

**COMMERCIAL AND INDUSTRIAL SCHEDULE
SHORT FORM**

**COMMERCIAL & INDUSTRIAL SCHEDULE
SHORT FORM
SECTION 5**

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PREFACE

The following schedule has been incorporated into this manual to save the appraiser the task of building-up each item from the preceding analyzed unit costs.

Because of the similarity in many items it is possible for the short form to do some of the work for the appraiser/assessor. An example of this would be a rubber membrane roof with insulation on a metal deck, supported by steel bar joists. To arrive at the price for this roof from the analyzed unit costs the appraiser must look up and add a minimum of four figures. The short form is designed to do this for the appraiser/assessor.

Any deviation from basic construction or any unusual construction should be built-up by components from the analyzed unit cost schedule.

All figures are for average construction and should be adjusted for any variation in quality.

The following sample property record card is an example of component pricing. Component pricing is the process of pricing each building component individually. The sum of all the building components will then equal the replacement cost new (RCN). The example is the component pricing of a typical office building. First, all vertical components are priced which include the foundation, exterior walls, interior finish of the exterior walls, wall facing and windows. Next the horizontal items are priced which include the roof, ceiling, structural floor, floor coverings, partitions, framing, HVAC and electrical/lighting.

Component pricing makes no assumption of what is contained in a building, therefore, it is necessary to describe and price every detail. A good example of this is the next item priced which is plumbing. It first is necessary to add "rough plumbing". This pricing in effect brings plumbing service to the structure. It is then necessary to describe/price each plumbing fixture individually. Finally, individual components such as cabinets are added under building adjustments or building extras.

The majority of the cost items necessary for component pricing are found within the "analyzed unit cost" and "commercial industrial short form" portions of this manual. The cost in these sections are the typical cost with a general cost range. It may become necessary to apply a grade multiplier to structures which are component priced. Structures exhibiting very good quality finished will likely be above a 4 grade. While structures exhibiting sub-standard finishes will likely be below a 4 grade.

SAMPLE OFFICE PRICING (Continued)

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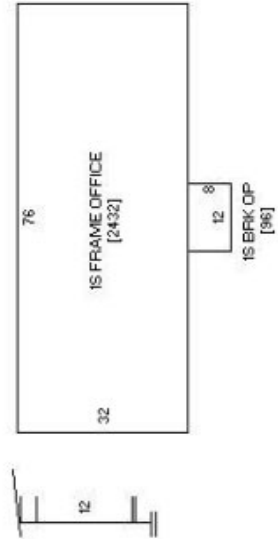
Bldg/ Addn	Description (RCN \$267,923)	Units	Price	Base Value	Grade Mult.	Year	Phys%	Fabs%	Ecos%	Others%	Depreciated Total (Rnd nearest dollar)	Map	Appraised Value (R10 nearest \$10)
Bldg	O 501—Office - General	2,432											
Com	P 501—Office - General												
V	Ftr & Fdtn												
	Reinforced Concrete w/o Bsmt - 8"	216	62.15	\$13,424									
	Sub Total												
V	Exterior Wall												
	Steel Siding - Frame - 12	216	123.00	\$26,568									
	Sub Total												
V	Interior Wall												
	Drywall or Equiv. - 10	216	32.90	\$7,106									
	Sub Total												
V	Wall Facing												
	Face Brick Veneer W/Wd Stud Bckup	304	18.70	\$5,685									
	Sub Total												
V	Windows												
	Wood/Mynl Casement - 1	216	72.00	\$15,552									
	Sub Total												
	Verticals Sub Total		28.10	\$68,335									
H	Roof												
	Asph. Shingle/Wood Dk - 0	2,432	9.80	\$23,834									
	Sub Total												
H	Ceiling												
	Suspended Blk-Drop Edge(Tegular) - 1	2,432	4.75	\$11,552									
	Sub Total												
H	Struct. Floor												
	R'Concrete 4" - 1	2,432	4.90	\$11,917									
	Sub Total												
H	Floor Cover												
	Carpet - 1	2,432	4.00	\$9,728									
	Sub Total												
H	Partitions												
	Office Buildings - 1	2,432	13.00	\$31,616									
	Sub Total												
H	Framing												
	Wood - Average - 1	2,432	3.65	\$8,877									
	Sub Total												
H	HVAC												
	Office Buildings (General) - 1	2,432	13.00	\$31,616									
	Sub Total												
H	Lighting												
	Office Buildings (General) - 1	2,432	12.50	\$30,400									
	Sub Total												

