## EFFECTIVE JULY 1, 2005

## **BUILDING VALUATION DATA**

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. As indicated in the August 2005 issue of the Building Safety Journal, ICC will now publish one data sheet in an effort to move toward complete consolidation and provide the most efficient set of information for jurisdictions to use.

The resulting BVD table was compiled by ICC using the Marshall Valuation Service as published by the Marshall and Swift Publication Company, Los Angeles, California. ICC has developed this data to aid jurisdictions in determining permit fees.

The building valuation data in Table 1 represent average valuations for most buildings. In conjunction with IBC Section 108.3, this data is offered as an aid for the building official for determining if the permit valuation is underestimated. Again it should be noted when using this data that these are "average costs based on typical construction methods for each occupancy group and type of construction. The average costs include structural, electrical, plumbing, mechanical, interior finish, normal site preparation, architectural and design fees, overhead, and profit. The data represent a national average and must be modified using the appropriate regional cost modifier:

New Mexico: 0.90

Table 1. Square Foot Construction Costs a,b,c,d,e multipy dollar amount by 0.90 and then by sq. ft.

A-1 Assembly, theaters, with stage 178.44 172.70 168.68 161.74 150.39 149.60 156.63 139.34 134.32   Assembly, theaters, without stage 164.58 158.84 154.82 147.88 136.54 135.75 142.78 125.49 120.47   A-2 Assembly, injeticlubs 135.25 131.06 127.75 122.77 113.99 113.69 118.50 104.78 101.25   Assembly, restaurants, bars, banquet 134.25 130.06 125.75 121.77 111.99 112.69 117.50 102.78 100.25   halls   A-3 Assembly, churches 165.34 159.60 155.57 149.63 137.27 136.48 143.53 126.22 121.20   A-3 Assembly, general, community halls 136.88 131.14 126.12 120.18 107.80 108.01 115.07 96.75 92.73   libraries, museums   A-4 Assembly, arenas 134.25 130.06 125.75 121.77 111.99 112.69 117.50 102.78 100.25   B Business 137.58 132.60 128.38 122.37 109.57 108.89 117.69 97.85 94.08   E ducational 146.24 141.28 137.23 131.12 121.00 118.13 126.83 108.07 103.95   hazard   F-2 Factory and Industrial, moderate 83.52 79.68 75.00 72.65 62.84 63.84 69.68 53.59 49.83   hazard   F-2 Factory and Industrial, low hazard 82.52 78.68 75.00 72.65 62.84 62.84 68.68 53.59 49.83   hazard   F-2 Factory and Industrial, moderate 135.63 131.01 127.53 122.39 112.35 112.31 12.15 103.36 99.26   HB H234 High Hazard, explosives 78.36 74.52 70.84 67.49 58.85 58.85 64.52 49.60 NP H234 High Hazard, explosives 135.63 131.01 127.53 122.39 112.35 112.31 121.55 103.36 99.26   HB H244 Institutional, supervised environment 135.63 131.01 127.53 122.39 112.35 112.31 121.55 103.36 99.26   M Mercantile 100.71 96.53 92.21 88.24 78.98 79.68 83.97 69.77 67.24   R-1 Residential notels 135.69 131.31 127.53 122.39 112.35 112.31 121.55 103.36 99.26   R-2 Residential, none-and two-family 114.10 109.48 106.00 100.86 91.02 90.98 100.22 62.03 77.38   R-2 Residential, none-and two-family 114.10 109.48 106.00 100.86 91.02 90.98 100.22 91.74 86.37 82.60 131.80 127.59 122.39 112.35 112.31 121.55 103.36 99.26 120.15 100.74 100.74 100.74 100.75 122.09 112.35 112.31 121.55 103.36 99.26 120.15 100.74 100.74 100.74 100.75 122.09 112.35 112.31 121.55 103.36 99.26 120.15 100.74 100.74 100.74 100.	_	multipy donar amount by 0.30 and then by Sq. It.									-
