and consists mostly of wood. Also, included will be buildings that have wood-joisted walls, brick exterior which is also described as “brick veneer”.

BC (Building Condition) is assigned according to the following scale:

“E” Excellent-or new or like new construction. Superior maintenance and upkeep.

“VG” Very Good-above average maintenance and upkeep.

“G” Good-sound construction; maintenance and upkeep are adequate.

“F” Fair-functionally sound; could use additional upkeep and/or maintenance.

“P” Poor-in need of repair, upkeep and maintenance.

“VP” Very Poor-run down; evidence of maintenance and upkeep is non-existent. Possibly unsafe for occupancy.

APPRAISAL STATEMENT

The replacement cost values indicated in the appraisal, are based on current construction cost and are estimates of the cost to replace the structure as of the date of this report. We have inspected the structure described and to the best of our knowledge and belief, the information contained in this report is correct. We have referred to the Marshall and Swift Valuation Service in arriving at our estimates of values, and thereby find the value to be as stated on the inspection forms.

The estimates of values do not include furniture, fixtures or other facilities that are ordinarily deemed personal property, necessary to the operation of this building. Such “contents” are insured by a separate amount indicated on the form. We rely heavily on agency input in determining the amount of contents coverage.

Under the APPRAISAL DESCRIPTION section of the inspection report for each building, we have indicated the Marshall Valuation Service class of construction. Very briefly:

Class “A” buildings have fire-resistive structural steel frames with reinforced concrete or masonry.

Class “B” buildings have reinforced concrete frames and concrete or masonry floors and roofs.

Class “C” buildings have masonry or concrete exterior walls, and wood or steel roof and floor components.

Class “D” buildings generally have wood frame, floor, and roof components.

Class “S” buildings have frames, roofs, and walls of incombustible metal. This class generally includes the pre-engineered metal buildings.

The class of construction is subdivided by a Marshall & Swift Valuation quality rating. You will often see quality ratings in quarter point increments to more specifically assign building cost.

“1” Low Cost

“2” Average Cost

“3” Good Quality

“4” Excellent Quality