

Chapter 25. General Business Assets

§2501. Guidelines for Ascertaining the Fair Market Value of Office Furniture and Equipment, Machinery and Equipment and Other Assets Used In General Business Activity

A. When the information necessary to use the market and income approaches to value is generally not available, the fair market value of office furniture and equipment, machinery and equipment and other assets used in general business activity can generally best be estimated by the cost approach with consideration of information provided by property owners on annual LAT 5 forms, written and verbal description of valuation factors impacting the property, and other sources. This approach allows the assessors across the State of Louisiana to fairly and uniformly assess business and industrial personal property, while, at the same time, allowing each assessor the discretion that is necessary to accommodate modernization, facelifting of equipment, and obsolescence. However, when market and/or income data is presented or reasonably available, all of the three approaches to value with reliable data should be considered to determine the reconciled fair market value of the assessed property.

B. The following data is required to use the cost approach to value:

1. total acquisition costs of equipment (including freight, installation, taxes and fees, as well as, date of purchase) indexed to adjust the cost for the effects of inflation;

i. acquisition costs can alternatively be determined using market data and/or through a study of current market conditions when actual costs are not available;

2. the average expected economic life of the equipment;

3. a typical depreciation schedule for the equipment; and

4. information to determine external (economic) and/or functional obsolescence, if any.

C. The assessor should obtain from the taxpayer the acquisition cost of the equipment, the actual age of the equipment, and any information that may reflect on the average economic life and fair market value of the equipment. These regulations, as adopted by the Louisiana Tax Commission, contain guidelines for average economic life, typical depreciation schedules and cost indices.

D. The procedure for establishing the fair market value of business and industrial personal property with the cost approach to value (excluding oil and gas properties, drilling rigs, inventories and leased equipment), includes these steps:

1. classify the personal property according to the classifications listed in Table 2503.A, or a different economic life supported by reliable evidence;

2. the classification table will refer the assessor to the correct composite multiplier column in Table 2503.D. The composite multiplier is a composite of the cost index and the percent good, which shall be updated annually by the LTC in order to comply with uniform assessment of personal property in this chapter;

3. select the correct composite multiplier from this table, based on the actual age of the equipment. For example, the age 1 composite multiplier applies to personal property purchased the year prior to the year it is being assessed (two years back for Orleans) and so on for the other ages;

4. multiply the composite multiplier times the acquisition cost by year of the equipment. The result is the reproduction cost new less physical depreciation (RCNLDP) of the equipment;

5. in the year in which the personal property has reached its minimum percent good, the applicable composite multiplier in use at that time is "frozen". For the assessment years that follow, the RCNLDP value does not change until the personal property is permanently taken out of service. An exception to this rule applies when the property has been reconditioned to extend its remaining economic life;

6. determine the amount of other forms of depreciation when present:

a. functional obsolescence as defined in Section 301;

b. economic (external) obsolescence as defined in Section 301;

7. deduct functional and/or economic (external) obsolescence from RCNLDP. The result is the fair market value of the equipment.

E. Nothing in this Section prohibits a taxpayer/property owner from arguing and submitting evidence that the tables contained in this Chapter fail to achieve fair market value in a particular appeal. A taxpayer/property owner has the burden to prove that a deviation from the tables contained in this Chapter is necessary to achieve fair market value.

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2503. Tables Ascertain Economic Lives, Percent Good and Composite Multipliers of Business and Industrial Personal Property

Table 2503.A
Suggested Guidelines For Ascertain Economic Lives of Business and Industrial Personal Property

The following alphabetical list includes most of the principal activities and types of machinery and equipment used in business throughout this state. The years shown represent an estimate of the average economic life of the equipment as experienced by the particular business or industry. The actual economic life of the assets of the business under appraisal may be more or less than the guidelines shown. The assessor must use his best judgment, in consultation with the property owner, in establishing the economic life of the property under appraisal.