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		Horizontal Sub Total		65.60	\$159,540						
	Plumb	Rough Plumbing - AVG	1	\$5,000.00							
	Plumb	Hot Water Tank - AVG	1	\$900.00							
	Plumb	Toilet Room - AVG	2	\$2,100.00							
	Plumb	Urinal - Wall - AVG	1	\$1,300.00							
	Plumb	Sink-Kitchen - AVG	1	\$800.00							
	Plumb	Sink-Services (Porcelain) - AVG	1	\$1,200.00							
	Plumb	Water Closet-Commercial Wall Mount - A)	3	\$1,300.00							
		Plumbing Sub Total			\$17,300						
		Building Sub Total			\$245,175						
1 of 4	Ex	Porches, Decks, Patios, etc.	1	\$4,128							\$245,175
		96 SF, Porch, High Pricing									\$4,128
2 of 4	Ex	Cabinets (Built-in)	1	\$9,600							\$9,600
		32 LF, Wood Base w/Top, Average Pricing									
3 of 4	Ex	Cabinets (Built-in)	1	\$5,440							\$5,440
		32 LF, Wood Wall, Average Pricing									
4 of 4	Ex	Door	4	\$895							\$3,580
		Kalamain - 1 3/4" x 3 Ft Wide, 7 Ft High									
		Commercial Building TOTAL Value									\$267,930



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Sketch 1 of 1

VERTICALS

FOOTINGS & FOUNDATION WALLS

SPREAD (COLUMN) FOOTINGS (EACH)

	Size of Footing			
	4' x 4'	6' x 6'	8' x 8'	12' x 12'
Concrete	\$340.00	\$615.00	\$1,250.00	\$3,400.00
Reinforced Concrete	375.00	725.00	1,550.00	4,400.00

STRIP (CONTINUOUS) FOOTINGS (P.L.F.) (INCLUDING TRENCH)

	Foundation Wall Thickness				
	8"	12"	16"	20"	24"
Concrete	\$17.70	\$25.30	\$36.30	\$51.90	\$69.20
Reinforced Concrete	19.25	27.60	42.45	59.65	83.05
Trench Footer (Building w/ Basement)	12.25	19.25	32.25	46.85	68.40

FOUNDATIONS (P.S.F. OF WALL AREA)

	Foundation Wall Thickness				
	8"	12"	16"	20"	24"
Concrete, Brick or Stone	\$11.65	\$14.05	\$16.65	\$19.55	\$21.85
Reinforced Concrete	14.30	17.90	21.50	25.35	29.60
Concrete Block or Tile	10.00	16.10	—	—	—
Waterproofing	1.20	1.20	1.20	1.20	1.20

FOOTINGS & FOUNDATION FOR BUILDING WITH NO BASEMENT

Price P.L.F. - Assuming 3' Foundation Wall

	Foundation Wall Thickness				
	8"	12"	16"	20"	24"
*Concrete, Brick or Stone	\$52.65	\$67.45	\$86.25	\$110.55	\$134.75
*Reinforced Concrete	62.15	81.30	106.95	135.70	171.85
Concrete Block or Tile	49.25	75.90	—	—	—

FOOTINGS & FOUNDATION FOR BUILDING WITH BASEMENT

Price P.L.F. - Assuming 8' Foundation Wall – Waterproofed and struck joints 1 side.

	Foundation Wall Thickness				
	8"	12"	16"	20"	24"
*Concrete, Brick or Stone	\$115.05	\$141.25	\$175.05	\$212.85	\$252.80
*Reinforced Concrete	136.25	172.05	213.85	259.25	314.80
Concrete Block or Tile	101.85	157.65	—	—	—

*Add \$2.25 P.S.F.S.A. for stay in place insulated forming.

