

Dairy structures

Dairy operations can vary in both size and complexity, and this is especially true of the structures that are present. There is a wide variety of different structures, each with their own MSB occupancy code within Cotality. When adding a structure in a new quote or amendment, the correct code is not always assigned by the system. The steps below will guide you on how to review and update the occupancy code, if necessary. In this example the building in question is a Dairy Parlor.

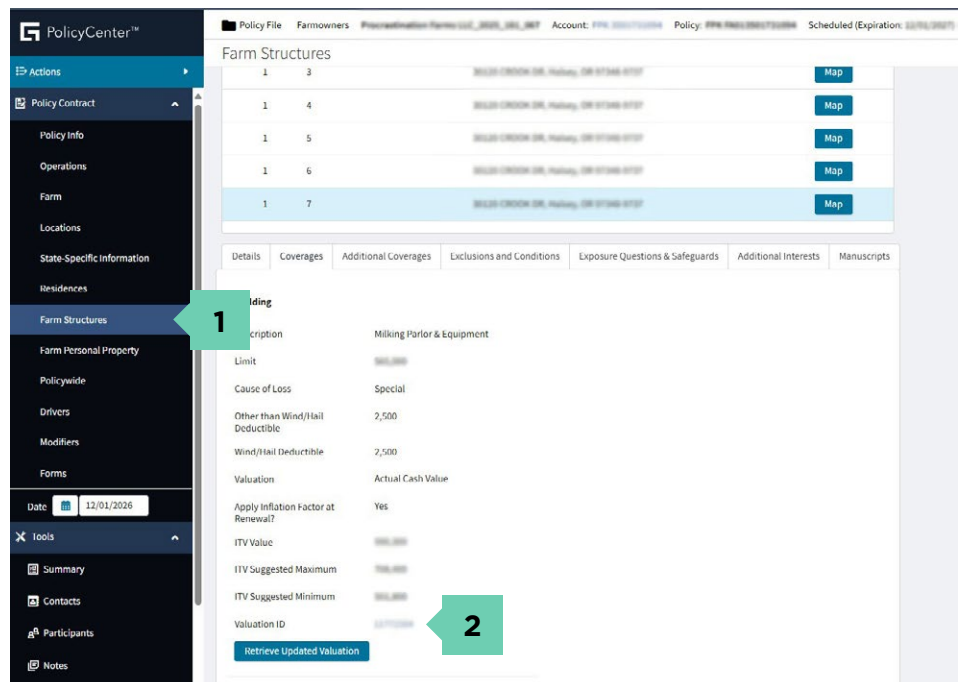
Key components for accurate dairy complex valuation

1. Correct MSB Occupancy Code (118): Ensure the correct code is used
2. Adding Equipment: Utilize the **Additions** feature to include all equipment. Use the **8098 Farm — Dairy Complex** bundle for standard equipment.
3. Adjusting Equipment: Modify the equipment settings to reflect the specific Dairy Complex accurately.

Instructions for how to complete these three key components are below.

Locate the valuation needing amended

1. In the Farm Structures tab, **click** the structure that needs amended
2. **Select** the Valuation ID number from the Coverages tab



The screenshot displays the PolicyCenter interface. On the left, a sidebar menu shows the 'Farm Structures' tab selected. The main content area is titled 'Farm Structures' and contains a table with columns for 'ID', 'Description', and 'Map'. The table lists several structures, with the first one (ID 1, Description: Milking Parlor & Equipment) highlighted. Below the table, there are tabs for 'Details', 'Coverages', 'Additional Coverages', 'Exclusions and Conditions', 'Exposure Questions & Safeguards', 'Additional Interests', and 'Manuscripts'. The 'Coverages' tab is active, showing details for the selected structure. A green arrow labeled '1' points to the 'Farm Structures' tab in the sidebar. Another green arrow labeled '2' points to the 'Valuation ID' field in the 'Coverages' tab, which is currently set to '118'. Below this field is a button labeled 'Retrieve Updated Valuation'.