A-1 Assembly, theaters, without stage 178.44 172.70 168.68 161.74 150.39 149.60 156.63 139.34 134.32 Assembly, theaters, without stage 164.58 158.84 154.82 147.88 136.54 135.75 142.78 125.49 120.47 132.42 Assembly, nightclubs 135.25 131.06 127.75 122.77 111.99 113.69 118.50 104.78 101.25 130.06 125.75 121.77 111.99 112.69 117.50 102.78 100.25 131.06 125.75 121.77 111.99 112.69 117.50 102.78 100.25 130.06 125.75 121.77 111.99 112.69 117.50 102.78 100.25 130.06 125.75 121.77 111.99 112.69 117.50 102.78 100.25 130.06 125.75 121.77 111.99 112.69 117.50 102.78 100.25 130.06 125.75 121.77 111.99 112.69 117.50 102.78 100.25 130.06 125.75 121.77 111.99 112.69 117.50 102.78 100.25 130.06 125.75 121.77 111.99 112.69 117.50 102.78 100.25 130.06 125.75 121.77 111.99 112.69 117.50 102.78 100.25 130.06 125.75 121.77 111.99 112.69 117.50 102.78 100.25 130.06 125.75 121.77 111.99 112.69 117.50 102.78 100.25 130.06 125.75 121.77 111.99 112.69 117.50 102.78 100.25 120.20	Group	(2003 International Building Code)				71					
Assembly, theaters, without stage  Assembly, inghtclubs  135.25  131.06  127.75  122.77  131.99  131.69  131.06  135.25  131.06  125.75  121.77  131.99  131.69  131.06  131.75  131.75  102.78  100.25  101.26  Assembly, restaurants, bars, banquet halls  A-3 Assembly, churches  Assembly, churches  165.34  159.60  155.57  149.63  137.27  136.48  143.53  126.22  121.20  Assembly, general, community halls libraries, museums  A-4 Assembly, arenas  134.25  130.06  125.75  121.77  111.99  112.69  117.50  102.78  100.25			IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-2 Assembly, nightclubs	A-1		178.44	172.70	168.68	161.74	150.39	149.60	156.63	139.34	134.32
A-2 Assembly, restaurants, bars, banquet halls  A-3 Assembly, churches  165.34 159.60 155.57 149.63 137.27 136.48 143.53 126.22 121.20  A-3 Assembly, general, community halls  136.88 131.14 126.12 120.18 107.80 108.01 115.07 96.75 92.73 libraries, museums  A-4 Assembly, arenas  134.25 130.06 125.75 121.77 111.99 112.69 117.50 102.78 100.25 Business  137.58 132.60 128.38 122.37 109.57 108.89 117.69 97.85 94.08 E Educational  146.24 141.28 137.23 131.12 121.00 118.13 126.83 108.07 103.96 E Educational  146.24 141.28 137.23 131.12 121.00 118.13 126.83 108.07 103.96 F-1 Factory and Industrial, moderate hazard  157.58 75.00 71.65 62.84 63.84 69.68 53.59 49.83 11.14 ligh Hazard, explosives  178.36 74.52 70.84 67.49 58.85 58.85 64.52 49.60 N.P. H234 High Hazard, explosives  137.58 132.60 128.38 122.37 109.57 108.89 117.69 97.85 94.08 118.14 ligh Hazard, explosives  178.36 74.52 70.84 67.49 58.85 58.85 64.52 49.60 45.84 11.5 HPM  137.58 132.60 128.38 122.37 109.57 108.89 117.69 97.85 94.08 11.5 HPM  137.58 132.60 128.38 122.37 109.57 108.89 117.69 97.85 94.08 11.5 HPM  137.58 132.60 128.38 122.37 109.57 108.89 117.69 97.85 94.08 11.5 HPM  137.58 132.60 128.38 122.37 109.57 108.89 117.69 97.85 94.08 11.5 HPM  137.58 132.60 128.38 122.37 109.57 108.89 117.69 97.85 94.08 11.5 HPM  137.58 132.60 128.38 122.37 109.57 108.89 117.69 97.85 94.08 11.5 HPM  137.58 132.60 128.38 122.37 109.57 108.89 117.69 97.85 94.08 11.5 HPM  137.58 132.60 128.38 122.37 109.57 108.89 117.69 97.85 94.08 11.5 HPM  137.58 132.60 128.38 122.37 109.57 108.89 117.69 97.85 94.08 11.5 HPM  137.58 132.60 128.38 122.37 109.57 108.89 117.69 97.85 94.08 11.5 HPM  137.58 132.60 128.38 122.37 109.57 108.89 117.69 97.85 94.08 11.5 HPM  137.58 132.60 128.38 122.37 109.57 108.89 117.69 97.85 94.08 11.5 HPM  137.58 132.60 128.38 122.37 109.57 108.89 117.69 97.85 94.08 11.5 HPM  137.58 132.60 128.38 122.37 109.57 108.89 117.69 97.85 94.08 11.5 HPM  137.58 132.60 128.38 122.37 109.57 108.89 117.69 97.85 94.08 11.5 HPM  137.58 132.60 128.38 122.37 109.57 108.89 117				158.84		147.88				125.49	120.47