VERTICALS (Continued)

WALLS (P.L.F. OF PERIMETER)

BUILDINGS WITH FLAT ROOFS (PRICES INCLUDE PARAPET WALLS AND COPING)

	1 Story	2 Story	3 Story	4 Story	Each 1' Height Variation
	Total	Total	Total	Total	
	Exterior Wall Height				
	14'	24'	34'	44'	
4" Brick on 8" Block	\$375.80	\$603.80	\$831.80	\$1,059.80	\$22.80
4" Brick on 12" Block	432.15	695.15	958.15	1,221.15	26.30
4" Brick on 8" Block (Cavity Wall)	412.00	662.00	912.00	1,162.00	25.00
Solid Brick 8"	459.55	744.55	1,029.55	1,314.55	28.50
Solid Brick 12"	557.15	902.15	1,247.15	1,592.15	34.50
Brick Veneer (Includes Metal Stud Back-Up & Insulation)	354.20	562.20	770.20	978.20	20.80
Concrete Block 8"	172.80	272.80	372.80	472.80	10.00
Concrete Block 12"	231.65	366.65	501.65	636.65	13.50
Ground Face Concrete Block 8"	230.95	368.45	505.95	643.45	13.75
Rock Face Concrete Block 8"	196.05	311.05	426.05	541.05	11.50
Fluted Face Concrete Block 8"	192.95	305.95	418.95	531.95	11.30
Tilt-Up Concrete Panels - 6" w/ Broom Finish	263.50	423.50	583.50	743.50	16.00
Tilt-Up Concrete Panels - 8" w/ Broom Finish	304.55	489.55	674.55	859.55	18.50
Tilt-Up Concrete Panels - 12" w/ Broom Finish	347.90	557.90	767.90	977.90	21.00
Tilt-Up Concrete Panels - 6" w/ Aggregate Finish	302.25	487.25	672.25	857.25	18.50
Tilt-Up Concrete Panels - 8" w/ Aggregate Finish	343.30	553.30	763.30	973.30	21.00
Tilt-Up Concrete Panels - 12" w/ Aggregate Finish	386.65	621.65	856.65	1,091.65	23.50
Precast Double "T"	248.00	408.00	568.00	728.00	16.00
EIFS on Metal Frame	264.75	426.25	587.75	749.25	16.15
EIFS on Wood Frame	259.30	417.30	575.30	733.30	15.80
EIFS on Masonry	324.70	522.70	720.70	918.70	19.80
Metal Insulated Panels - 2"	238.25	383.25	528.25	673.25	14.50
Metal Insulated Panels - 3"	266.95	430.45	593.95	757.45	16.35
Metal Insulated Panels - 4"	284.75	459.75	634.75	809.75	17.50
Metal Insulated Panels - 5"	304.60	491.10	677.60	864.10	18.65
Metal Insulated Panels - 6"	321.65	519.15	716.65	914.15	19.75
Metal Insulated Panels - 8"	366.55	591.55	816.55	1,041.55	22.50
Structural Glass	1,412.80	2,312.80	3,212.80	4,112.80	90.00
Structural Glass - Tinted	1,591.05	2,606.05	3,621.05	4,636.05	101.50

BUILDINGS WITH PITCHED ROOFS (PRICES DO NOT INCLUDE PARAPET WALLS AND COPING)

Aluminum Siding of Frame	\$143.50	\$246.00	\$348.50	\$451.00	\$10.25
Brick Veneer (Includes Wood Stud Back-Up & Insulation)	289.80	486.80	683.80	880.80	19.70
Fiber Cement Siding on Frame	140.00	240.00	340.00	440.00	10.00
Composition on Frame	123.20	211.20	299.20	387.20	8.80
Steel Siding on Frame	143.50	246.00	348.50	451.00	10.25
Stucco on Frame	161.00	276.00	391.00	506.00	11.50
Vinyl Siding on Frame	132.30	226.80	321.30	415.80	9.45
Vinyl Siding on SIP Panels	168.00	288.00	408.00	528.00	12.00
Fiber Cement Siding on SIP Panels	175.70	301.20	426.70	552.20	12.55
Vinyl Siding on ICF Panels	266.00	456.00	646.00	836.00	19.00
Fiber Cement Siding on ICF Panels	273.70	469.20	664.70	860.20	19.55
EIFS on ICF Panels	354.90	608.40	861.90	1,115.40	25.35

Foundation and interior finish not included in wall prices.

Frame wall prices include sheathing, building wrap, insulation and painting where applicable.

WALL FACINGS

See Analyzed Unit Cost Section page 4 – 8.

VERTICALS (Continued)

STORE FRONTS (P.L.F. FRONT)

Low Cost	Average	Good	High Cost
\$280.00	\$495.00	\$875.00	\$1,245.00



LOW COST STORE FRONT



AVERAGE STORE FRONT



GOOD STORE FRONT



HIGH COST STORE FRONT

VERTICALS (Continued)

WINDOWS (P.L.F. PER FLOOR)

Windows figured as 10' center to center.