Verify correct occupancy code

1. Click on the building image under the **Building Insight Estimate** to access the building detail.

Building Insight™ Estimate  **1**

Number of Locations:	1
Number of Buildings:	1
Buildings Value	\$ 344,584 USD
Location Additions Value	\$ 0 USD
Building Valuation Grand Total	\$ 344,584 USD
Cost Per Square Foot	\$ 138 USD
Depreciated Building Valuation Grand Total	\$ 330,274 USD
Depreciated Cost Per Square Foot	\$ 132 USD

Cost as of: 09/2025

2. Under **Occupancy**, verify if the code matches the type of building being insured. Use the **Edit** tool to change the occupancy.

Building Sections ▾

Section 1

Section Summary 

Section Name	Section 1
Year Built	2020
Gross Floor	2,500 ft ²
Construction Quality:	2.0 - Average
Gross Perimeter	Measured Perimeter: ft

Occupancy  **2**

Occupancy Code	Description	Story Height	Percent
118	Milking Parlor	14.00 ft	100 %

3. Under **Occupancy Code** open the options. Here you can select the correct type of structure.

Occupancy Total Percentage (must total 100%):100%

Occupancy Code*	Story Height*	Percent*
118  3	Milking Parlor	14 ft 100 %

 Add Occupancy

Cancel Save



4. If unsure what building is correct, **click on Define** to bring up building definitions.

Occupancy Total Percentage (must total 100%): 100%

Occupancy Code* Story Height* Percent*

Search Occupancy

Search Occupancy

Occupancy Group

- Cattle
- Swine
- Equine / Horse
- Poultry
- Commodity
- General
- Sheep

Result

- 104 Two Story Dairy Barn, Old Style
- 105 Bank Barn Special Purpose
- 106 Free Stall Barn
- 108 Loading Shed, Open One Side
- 110 Livestock Feed Barn
- 112 Calving Building
- 114 Three-Wall Addition
- 115 Lean-To
- 116 Milking House
- 117 Milkhouse Shed (Open One Side)
- 118 Milking Parlor

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If there is an attached office, freestall barn, or other structure, add those as additional occupancies, with the appropriate percentages.

Note that if the office is a room in the structure, add interior walls to reflect this room.

Occupancy Total Percentage (must total 100%): 100%

Occupancy Code* Story Height* Percent*

118	Milking Parlor	14	Ft	25	%	X
106	Free Stall Barn	14	Ft	50	%	X
604	Small Office	9	Ft	25	%	X

CoreLogic

Search

You are here: [Occupancies](#) > [Agricultural](#) > [Cattle](#) > 118 - Milking Parlor

118 - Milking Parlor

This building is generally found next to or attached to a free stall barn. Its purpose is to provide an efficient means to milk cows.

Included

- Concrete Slab Floor
- Electrical/Lighting
- Insulation
- Partitions (used to divide the building into milk rooms, equipment room, office, and breakroom)
- Plumbing

Note: If the workers are milking the cows from a pit, make sure this adjustment is made in the floor finish section.

Cattle

- 100 - One Story Dairy, Old Style
- 101 - Special Purpose Barn
- 102 - One Story Dairy with Loft, C
- 104 - Two Story Dairy, Old Style
- 105 - Bank Barn, Special Purpose
- 106 - Free Stall Barn
- 108 - Loading Shed, Open One Side
- 110 - Livestock Feed Barn
- 112 - Calving Building
- 114 - Three-Wall Addition
- 115 - Lean To
- 116 - Milking House
- 117 - Milkhouse Shed, Open One Side
- 118 - Milking Parlor
- 120 - Hay Storage, Open One Side
- 122 - Hay Storage, Open Four Sides



Adding dairy complex bundle

Once the Building details have been added to Cotality, you will need to add the Dairy Complex Bundle to the valuation, as equipment costs are not included.

Bundles are a collection of equipment which exist in a typical scenario for that particular asset type. This Bundle can be used as part of a dairy complex or a dairy barn. To add the Dairy Complex bundle:

1. **Select or edit** your Location.

The screenshot shows a table titled 'Locations' with columns: Location Number, Location Name, Address, City, State/Province, Zip/Postal Code, and Building Count. A green arrow labeled '1' points to the 'Add Location' button in the top right corner.

2. **Select Add Additions**

This will open up all addition options including bundles.