Business Activity/Type of Equipment	Average Economic Life In Years
Agricultural Machinery & Equipment	10
Feed Mill Equipment (Production Line)	20
Air Conditioning & Heat Repair	10
Air Conditioning Single Room Unit	8
Aircraft Parts-Mfg. M & E	12
All Terrain Vehicles	10
Aluminum Industry M & E	20
Amusement Devices (Music, Pinball Mach., etc.	12
Inflatable Air Bouncers	5
VCR & DVD Players	5
Video Games	3
Video Poker Gaming Equipment	5
Amusement & Theme Parks	12
Antenna (ex. Mounted on Towers) for CATV, etc.	8
Apparel Mfg. M & E	20
Auto Parts Retail	10
Auto Quick Service	10

Auto Repair M & E	8
Diagnostic Equipment (Electronic)	5
Paint Booths	15
Small Tools	5
Bakeries:	
Industrial (i.e. Holsum, Sunbeam Bread)	20
Commercial (i.e. Albertson's, Mom & Pop, etc.)	12
Banks	
Alarm Systems	5
Automatic Teller Machines (ATM's)	8
Encoders	10
Furniture & Fixtures	12
Safety Deposit Boxes	25
Vault Doors	25
Video Equipment	5
Barber & Beauty Shops	10
Tanning Beds	10
Billboards, Poster Panels & Bulletin Boards	15
Bleach Mfg. M & E	12
Blueprinting, Photostating, Mimeographing & Lithographing (non - electronic)	10
Boat Molds (fiberglass)	8
Book Bindery	12
Bottling & Soft Drinks Mfg. M & E	20
Bowling Lanes	12
Automatic Pinsetters & other M & E	10
Brewing & Distilling M & E	20
Butcher Shops	12
C.A.T.V. Equipment	
Cablevision Systems	10
Headend Active (Equipment & Tower)	8
House Drops & Converters	3
P & E (Distribution)	10
Test Equipment & Tools	5
Tower	20
Cabinet Shop M & E	8

Candy & Confections Mfg. M & E	12
Cannery M & E	20
Car Wash (5 min. & coin-op)	10
Cash Registers & Scanners (Also See Supermarkets)	5
Cellular/PCS	
Antennas	5
Cellular/PCS Telephone Handsets	3
Electronics	5
Leasehold Improvements	15
Power and Batteries	5
Software	3
Switching	5
Towers -- Cellular/PCS and Microwave	20
Transmission	5
Cement, Clay & Brick Prods. Mfg. M & E	20
Chemical Industry M & E	15
Chiropractic Equipment	10
Clothing Mfg. M & E	20
Cocktail & Beer Bars	10
Coin-op Machines	10
Cold Storage Warehouse Equipment	12
Compressors (General Business Assets Only)	12
Computers	
Desktops	3
Handhelds	3
Laptops	3
Main Frame	5
Midrange	5
Peripherals	3
Personal Computers	3
Servers	5
Concrete Products M & E	20

Construction M & E	
Cranes, Crawler	20
General Construction	10
Asphalt Plants	
Portable	10
Stationary	12
Land Clearing	10
Marine Construction	
Ships & Vessels	20
Pleasure Craft	12
Mobile Telescopic	8
Road Construction (heavy)	10
Rock Crushing	
Portable	10
Stationary	12
Sewer & Utilities	10
Well Drilling (other than O & G)	10
Container Mfg. M & E	20
Converters (Residential Type)	3
Coolers (walk-in)	12
Coolers	
Water (Installed/Water Fountain)	10
Water (Portable)	5
Water Bottles (5 gallon)	3
Copy Machines	3
Costumes (rental)	5
Cotton Gins	12
Cranes (crawler)	20
Credit Card Machine (In Store Swipe-type)	5
Credit Card Machines (See Supermarket POS)	
Dairy Processing M & E	20
Day Care (Exclude Office, Kitchen & Computer Assets)	5
Dental Equipment	12
Department Store Furniture & Equipment	12
Dies & Molds	10
Digital Cameras & Recorders	5