	Price L.F.
Aluminum Single Hung	\$46.80
Aluminum Double Hung	55.45
Aluminum Casement	69.10
Wood / Vinyl Single Hung	50.40
Wood / Vinyl Double Hung	60.50
Wood / Vinyl Casement	72.00
Steel Casement	41.75
Steel Industrial Fixed	38.90
Steel Industrial Vented	47.50

INTERIOR FINISH OF EXTERIOR WALLS (INCLUDING PAINT) (P.L.F. OF PERIMETER)

	1 Story	2 Story	3 Story	4 Story	Each 1' Height
	Ceiling Height				
	10'	8'	8'	8'	
Plaster Direct	\$56.40	\$102.30	\$148.25	\$194.15	\$5.25
Plaster w/ Lath	68.90	124.80	180.75	236.65	6.50
Drywall	32.90	60.00	87.15	114.25	2.90
Drywall on Masonry (Includes Furring & Rigid Insulation)	58.40	105.90	151.85	198.55	5.45

HORIZONTALS

BASEMENTS (STORAGE TYPE) (P.S.F.)

	Typical
Excavation, Floor and Lighting	\$8.45

ROOFS (P.S.F.)

Including roof covering, insulation, deck, and indicated support. (No Framing)

FLAT ROOFS

	Typical
Rubber Membrane on Wood Deck on Wood Joist	\$16.60
Rubber Membrane on Steel Deck on Steel Bar Joist	17.85
Rubber Membrane on Concrete Poured on Steel Deck & Bar Joist	19.15
Rubber Membrane on Precast Hollow Plank	20.60
Rubber Membrane on Prestressed Tees	22.70
Spray Foam on Wood Deck on Wood Joist	15.45
Spray Foam on Steel Deck on Steel Bar Joist	16.70
4 Ply Built-Up Composition on Wood Deck on Wood Joist	12.05
4 Ply Built-Up Composition on Steel Deck on Steel Bar Joist	13.30
4 Ply Built-Up Composition on Concrete Poured on Steel Deck & Bar Joist	14.60
4 Ply Built-Up Composition on Precast Hollow Plank	16.05
4 Ply Built-Up Composition on Prestressed Tees	18.15
3 Ply Built-Up Composition on Wood Deck on Wood Joist	11.80
3 Ply Built-Up Composition on Steel Deck on Steel Bar Joist	13.05
Tar and Gravel on Wood Deck on Wood Joist (Deduct \$3.40 for roofs w/ no insulation.)	12.45

FLAT ROOFS (REFRIGERATED STRUCTURES)

	Typical
Rubber Membrane on Wood Deck on Wood Joist	\$21.50
Rubber Membrane on Steel Deck on Steel Bar Joist	22.75
Rubber Membrane on Precast Hollow Plank	25.50

HORIZONTALS (Continued)

ROOFS (P.S.F.) (Continued)

PITCHED ROOFS

	Typical
Asphalt Shingles on Wood Deck on Wood Trusses	\$9.80
Wood Shingles on Wood Deck on Wood Trusses	11.35
Wood Shakes on Wood Deck on Wood Trusses	12.15
Clay Tile on Wood Deck on Wood Trusses	17.65
Cement Tile on Wood Deck on Wood Trusses	13.05
Steel Shingles on Wood Deck on Wood Trusses	13.95
Slate on Wood Deck on Wood Trusses	17.80
*Steel (Standing Seam) on Wood Frame	10.40
Steel (Flat or Standing Seam) on Wood Deck on Wood Trusses	14.15
*Steel (Standing Seam) on Steel Frame	15.20
*Aluminum (Standing Seam) on Wood Frame	10.90
Aluminum (Flat or Standing Seam) on Wood Deck on Wood Trusses	14.65
*Aluminum (Standing Seam) on Steel Frame	15.70
*Copper on Wood Frame	19.50
Copper on Wood Deck on Wood Trusses	22.55
*Copper on Steel Frame	24.30
Corrugated Steel on Wood Deck on Wood Trusses	10.25

Deduct \$1.60 for shingle, shake, tile and slate roofs if not insulated, if marked with "*" deduct \$1.20 if not insulated.