The screenshot shows a table titled 'Additions' with columns: Addition Code, Addition Description, Category, Addition Type, Adjustments, Quantity, Depreciation, Depreciated Total, Total, and Actions. A green arrow labeled '2' points to the 'Add Additions' button in the top right corner.

3. **Select the Addition Bundle** tab.

The screenshot shows the 'Add Additions' form with tabs: Stand-Alone Addition, Addition Bundle, Use Custom, and Reusable Custom. A green arrow labeled '3' points to the 'Addition Bundle' tab. Below the tabs, there is a form with fields for Addition*, Quantity*, and Depreciation, %, and an 'Add' button. A green arrow labeled '4' points to the 'Addition*' dropdown menu.

4. Then **select the Addition Bundle dropdown**, which will open Bundles.

The bundles created and owned by Nationwide Agribusiness are under **My Company Bundles**.

The screenshot shows a table titled 'My Company Bundles' with columns: Addition Code, Addition Description, Category, Addition Type, Quantity, Depreciation, Total, Date Last Modified, and Actions. The table is empty, showing 'No matching records found'. A 'Close' button is located at the bottom right.



Select 8098 Farm — dairy complex

1. Edit the bundle with building specifics

After adding a bundle, review each item and update it to match the Dairy Complex being created.

1. **Scroll** to the bottom of the screen and select each bundle item.

2. **Adjust** details as needed to reflect the correct structure.

3. **Revise** quantities in the appropriate field.

4. If an item doesn't apply, remove it using the trash icon.

Add Additions

Stand-Alone Addition Addition Bundle Single Use Custom Reusable Custom

Select Addition Bundle

Search Addition Bundle

Addition Bundles

- My Bundles
- My Group Bundles
- My Company Bundles

Result

- 8097 Farm - Packing House
- 8098 Farm - Dairy Complex
- 8099 Farm - Greenhouse - Fire Resistant
- 8100 Farm - Greenhouse - NOC
- 8102 Farm - Corn Crib
- 8104 Farm - Grain Complex
- 8105 Farm - Greenhouse - Poly Covered
- 8106 Farm - Equine Stable
- 8107 Farm - Bulk Bins
- 8109 Farm - Water Pump
- 8111 Farm - Feed Mill

Add Additions

Stand-Alone Addition Addition Bundle Single Use Custom Reusable Custom

Addition* Quantity* Depreciation, % Same as Section ☐

Addition Code	Addition Description	Category	Addition Type	Quantity	Depreciation	Total	Date Last	Actions
123	Milking Parlor Individual Equipment, Parallel Parlor	Cattle Equipment	Equipment	40	0 %	\$ 924,000 USD	03/04/2025	Edit Trash
106	Feed Bunks - Dairy Barns, Concrete	Cattle Equipment	Equipment	2	0 %	\$ 4,480 USD	03/04/2025	Edit Trash
126	Miscellaneous Dairy - Vacuum System per Stall	Cattle Equipment	Equipment	40	0 %	\$ 42,400 USD	03/04/2025	Edit Trash
125	Miscellaneous Dairy - Pulsation System, Per Stall or Unit	Cattle Equipment	Equipment	40	0 %	\$ 8,000 USD	03/04/2025	Edit Trash
125	Miscellaneous Dairy - Pulsation System, Each	Cattle Equipment	Equipment	1	0 %	\$ 4,075 USD	03/04/2025	Edit Trash
	Miscellaneous Dairy - CIP	Cattle						Edit Trash

Some addition codes have multiple types of equipment on them and may be used as many times as needed.

117 — Milking parlor stalls

1. **Select** type of Stall and number of Stalls.

Add Additions

Stand-Alone Addition Addition Bundle Single Use Custom Reusable Custom

Addition* Quantity* Depreciation, % Same as Section ☐

Type of System*

Parallel

Number of Stalls*

40

Specification

A building in which cows are milked.



123 — Milking parlor individual equipment

1. **Select** the type of parlor, number of stalls, number of parlor receiver panels. (default receiver panel is 1).