halls         A.3         Assembly, churches         165.34         159.60         155.57         149.63         137.27         136.48         143.53         126.22         121.20           A-3         Assembly, general, community halls libraries, museums         136.88         131.14         126.12         120.18         107.80         108.01         115.07         96.75         92.73           A-4         Assembly, arenas         134.25         130.06         125.75         121.77         111.99         112.69         117.50         102.78         100.25           B         Business         137.58         132.60         128.38         122.37         109.57         108.89         117.69         97.85         94.08           E         E         Educational         146.24         141.28         137.23         131.12         121.00         118.13         126.83         108.07         103.96           F-1         Factory and Industrial, moderate         83.52         79.68         75.00         72.65         62.84         68.68         53.59         50.83           H-1         High Hazard         82.52         78.68         75.00         71.65         62.84         68.68         53.59         49.83 <tr< td=""><td>A-2</td><td>Assembly, nightclubs</td><td>135.25</td><td>131.06</td><td>127.75</td><td>122.77</td><td>113.99</td><td>113.69</td><td>118.50</td><td>104.78</td><td>101.25</td></tr<>	A-2	Assembly, nightclubs	135.25	131.06	127.75	122.77	113.99	113.69	118.50	104.78	101.25
A-3 Assembly, general, community halls libraries, museums  A-4 Assembly, arenas 134.25 130.06 125.75 121.77 111.99 112.69 117.50 102.78 100.25 Business 137.58 132.60 128.38 122.37 109.57 108.89 117.69 97.85 94.08 E Educational 146.24 141.28 137.23 131.12 121.00 118.13 126.83 108.07 103.96 E Educational 146.24 141.28 137.23 131.12 121.00 118.13 126.83 108.07 103.96 hazard  F-1 Factory and Industrial, moderate 83.52 79.68 75.00 72.65 62.84 63.84 69.68 53.59 50.83 High Hazard 82.52 78.68 75.00 71.65 62.84 62.84 68.66 53.59 49.63 High Hazard, explosives 78.36 74.52 70.84 67.49 58.85 58.85 64.52 49.60 45.84 High Hazard 78.36 74.52 70.84 67.49 58.85 58.85 64.52 49.60 45.84 High Hazard 137.58 132.60 128.38 122.37 109.57 108.89 117.69 97.85 94.08 Institutional, supervised environment 135.63 131.01 127.53 122.39 112.35 112.31 121.55 103.36 99.26 Institutional, restrained 156.30 151.32 147.09 141.09 129.52 127.84 136.41 117.80 112.03 Institutional, again capacitated 228.99 224.01 219.78 213.78 200.51 N.P. 209.10 188.79 N.P. 3 Institutional, again capacitated 156.30 151.32 147.09 141.09 129.52 127.84 136.41 117.80 112.03 Institutional, again capacitated 156.30 151.32 147.09 141.09 129.52 127.84 136.41 117.80 112.03 Mercantile 100.71 96.53 92.21 88.24 78.98 79.68 83.97 69.77 67.24 Residential, one- and two-family 109.41 106.41 103.79 100.93 96.29 96.06 99.22 91.74 86.37 Residential, care/assisted