CEILINGS (P.S.F.)

	1 Story	2 Story	3 Story	4 Story
Plaster and Lath	\$6.25	\$12.50	\$18.75	\$25.00
Drywall	3.05	6.10	9.15	12.20
Composition Block (Includes Nailing Strips)	2.60	5.20	7.80	10.40
Suspended Acoustic Block (Fiber)	3.25	6.50	9.75	13.00
Suspended Acoustic Block (Mineral)	3.25	6.50	9.75	13.00
Suspended Acoustic Dropped Edge (Tegular)	4.75	9.50	14.25	19.00
Suspended Metal Stamp	13.00	26.00	39.00	52.00

STRUCTURAL FLOOR (P.S.F.)

Wood Deck on Wood Joist	\$5.75	\$11.50	\$17.25	\$23.00
Wood Deck on Wood "I" Joist (TJI)	6.30	12.60	18.90	25.20
Wood Deck on Wood Truss	7.15	14.30	21.45	28.60
Wood Deck on Steel Bar Joist	7.00	14.00	21.00	28.00
Bar Joist, Metal Deck, Concrete Topping	10.00	20.00	30.00	40.00
4" Reinf. Conc. on Grade w/ Wd Deck on Wd Joist Uppers	4.90	10.65	16.40	22.15
4" Reinf. Conc. on Grade w/ Wd Deck on Wd "I" Joist Uppers	4.90	11.20	17.50	23.80
4" Reinf. Conc. on Grade w/ Wd Deck on Wd Truss Uppers	4.90	12.05	19.20	26.35
4" Reinf. Conc. on Grade w/ Wd Deck on Stl Bar Joist Uppers	4.90	11.90	18.90	25.90
4" Reinf. Conc. on Grade w/ Conc. on Mtl Dk on Bar Joist Uppers	4.90	14.90	24.90	34.90
4" Reinf. Conc. on Grade w/ 5" Self-Sup. Reinf. Conc. Uppers	4.90	18.90	32.90	46.90
6" Reinf. Conc. on Grade w/ Wd Deck on Wd Joist Uppers	5.95	11.70	17.45	23.20
6" Reinf. Conc. on Grade w/ Wd Deck on Wd "I" Joist Uppers	5.95	12.25	18.55	24.85
6" Reinf. Conc. on Grade w/ Wd Deck on Wd Truss Uppers	5.95	13.10	20.25	27.40
6" Reinf. Conc. on Grade w/ Wd Deck on Stl Bar Joist Uppers	5.95	12.95	19.95	26.95
6" Reinf. Conc. on Grade w/ Conc. on Mtl Dk on Bar Joist Uppers	5.95	15.95	25.95	35.95
6" Reinf. Conc. on Grade w/ 5" Self-Sup. Reinf. Conc. Uppers	5.95	19.95	33.95	47.95
5" Reinforced Concrete - Self Supporting	14.00	28.00	42.00	56.00
Metal Pan or Arch Tile	11.45	22.90	34.35	45.80
Concrete Hollow Core w/ Topping	11.50	23.00	34.50	46.00

HORIZONTALS (Continued)

FLOOR COVERINGS (P.S.F.)

	1 Story	2 Story	3 Story	4 Story
Softwood	\$7.75	\$15.50	\$23.25	\$31.00
Hardwood	11.00	22.00	33.00	44.00
Laminate	7.50	15.00	22.50	30.00
Hardener / Sealer (Exposed Concrete Floors)	1.50	3.00	4.50	6.00
Asphalt Tile & Vinyl Asbestos Tile	2.60	5.20	7.80	10.40
Vinyl Tile (Solid)	5.50	11.00	16.50	22.00
Vinyl Sheet	5.25	10.50	15.75	21.00
Terrazzo	11.00	22.00	33.00	44.00
Ceramic	13.00	26.00	39.00	52.00
Quarry Tile	13.00	26.00	39.00	52.00
Carpeting	4.00	8.00	12.00	16.00

PARTITIONS (P.S.F. FLOOR AREA) (INCLUDES INTERIOR DOORS)