Dispensing Machinery (coin-op)	10
Distilling & Brewing M & E	20
Doctors, Dentists & Professional Equipment	12
Drug Store F & F	12
Dry Cleaning & Laundry M & E (Except Coin-op)	12
(Coin-op)	5
Electrical Generating	
Gas & Diesel	10
Steam	25
Electrical Mfg. M & E	15
Electrical Transmission & Distribution	25
Electronic Equipment	5
Electronic Mfg. Equipment	8
Feedmill M & E	12
Fertilizer Applicators	10
Fertilizer Mfg. M & E	8
Fiberglass Molds	8
Fish Processing M & E	20
Fitness Equipment	
Electronic	5
Manual	8
Florist Retail (Except Computers and Other Office Equipment)	8
Flour, Cereal & Grain Milling	20
Food Processing M & E	20
Forklifts	
Inside	12
Outside	10
Foundry M & E	20
Fruit Bins & Cargo Pallets	10

Gaming Equipment:	
Casino Riverboats (See: Riverboat Casinos)	
Electronic, Slots or Computers	5
Lotto Machines	3
Mechanical, Slots	10
All Other Gaming Equipment	15
Garage M & E	8
General Contractor M & E	8
Golf Carts	8
Golf Course Equipment	10
Golf Course Tractors	12
GPS Receivers (Hand Held)	3
Greenhouse & Nursery M & E	10
Grocery Store F & F	12
Grocery Store Walk-in Coolers	12
Hardware Store F & F	12
Hatchery M & E	10
Health Spa Equipment	10
Hospital & Nursing Home Equipment	12
High Tech (Computer Driven) Equipment	5
Hotel F & F	10
Ice Cream Cabinets	10
Ice & Refrigeration M & E	20
Iron & Steel Industry M & E	25
Janitorial Service M & E	10
Jewelry Store F & F and Equipment	12
Key Duplication Equipment	10
Laboratory Equipment (Non-Electronic)	12
Landscaping M & E	10
Laundry & Dry Cleaning M & E (Except coin-op)	12
(Coin-op)	5

Leather Products Mfg. M & E	20
Libraries (Professional)	15
Lift Trucks (See: Forklifts)	
Lumber & Wood Products Industry	
Logging M & E	10
Log Stackers	10
Pulp, Paper & Paperboard M & E	20
Plywood & Veneer M & E	20
Scarifying M & E	10
Sawmills	
Portable	12
Stationary	20
Shake & Shingle Mills	
Portable	12
Stationary	20
Machine Shop M & E (Maintenance)	8
Machine Shop M & E (Production)	8
Mailing Machines	10
Meat Packing M & E	12
Meat Processing M & E (Complex)	20
Medical Equipment	12
Computer Driven	5
Metal Fabrication & Extrusion Mfg. M & E	20
Metal Sheet Fabrication	8
Mining, Milling & Quarry M & E	10
Mobile Yard Equipment	10
Modular Office Buildings (portable)	15
Mortuary Service Equipment	12
Motel Furniture & Equipment	10
Movie (Film Making)	8
Music Instruments (Rental)	8
Music Studio Recording Equipment	5

Music Systems (Background)	5
Neon Signs	10
Newspaper M & E	
Press	15
Photographic	10
Other M & E	15
Nursing Home Equipment	12
Mattresses	3
Nursery & Greenhouse M & E	10
Office Copy Machines, Faxes & Printers	3
Office Electronic Machines	5
Office F & F	12
Office Mailing Machines	10
Office Safes	25
Oilfield Rental Tanks	15
Outdoor Advertising Structures (See: Signs)	
Oxygen & Acetylene Tanks	25
P.A. Systems	10
Packing & Sorting M & E (Fruit, Vegetables, etc.)	12
Paint & Varnish Mfg. M & E	12
Pallets, Crates, Lugs, Bins, etc.	10
Petroleum Products Industry	
Bulk Station Equipment	25
Refining M & E	20
Service Station Equipment*	10
Photography Equipment	8
One-hour Photo processing Equipment	8
Plastic Extrusion Equipment	12
Plastic Illuminated Signs	10
Plumbing Shop Equipment	8
Plywood & Veneer Mfg. M & E	20
Pollution Control M & E	15