living 135.63 131.01 127.53 122.39 112.35 112.31 121.55 103.36 99.26 Residential, care/assisted living 135.63 131.01 127.53 122.39 112.35 112.31 121.55 103.36 99.26 Storage, moderate hazard 77.36 73.52 68.84 66.49 56.85 57.85 63.52 47.60 44.84 65.2 Storage, low hazard 76.36 72.52 68.84 65.49 56.85 56.85 56.85 62.52 47.60 43.84 65.2 Storage, low hazard 76.36 72.52 68.84 65.49 56.85 56.85 62.52 47.60 43.84 65.2 Storage, low hazard 76.36 72.52 68.84 65.49 56.85 56.85 62.52 47.60 43.84 65.2 Storage, low hazard 76.36 72.52 68.84 65.49 56.85 56.85 62.52 47.60 43.84 65.20 Storage, low hazard 76.36 72.52 68.84 65.49 56.85 56.85 62.52 47.6	A-2	halls	134.25	130.06	125.75	121.77	111.99	112.69	117.50	102.78	100.25
Hibraries, museums	A-3		165.34	159.60		149.63	137.27	136.48	143.53	126.22	
Basiness   137.58   132.60   128.38   122.37   109.57   108.89   117.69   97.85   94.08	A-3		136.88	131.14	126.12	120.18	107.80	108.01	115.07	96.75	92.73
E Educational 146.24 141.28 137.23 131.12 121.00 118.13 126.83 108.07 103.96 F-1 Factory and Industrial, moderate 83.52 79.68 75.00 72.65 62.84 63.84 69.68 53.59 50.83 F-2 Factory and Industrial, low hazard 82.52 78.68 75.00 71.65 62.84 62.84 68.68 53.59 50.83 F-2 Factory and Industrial, low hazard 82.52 78.68 75.00 71.65 62.84 62.84 68.68 53.59 49.83 F-2 Factory and Industrial, low hazard 82.52 78.68 75.00 71.65 62.84 62.84 68.68 53.59 49.83 F-2 Factory and Industrial, low hazard 82.52 78.68 75.00 71.65 62.84 62.84 68.68 53.59 49.83 F-2 Factory and Industrial, low hazard 82.52 78.68 75.00 71.65 62.84 62.84 68.68 53.59 49.83 F-2 Factory and Industrial, low hazard 82.52 78.68 75.00 71.65 62.84 62.84 68.68 53.59 49.83 F-2 Factory and Industrial, low hazard 78.36 74.52 70.84 67.49 58.85 58.85 64.52 49.60 N.P. 49.63 F-2 Factory and Industrial, low hazard 78.36 74.52 70.84 67.49 58.85 58.85 64.52 49.60 N.P. 49.63 F-2 Factory and Industrial, low hazard 78.36 74.52 70.84 67.49 58.85 58.85 64.52 49.60 N.P. 49.63 F-2 Factory and Industrial, low hazard 77.36 73.52 68.84 67.49 58.85 58.85 64.52 49.60 N.P. 49.63 F-2 Factory and Industrial, low hazard 76.36 72.52 68.84 65.49 56.85 56.85 62.52 47.60 44.84 F-2 Storage, low hazard 76.36 72.52 68.84 65.49 56.85 56.85 62.52 47.60 44.84 F-2 Storage, low hazard 76.36 72.52 68.84 65.49 56.85 56.85 62.52 47.60 44.84 F-2 Storage, low hazard 76.36 72.52 68.84 65.49 56.85 56.85 62.52 47.60 44.84 F-2 Storage, low hazard 76.36 72.52 68.84 65.49 56.85 56.85 62.52 47.60 44.84 F-2 Storage, low hazard 76.36 72.52 68.84 65.49 56.85 56.85 62.52 47.60 44.84 F-2 Storage, low hazard 76.36 72.52 68.84 65.49 56.85 56.85 62.52 47.60 44.84 F-2 Storage, low hazard 76.36 72.52 68.84 65.49 56.85 56.85 62.52 47.60 44.84 F-2 Storage, low hazard 76.36 72.52 68.84 65.49 56.85 56.85 62.52 47.60 44.84 F-2 Storage, low hazard 76.36 72.52 68.84 65.49 56.85 56.85 62.52 47.60 44.84 F-2 Storage, low hazard 76.36 72.52 68.84 65.49 56.85 56.85 66.55 62.52 47.60 44.84 F-2 Storage, low hazard 76.36 72.52 68.84 65.49 5	A-4	Assembly, arenas	134.25	130.06	125.75	121.77	111.99	112.69	117.50	102.78	100.25
F-1 Factory and Industrial, moderate hazard	В	Business	137.58	132.60	128.38	122.37	109.57	108.89	117.69	97.85	94.08