Apartments	\$15.50	\$31.00	\$46.50	\$62.00
Automobile Showroom and Sales	6.55	—	—	—
Banks	15.70	29.55	43.40	57.25
Bars / Lounges w/ Apartment Uppers	4.10	19.60	35.10	50.60
Child Day Care Centers	13.00	24.40	35.80	47.20
Convenience Stores	3.75	—	—	—
Funeral Homes	7.80	23.30	38.80	54.30
Grocery Stores	2.05	4.10	6.15	8.20
Hotels	15.75	31.50	47.25	63.00
Nursing Homes	21.70	43.40	65.10	86.80
Office Buildings	13.00	24.40	35.80	47.20
Medical Office Buildings	20.75	38.95	57.15	75.35
Retail Stores w/ Apartment Uppers	3.60	19.10	34.60	50.10
Restaurants w/ Apartment Uppers	4.10	19.60	35.10	50.60
Large Retail Stores	2.05	4.10	6.15	8.20
Theaters	14.15	29.65	45.15	60.65

Partitioning is for normal use of space. If office or room layout is not normal or average, prices should be calculated on a lineal foot basis using Analyzed Unit Costs.

FRAMING (P.S.F.)

	Per Square Foot				Per Cubic Foot
	1 Story	2 Story	3 Story	4 Story	
STEEL					
Light	\$5.95	\$11.90	\$17.85	\$23.80	\$0.54
Average	8.85	17.70	26.55	35.40	0.80
Heavy	15.50	31.00	46.50	62.00	1.41
REINFORCED CONCRETE					
Light	\$6.70	\$13.40	\$20.10	\$26.80	\$0.61
Average	10.00	20.00	30.00	40.00	0.91
Heavy	17.50	35.00	52.50	70.00	1.59
TIMBER					
Light	\$2.45	\$4.90	\$7.35	\$9.80	\$0.22
Average	3.65	7.30	10.95	14.60	0.33
Heavy	6.40	12.80	19.20	25.60	0.58
LOAD BEARING WALLS					
Light	\$2.00	\$4.00	\$6.00	\$8.00	\$0.18
Average	3.00	6.00	9.00	12.00	0.27
Heavy	5.25	10.50	15.75	21.00	0.48

Above costs are based in 14' high first floors and 10' high upper floors. Framing costs include spread (column) footings under interior columns (but not perimeter columns).

If building has a basement, add one story.

Industrial buildings with cranes or heavy floor loads should be calculated from the Analyzed Unit Cost section.

HORIZONTALS (Continued)

NORMAL HEATING & AIR CONDITIONING (HVAC)

BY SOURCE P.S.F.	1 Story	2 Story	3 Story	4 Story
Central Air Conditioning	\$8.00	\$16.00	\$24.00	\$32.00
Electric Heating	4.00	8.00	12.00	16.00
Floor / Wall Furnaces	2.40	4.80	7.20	9.60
Forced Air	5.00	10.00	15.00	20.00
Forced Air & Central Air Conditioning	13.00	26.00	39.00	52.00
Geo-Thermal / Closed Loop System	12.50	25.00	37.50	50.00
Geo-Thermal / Horizontal Loop System	13.75	27.50	41.25	55.00
Geo-Thermal / Vertical Loop System	15.00	30.00	45.00	60.00
Geo-Thermal / Well System	11.20	22.40	33.60	44.80
Heat Pump (Air to Air)	7.50	15.00	22.50	30.00
Hot Water	7.25	14.50	21.75	29.00
Hot Water in Floor	4.00	8.00	12.00	16.00
Hot Water in Floor (Multiple Zones)	7.25	14.50	21.75	29.00
Hot Water Radiant	7.50	15.00	22.50	30.00
Industrial Space Heaters	2.75	5.50	8.25	11.00
Make-Up Air Units (Heat)	2.75	5.50	8.25	11.00
Make-Up Air Units (Heat & Air Conditioning)	6.50	13.00	19.50	26.00
Make-Up Air Units (Heat w/ Multiple Zones)	5.50	11.00	16.50	22.00
Make-Up Air Units (Heat & A.C. w/ Multiple Zones)	13.00	26.00	39.00	52.00
Radiant Heating (Vacuum Gas)	3.00	6.00	9.00	12.00
Steam (1 Pipe)	5.75	11.50	17.25	23.00
Steam (2 Pipe)	6.75	13.50	20.25	27.00
Suspended Unit Heaters	2.50	5.00	7.50	10.00