Pool Hall Equipment	12
Portalets	5
Poultry Plants M & E	12
Power & Generation M & E	
Gas & Diesel	10
Steam	25
Printing & Publishing Equipment (See: Newspaper)	
Professional Equipment	
Scientific, Doctors, Dentists, etc.	12
Libraries	15
Propane Tanks	25
Pulp & Paper Mfg. M & E	20
Radio & Television	
Broadcasting Equipment	8
C.A.T.V. (Cable Systems)	10
Digital Radio Equipment	5
Radio - Telephone Equipment - 2-Way	10
Recording Equipment	8
Service & Repair Equipment	10
Towers	20
Rental Equipment	
Linens	3
Public U-Rent (except heavy equipment)	5
Tuxedos	5
Video Tape, DVD & Game Rental	3
Research & Development M & E	3
Restaurants, Soda Fountains & Drive-Ins	10
Retail Stores F & F	12
Riverboat Casinos	
Required to cruise	15
Dockside on a permanent basis	20
Rock Crushers (See: Construction)	
Salt Dome Storage Wells & Caverns (LDNR Class II Type 10, 11-L or 11-N)	30
Sawmills (See: Lumber)	

Scaffolding (rental)	10
Search Lights	10
Service Station Equipment *	10
Sewer Construction Equipment	10
Sewing Equipment	12
Sheet Metal Fabrication	8
Shipbuilding (See: Construction)	
Shoes & Leather Products Mfg. M & E	20
Shipyards (See: Construction)	
Signs	
Bulletin Boards	15
Billboards	15
Neon	10
Plastic Illuminated	10
Poster Panels	15
Electronic Three-sided Billboard	10
Small Tools – perishable	5
Smelting M & E	20
Soft Drink Mfg. M & E (Batch)	20
Solar Farm	
Panels	25
Racking	20
Controls/Electronics	5
Tracking Motors	10
Inverters	10
Feeder Lines	20
O&M Facility	25
Fencing	15
Storage Buildings (portable)	10
Stores	
Retail	12
Wholesale	12
Sugar Cane Refining	20

Supermarkets	
Cash Register & Scanners	5
PA Systems (Public Address)	5
POS Computer Systems	3
Walk-in Coolers	12
Surveying Equipment (Also See Professional Equipment)	8
Tavern & Bar Equipment	10
Telecommunications Equipment (electronic)	8
Fiber Optic Cable (buried)	15
Fiber Optic (exposed)	8
Telephone & Intercom Systems	
Electronic	8
Manual (non-electronic)	10
Television & Radio (See: Radio)	
Textile, Tent & Awning Mfg. M & E	20
Theater	
F & F	15
Projection Equipment	8
Tire Recapping Equipment	12
Toilets, Portable	12
Towers	
Cellular	20
Microwave	20
Tuxedo Rental	5
Unclaimed Vehicles	10
Upholstery Equipment	10
VCR & DVD Equipment (If Rental Units, See Rental)	5
Vending Machines	10
Video Games	3
Video Poker Gaming Equipment	5
Warehouse Equipment	12
Water Systems	12

Welding Shop Equipment	12
Wholesale Stores	12
Winery Equipment	12
Woodworking Shop M & E	8
X-Ray Equipment	12

* If acquisition cost and age of service station equipment are not available, see **Chapter 9, Table 907.B-2**, for alternative assessment procedure.