hazard           F-2         Factory and Industrial, low hazard         82.52         78.68         75.00         71.65         62.84         62.84         68.68         53.59         49.83           H-1         High Hazard, explosives         78.36         74.52         70.84         67.49         58.85         58.85         64.52         49.60         N.P.           H234         High Hazard         78.36         74.52         70.84         67.49         58.85         58.85         64.52         49.60         N.P.           H-5         HPM         137.58         132.60         128.38         122.37         109.57         108.89         117.69         97.85         94.08           H-1         Institutional, supervised environment         135.63         131.01         127.53         122.39         112.35         112.31         121.55         103.36         99.26           H-2         Institutional, incapacitated         228.99         224.01         219.78         213.78         200.51         N.P.         209.10         188.79         N.P.           H-3         Institutional, restrained         156.30         151.32         147.09         141.09         129.52         127.84         136.41	Е	Educational	146.24	141.28	137.23	131.12	121.00	118.13	126.83	108.07	103.96
H-1 High Hazard, explosives 78.36 74.52 70.84 67.49 58.85 58.85 64.52 49.60 N.P. H234 High Hazard 78.36 74.52 70.84 67.49 58.85 58.85 64.52 49.60 45.84 H-5 HPM 137.58 132.60 128.38 122.37 109.57 108.89 117.69 97.85 94.08 H-1 Institutional, supervised environment 135.63 131.01 127.53 122.39 112.35 112.31 121.55 103.36 99.26 Institutional, incapacitated 228.99 224.01 219.78 213.78 200.51 N.P. 209.10 188.79 N.P. H-3 Institutional, restrained 156.30 151.32 147.09 141.09 129.52 127.84 136.41 117.80 112.03 Institutional, day care facilities 135.63 131.01 127.53 122.39 112.35 112.31 121.55 103.36 99.26 M Mercantile 100.71 96.53 92.21 88.24 78.98 79.68 83.97 69.77 67.24 R-1 Residential hotels 135.99 131.37 127.89 122.75 112.80 112.76 122.00 103.81 99.71 R-2 Residential, multiple family 114.10 109.48 106.00 100.86 91.02 90.98 100.22 82.03 77.93 R-3 Residential, care/assisted living 135.63 131.01 127.53 122.39 112.35 112.31 121.55 103.36 99.26 facilities S-1 Storage, moderate hazard 77.36 73.52 68.84 66.49 56.85 57.85 63.52 47.60 44.84 S-2 Storage, low hazard 76.36 72.52 68.84 65.49 56.85 56.85 62.52 47.60 43.84	F-1		83.52	79.68	75.00	72.65	62.84	63.84	69.68	53.59	50.83
H234 High Hazard 78.36 74.52 70.84 67.49 58.85 58.85 64.52 49.60 45.84 H-5 HPM 137.58 132.60 128.38 122.37 109.57 108.89 117.69 97.85 94.08 Institutional, supervised environment 135.63 131.01 127.53 122.39 112.35 112.31 121.55 103.36 99.26 Institutional, incapacitated 228.99 224.01 219.78 213.78 200.51 N.P. 209.10 188.79 N.P. Institutional, restrained 156.30 151.32 147.09 141.09 129.52 127.84 136.41 117.80 112.03 institutional, day care facilities 135.63 131.01 127.53 122.39 112.35 112.31 121.55 103.36 99.26 M Mercantile 100.71 96.53 92.21 88.24 78.98 79.68 83.97 69.77 67.24 Residential hotels 135.99 131.37 127.89 122.75 112.80 112.76 122.00 103.81 99.71 R-2 Residential, multiple family 114.10 109.48 106.00 100.86 91.02 90.98 100.22 82.03 77.93 R-3 Residential, one- and two-family 109.41 106.41 103.79 100.93 96.29 96.06 99.22 91.74 86.37 R-4 Residential, care/assisted living 135.63 131.01 127.53 122.39 112.35 112.31 121.55 103.36 99.26 facilities S-1 Storage, moderate hazard 77.36 73.52 68.84 66.49 56.85 57.85 63.52 47.60 44.84 S-2 Storage, low hazard 76.36 72.52 68.84 65.49 56.85 56.85 62.52 47.60 43.84	F-2	Factory and Industrial, low hazard	82.52	78.68	75.00	71.65	62.84	62.84	68.68	53.59	49.83