Add Additions

Stand-Alone Addition	Addition Bundle	Single Use Custom	Reusable Custom
Addition*	Quantity*	Depreciation, %	Same as Section
123  Milking Parlor Individual Equipment	40	%	☐
Per Stall or Unit*		Specification	
Parallel Parlor  Parallel Parlor Herringbone Parlor Rotary Parlor Stainless Steel Parlor		The type of equipment that is associated with a milking parlor.	
Parlor Receiver Panel ☐		Additional Info	Value
		Quantity	1
			Calculated Value
			---shown after calculation---

112 — Watering system dairy

1. **Select** inside or outside units, depending on the unit's location, and enter the quantity.

Add Additions

Stand-Alone Addition	Addition Bundle	Single Use Custom	Reusable Custom
Addition*	Quantity*	Depreciation, %	Same as Section
112  Watering Systems - Dairy	15	%	☐
Type*		Specification	
Inside Units 		Different systems or units that make water available for animals to drink.	
Preview Values			

116 — Exhaust fans dairy barns

1. **Select** Diameter and Quantity (48 and 60 inch are common but currently no 60" fan is available)

Add Additions

Stand-Alone Addition	Addition Bundle	Single Use Custom	Reusable Custom
Addition*	Quantity*	Depreciation, %	Same as Section
116  Exhaust Fans - Dairy Barns	200	%	☐
Diameter*		Specification	
48 Inch 		A fan device used to remove air from the inside of a barn.	
Adjustments			
Name	Select	Additional Info	Value
Pit Exhaust Fans	☐	Quantity	1
Cooling Fans	☐	Quantity	1
			Calculated Value
			---shown after calculation---
Preview Values			



119 — Miscellaneous dairy — animal ID system

This Addition will need to be selected twice:

1. Once for the System (1).

Add Additions

Stand-Alone Addition	Addition Bundle	Single Use Custom	Reusable Custom
Addition*	Quantity*	Depreciation, %	Same as Section
119 Miscellaneous Dairy - Animal ID System	1	%	☐
Add			
Each*			
System			
System			
Per Cow			
Preview Values			
Specification			
A tag or identification device hung around a cows neck to help identify the cow.			

2. A second time with Quantity selected (per cow).

Add Additions

Stand-Alone Addition	Addition Bundle	Single Use Custom	Reusable Custom
Addition*	Quantity*	Depreciation, %	Same as Section
119 Miscellaneous Dairy - Animal ID System	1000	%	☐
Add			
Each*			
Per Cow			
Preview Values			
Specification			
A tag or identification device hung around a cows neck to help identify the cow.			

120 — Miscellaneous dairy — crowd gate and controls

Add Additions

Stand-Alone Addition	Addition Bundle	Single Use Custom	Reusable Custom
Addition*	Quantity*	Depreciation, %	Same as Section
120 Miscellaneous Dairy - Crowd Gate and Controls	1	%	☐
Add			
Specification			
A vertical gate used to move cows into the parlor from the holding area.			

121 — Bulk milk tanks

1. **Select** Quantity of Tanks and number of gallons from the drop down.

Add Additions

Stand-Alone Addition	Addition Bundle	Single Use Custom	Reusable Custom
Addition*	Quantity*	Depreciation, %	Same as Section
121 Bulk Milk Tanks	1	%	☐
Add			
Gallons*			
8000 gal			
Specification			
A large tank reservoir used to store milk.			



122 — Manure pump — dairy barns

Add Additions

Stand-Alone Addition

Addition Bundle

Single Use Custom

Reusable Custom

Addition*

122 Manure Pump - Dairy Barns

Quantity*

1

Depreciation, %

%

Same as Section

☐

Add

Specification

A pump used to move manure.

124 — Miscellaneous dairy — CIP washing system

This is another addition that will need to be added twice.

1. Once for the unit controls.

Add Additions

Stand-Alone Addition

Addition Bundle

Single Use Custom

Reusable Custom

Addition*

124 Miscellaneous Dairy - CIP Washing System

Quantity*

1

Depreciation, %

%

Same as Section

☐

Add

Type*

Each
Each
Per Stall or Unit

1

Specification

A unit that controls the cleaned in place (CIP) washing of a milking system. It consists of a stainless steel control panel with ingredient jars or automatic ingredient injection, detergent, acid rinse, and sanitizer from storage containers.