Table 2503.B
Cost Indices

Year	Age	National Average 1926 = 100	January 1, 2023 = 100*
2023	1	2257.4	0.994
2022	2	2218.3	1.012
2021	3	1888.1	1.189
2020	4	1736.4	1.292
2019	5	1727.8	1.299
2018	6	1667.7	1.346
2017	7	1612.2	1.392
2016	8	1580.9	1.420
2015	9	1593.7	1.408
2014	10	1578.8	1.421
2013	11	1558.7	1.440
2012	12	1545.9	1.452
2011	13	1503.2	1.493
2010	14	1457.4	1.540
2009	15	1468.6	1.528
2008	16	1427.3	1.572
2007	17	1373.3	1.634
2006	18	1302.3	1.723
2005	19	1244.5	1.803
2004	20	1157.3	1.939
2003	21	1118.6	2.006
2002	22	1100.0	2.040
2001	23	1093.4	2.052
2000	24	1084.3	2.070
1999	25	1065.0	2.107
1998	26	1061.8	2.114
1997	27	1052.7	2.132
1996	28	1036.0	2.166
1995	29	1020.4	2.199
1994	30	985.0	2.278
1993	31	958.0	2.343

*Reappraisal Date: January 1, 2023 – 2244.2 (Base Year)

Table 2503.C
Percent Good

Age	3 Yr	5 Yr	6 Yr	8 Yr	10 Yr	12 Yr	15 Yr	20 Yr	25 Yr	30 Yr
1	.70	.85	.87	.90	.92	.94	.95	.97	.98	.98
2	.49	.69	.73	.79	.84	.87	.90	.93	.95	.97
3	.34	.52	.57	.67	.76	.80	.85	.90	.93	.95
4	.16	.34	.41	.54	.67	.73	.79	.86	.90	.93
5		.23	.30	.43	.58	.66	.73	.82	.87	.91
6		.18	.19	.33	.49	.58	.68	.78	.84	.89
7			.18	.26	.39	.50	.62	.74	.81	.86
8				.22	.30	.43	.55	.70	.78	.84
9				.20	.24	.36	.49	.65	.75	.82
10					.21	.29	.43	.60	.71	.79
11					.20	.24	.37	.55	.68	.76
12						.22	.31	.50	.64	.74
13						.20	.26	.45	.60	.71
14							.23	.40	.56	.68
15							.21	.35	.52	.65
16							.20	.31	.48	.61
17								.27	.44	.58
18								.24	.39	.54
19								.22	.34	.51
20								.21	.30	.47
21								.20	.28	.44
22									.26	.40
23									.24	.37
24									.20	.34
25									.20	.31
26									.20	.28
27										.26
28										.23
29										.21
30										.20
31										.20

Table 2503.D
Composite Multipliers
2024 (2025 Orleans Parish)

Age	3 Yr	5 Yr	6 Yr	8 Yr	10 Yr	12 Yr	15 Yr	20 Yr	25 Yr	30 Yr
1	.70	.84	.86	.89	.91	.93	.94	.96	.97	.97
2	.50	.70	.74	.80	.85	.88	.91	.94	.96	.98
3	.40	.62	.68	.80	.90	.95	1.01	1.07	1.11	1.13
4	.21	.44	.53	.70	.87	.94	1.02	1.11	1.16	1.20
5		.30	.39	.56	.75	.86	.95	1.07	1.13	1.18
6		.24	.26	.44	.66	.78	.92	1.05	1.13	1.20
7			.25	.36	.54	.70	.86	1.03	1.13	1.20
8				.31	.43	.61	.78	.99	1.11	1.19
9				.28	.34	.51	.69	.92	1.06	1.15
10					.30	.41	.61	.85	1.01	1.12
11					.29	.35	.53	.79	.98	1.09
12						.32	.45	.73	.93	1.07
13						.30	.39	.67	.90	1.06
14							.35	.62	.86	1.05
15							.32	.53	.79	.99
16							.31	.49	.75	.96
17								.44	.72	.95
18								.41	.67	.93
19								.40	.61	.92
20								.41	.58	.91
21								.40	.56	.88
22									.53	.82
23									.49	.76
24									.41	.70
25									.42	.65
26									.42	.59
27										.55
28										.50
29										.46
30										.46
31										.47

1. Data sources for tables are:
 - a. Cost Index - Marshall and Swift Publication Co.
 - b. Percent Good - Marshall and Swift Publication Co.
 - c. Average Economic Life - various

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