H-5 HPM 137.58 132.60 128.38 122.37 109.57 108.89 117.69 97.85 94.08   Institutional, supervised environment 135.63 131.01 127.53 122.39 112.35 112.31 121.55 103.36 99.26   Institutional, incapacitated 228.99 224.01 219.78 213.78 200.51 N.P. 209.10 188.79 N.P.  Institutional, restrained 156.30 151.32 147.09 141.09 129.52 127.84 136.41 117.80 112.03   Institutional, day care facilities 135.63 131.01 127.53 122.39 112.35 112.31 121.55 103.36 99.26   M Mercantile 100.71 96.53 92.21 88.24 78.98 79.68 83.97 69.77 67.24   Residential hotels 135.99 131.37 127.89 122.75 112.80 112.76 122.00 103.81 99.71   R-2 Residential, multiple family 114.10 109.48 106.00 100.86 91.02 90.98 100.22 82.03 77.93   R-3 Residential, one- and two-family 109.41 106.41 103.79 100.93 96.29 96.06 99.22 91.74 86.37   R-4 Residential, care/assisted living 135.63 131.01 127.53 122.39 112.35 112.31 121.55 103.36 99.26   S-1 Storage, moderate hazard 77.36 73.52 68.84 66.49 56.85 57.85 63.52 47.60 44.84   S-2 Storage, low hazard 76.36 72.52 68.84 65.49 56.85 56.85 62.52 47.60 43.84	H-1	High Hazard, explosives	78.36	74.52	70.84	67.49	58.85	58.85	64.52	49.60	N.P.
Institutional, supervised environment	H234	High Hazard	78.36	74.52	70.84	67.49	58.85	58.85	64.52	49.60	45.84
Institutional, incapacitated   228.99   224.01   219.78   213.78   200.51   N.P.   209.10   188.79   N.P.	H-5	HPM	137.58	132.60	128.38	122.37	109.57	108.89	117.69	97.85	94.08
Institutional, restrained   156.30   151.32   147.09   141.09   129.52   127.84   136.41   117.80   112.03   144.04   144.05	I-1	Institutional, supervised environment	135.63	131.01	127.53	122.39	112.35	112.31	121.55	103.36	99.26
Institutional, day care facilities	I-2	Institutional, incapacitated	228.99	224.01	219.78	213.78	200.51	N.P.	209.10	188.79	N.P.
M         Mercantile         100.71         96.53         92.21         88.24         78.98         79.68         83.97         69.77         67.24           R-1         Residential hotels         135.99         131.37         127.89         122.75         112.80         112.76         122.00         103.81         99.71           R-2         Residential, multiple family         114.10         109.48         106.00         100.86         91.02         90.98         100.22         82.03         77.93           R-3         Residential, one- and two-family         109.41         106.41         103.79         100.93         96.29         96.06         99.22         91.74         86.37           R-4         Residential, care/assisted living facilities         135.63         131.01         127.53         122.39         112.35         112.31         121.55         103.36         99.26           S-1         Storage, moderate hazard         77.36         73.52         68.84         66.49         56.85         57.85         63.52         47.60         44.84           S-2         Storage, low hazard         76.36         72.52         68.84         65.49         56.85         56.85         62.52         47.60         43.84	I-3	Institutional, restrained	156.30	151.32	147.09	141.09	129.52	127.84	136.41	117.80	112.03