Preview Values

2. Once for the quantity/per stall.

Add Additions

Stand-Alone Addition

Addition Bundle

Single Use Custom

Reusable Custom

Addition*

124 Miscellaneous Dairy - CIP Washing System

Quantity*

40

Depreciation, %

%

Same as Section

☐

Add

Type*

Per Stall or Unit
Each
Per Stall or Unit

2

Specification

A unit that controls the cleaned in place (CIP) washing of a milking system. It consists of a stainless steel control panel with ingredient jars or automatic ingredient injection, detergent, acid rinse, and sanitizer from storage containers.



125 — Miscellaneous dairy — pulsation system

This is another addition that will need to be added twice.

1. Once for the unit controls.

Add Additions

Stand-Alone Addition	Addition Bundle	Single Use Custom	Reusable Custom
Addition*	Quantity*	Depreciation, %	Same as Section
125 Miscellaneous Dairy - Pulsation System	1	%	☐
Add			
Type*	Specification		
Each	The system that provides the on-off vacuum supply to the rubber inflation inside the stainless steel shell on the milking claw.		
1			
Preview Values			

2. Once for the quantity/per stall.

Add Additions

Stand-Alone Addition	Addition Bundle	Single Use Custom	Reusable Custom
Addition*	Quantity*	Depreciation, %	Same as Section
125 Miscellaneous Dairy - Pulsation System	40	%	☐
Add			
Type*	Specification		
Per Stall or Unit	The system that provides the on-off vacuum supply to the rubber inflation inside the stainless steel shell on the milking claw.		
Each			
Per Stall or Unit	2		
Preview Values			

126 — Miscellaneous dairy — vacuum system per stall

Add Additions

Stand-Alone Addition	Addition Bundle	Single Use Custom	Reusable Custom
Addition*	Quantity*	Depreciation, %	Same as Section
126 Miscellaneous Dairy - Vacuum System per Stall	40	%	☐
Add			
Specification			
This unit provides the vacuum for the milking system and consists of a vacuum pump(s), vacuum controller, vacuum reserve tank, and PVC vacuum line.			

127 — Miscellaneous dairy — stainless steel milk line (3 Inch is most common)

1. **Choose** Diameter (3 Inch is most common) and Length from milking claw to receiver panel.

Add Additions

Stand-Alone Addition	Addition Bundle	Single Use Custom	Reusable Custom
Addition*	Quantity*	Depreciation, %	Same as Section
127 Miscellaneous Dairy - Stainless Steel Milk Line	1	%	☐
Add			
Diameter*	Specification		
3 inch	A stainless steel closed loop pipe ranging in diameter from 2" to 3" used to transport milk from the milking claw to the milk receiver panel.		
Length*			
100 LF	1		



114 — Stanchions or stalls per head

1. If part of the building is used to confine animals use the type of stall or stanchion in the drop down.

Add Additions

Stand-Alone Addition	Addition Bundle	Single Use Custom	Reusable Custom
Addition*	Quantity*	Depreciation, %	Same as Section
114 Stanchions or Stalls per Head	60	%	☐
Type*		Specification	
Calf Stall Calf Stall Free Stall Lever Release Stall Scissor Stall Tie Stall		Equipment that will either constrain or confine an animal to a given area.	

106 — Feed bunks

1. (Multi options) Average use is Self-Locking feeding panel, use quantity of how many stalls and LF average is 2ft.

Add Additions

Stand-Alone Addition	Addition Bundle	Single Use Custom	Reusable Custom
Addition*	Quantity*	Depreciation, %	Same as Section
106 Feed Bunks - Dairy Barns	40	%	☐
Type*		Specification	
Concrete Concrete Non Self-locking Feeding Panel Self-locking Feeding Panel Roof Wood Preview Values		An area that feed is placed into.	

If the dairy uses robotic milking machines, the agent will need to provide the value. Robotic milking machines are not programmed into Cotality. Pricing can vary on these drastically.

Add Additions

Stand-Alone Addition	Addition Bundle	Single Use Custom	Reusable Custom
Name*	Value*		
Robotics	500,000 USD		
Add			

1. **Add** the value by using the **Single Use Custom** option and filling in the value. Any other unlisted equipment should be added this way as well.
 - **Box & Batch Robotic Milking Systems** can cost an estimated \$300,000 for milking 60 cows, roughly \$5,000 per cow.
 - **Robotic Rotary Parlors** can cost an estimated \$500,000 for an 80 stall rotary.