R-1 Residential hotels 135.99 131.37 127.89 122.75 112.80 112.76 122.00 103.81 99.71 R-2 Residential, multiple family 114.10 109.48 106.00 100.86 91.02 90.98 100.22 82.03 77.93 Residential, one- and two-family 109.41 106.41 103.79 100.93 96.29 96.06 99.22 91.74 86.37 R-4 Residential, care/assisted living 135.63 131.01 127.53 122.39 112.35 112.31 121.55 103.36 99.26 facilities S-1 Storage, moderate hazard 77.36 73.52 68.84 66.49 56.85 57.85 63.52 47.60 44.84 S-2 Storage, low hazard 76.36 72.52 68.84 65.49 56.85 56.85 62.52 47.60 43.84	I-4	Institutional, day care facilities	135.63	131.01	127.53	122.39	112.35	112.31	121.55	103.36	99.26
R-2 Residential, multiple family 114.10 109.48 106.00 100.86 91.02 90.98 100.22 82.03 77.93 R-3 Residential, one- and two-family 109.41 106.41 103.79 100.93 96.29 96.06 99.22 91.74 86.37 R-4 Residential, care/assisted living 135.63 131.01 127.53 122.39 112.35 112.31 121.55 103.36 99.26 facilities S-1 Storage, moderate hazard 77.36 73.52 68.84 66.49 56.85 57.85 63.52 47.60 44.84 S-2 Storage, low hazard 76.36 72.52 68.84 65.49 56.85 56.85 62.52 47.60 43.84	M	Mercantile	100.71	96.53	92.21	88.24	78.98	79.68	83.97	69.77	67.24
R-3 Residential, one- and two-family 109.41 106.41 103.79 100.93 96.29 96.06 99.22 91.74 86.37 R-4 Residential, care/assisted living 135.63 131.01 127.53 122.39 112.35 112.31 121.55 103.36 99.26 facilities S-1 Storage, moderate hazard 77.36 73.52 68.84 66.49 56.85 57.85 63.52 47.60 44.84 S-2 Storage, low hazard 76.36 72.52 68.84 65.49 56.85 56.85 62.52 47.60 43.84	R-1	Residential hotels	135.99	131.37	127.89	122.75	112.80	112.76	122.00	103.81	99.71
R-4 Residential, care/assisted living 135.63 131.01 127.53 122.39 112.35 112.31 121.55 103.36 99.26 facilities S-1 Storage, moderate hazard 77.36 73.52 68.84 66.49 56.85 57.85 63.52 47.60 44.84 S-2 Storage, low hazard 76.36 72.52 68.84 65.49 56.85 56.85 62.52 47.60 43.84	R-2	Residential, multiple family	114.10	109.48	106.00	100.86	91.02	90.98	100.22	82.03	77.93
facilities           S-1         Storage, moderate hazard         77.36         73.52         68.84         66.49         56.85         57.85         63.52         47.60         44.84           S-2         Storage, low hazard         76.36         72.52         68.84         65.49         56.85         56.85         62.52         47.60         43.84	R-3	Residential, one- and two-family	109.41	106.41	103.79	100.93	96.29	96.06	99.22	91.74	86.37
S-2 Storage, low hazard 76.36 72.52 68.84 65.49 56.85 56.85 62.52 47.60 43.84	R-4	· · · · · · · · · · · · · · · · · · ·	135.63	131.01	127.53	122.39	112.35	112.31	121.55	103.36	99.26
	S-1	Storage, moderate hazard	77.36	73.52	68.84	66.49	56.85	57.85	63.52	47.60	44.84
U Utility, miscellaneous 58.94 55.73 52.42 49.80 43.19 43.19 47.00 35.51 33.81	S-2	Storage, low hazard	76.36	72.52	68.84	65.49	56.85	56.85	62.52	47.60	43.84
	U	Utility, miscellaneous	58.94	55.73	52.42	49.80	43.19	43.19	47.00	35.51	33.81

- a. Deduct 20% for shell-only buildings
- b. Deduct 80% for first-time tenant in shell-only buildings

- c. Private Garages use Utility, miscellaneous
- d. Unfinished basements (all use group) = \$15.00 per sq. ft.
- e. N.P. = not permitted

Table 2. Modified Values

multiply dollar amount by sq. ft. (do not apply regional modifier)

	angery december derived and a	y eq. in (we not apply regional meaning)	
Single Family Residence (heated)	77.73	Residential Roof Conversions	17.50
Garages & Sheds	30.43	Residential Additions	55.00
Carports & Porches	19.44	Residential Additions with Plumbing	60.00
Foundation Only	16.19		