Completing a valuation

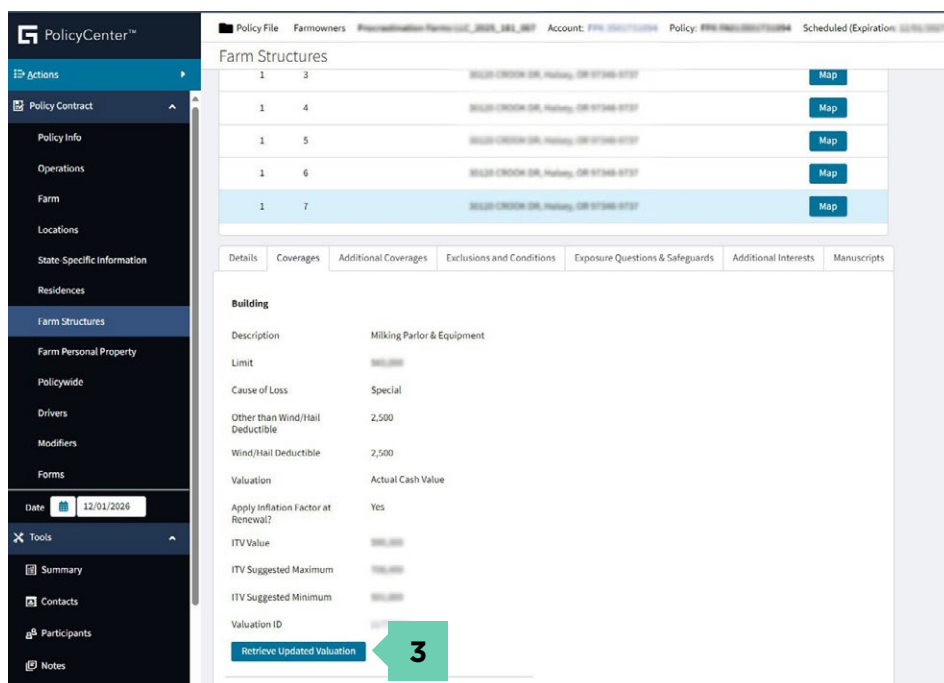
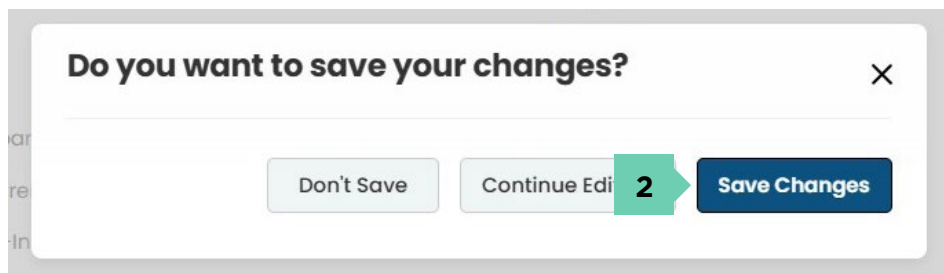
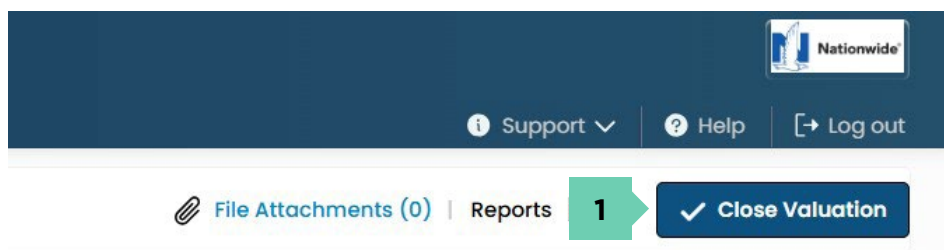
1. When all information is entered, click **Close Valuation**.

If you close the window without clicking Close Valuation, the valuation may remain locked on the last user.

2. Click **Save Changes**.

If you do not Save Changes, the valuation will revert to original state.

3. Navigate back to PolicyCenter and click **Retrieve Updated Valuation** to see the updated valuation information.



To get started, login into PolicyCenter via Agent Center.