BY OCCUPANCY P.S.F.	1 Story	2 Story	3 Story	4 Story
Apartments	\$7.75	\$15.50	\$23.25	\$31.00
Apartments (Assisted Living)	10.00	20.00	30.00	40.00
Apartments (High Rise)	10.00	20.00	30.00	40.00
Automobile Showroom & Sales	11.00	22.00	33.00	44.00
Bank (w/ Offices Over)	16.00	29.00	42.00	55.00
Bars / Lounges (w/ Apartments Over)	22.00	29.75	37.50	45.25
Bowling Alley	13.25	26.50	39.75	53.00
Child Day Care	12.75	25.50	38.25	51.00
Funeral Homes	9.50	19.00	28.50	38.00
Hotels	11.50	23.00	34.50	46.00
Hotel Commons	13.25	26.50	39.75	53.00
Laundromats (w/ Apartments Over)	11.00	18.75	26.50	34.25
Nursing Homes	15.00	30.00	45.00	60.00
Office Buildings (General)	13.00	26.00	39.00	52.00
Office Buildings (Medical & Dental)	16.75	33.50	50.25	67.00
Restaurants / Café (w/ Apartments Over)	19.25	27.00	34.75	42.50
Shopping Centers (Anchor Stores)	11.00	22.00	33.00	44.00
Shopping Centers (Neighborhood)	13.00	26.00	39.00	52.00
Shopping Centers (Regional)	11.00	22.00	33.00	44.00
Store (Convenience)	13.25	—	—	—
Store (Grocery)	11.50	23.00	34.50	46.00
Stores (Large Retail)	11.25	22.50	33.75	45.00
Stores (Small Retail) (w/ Apartments Over)	13.00	20.75	28.50	36.25
Stores (Small Retail) (w/ Offices Over)	13.00	26.00	39.00	52.00
Theaters (Cinemas)	14.25	28.50	42.75	57.00

HORIZONTALS (Continued)

ELECTRICAL (P.S.F.)

Occupancy	1 Story	2 Story	3 Story	4 Story	Each Additional Story
Apartments	\$6.75	\$13.50	\$20.25	\$27.00	\$6.75
Apartments (Assisted Living)	10.25	20.50	30.75	41.00	10.25
Apartments (High Rise)	9.75	19.50	29.25	39.00	9.75
Auto Repair	10.00	20.00	30.00	40.00	10.00
Auto Service	8.50	17.00	25.50	34.00	8.50
Auto Showroom	10.25	20.50	30.75	41.00	10.25
Bank (w/ Offices Over)	16.50	29.00	41.50	54.00	12.50
Bars / Lounges (w/ Apartments Over)	12.50	19.25	26.00	32.75	6.75
Bowling Alley	9.75	19.50	29.25	39.00	9.75
Child Day Care	13.00	26.00	39.00	52.00	13.00
Convenience Store	11.25	—	—	—	—
Funeral Homes	9.75	19.50	29.25	39.00	9.75
Grocery Store	10.25	20.50	30.75	41.00	10.25
Hotels	8.75	17.50	26.25	35.00	8.75
Hotel Commons	12.25	24.50	36.75	49.00	12.25
Industrial (Heavy)	13.00	26.00	39.00	52.00	13.00
Industrial (Light)	6.25	12.50	18.75	25.00	6.25
Laundromats (w/ Apartments Over)	10.25	17.00	23.75	30.50	6.75
Nursing Homes	16.75	33.50	50.25	67.00	16.75
Office Buildings (General)	12.50	25.00	37.50	50.00	12.50
Office Buildings (Medical & Dental)	14.25	28.50	42.75	57.00	14.25
Parking Garages	3.25	6.50	9.75	13.00	3.25
Restaurants / Café (w/ Apartments Over)	13.00	19.75	26.50	33.25	6.75
Restaurant (Fast Food)	19.50	—	—	—	—
Retail Stores (Large)	13.00	26.00	39.00	52.00	13.00
Retail Stores (Small) (w/ Apartments Over)	9.00	15.75	22.50	29.25	6.75
Retail Stores (Small) (w/ Offices Over)	9.00	21.50	34.00	46.50	12.50
Service Station w/ Bays	10.00	—	—	—	—
Shopping Centers (Anchor Stores)	13.00	26.00	39.00	52.00	13.00
Shopping Centers (Neighborhood)	9.00	18.00	27.00	36.00	9.00
Shopping Centers (Regional)	13.00	26.00	39.00	52.00	13.00
Theaters	13.00	26.00	39.00	52.00	13.00
Warehouse (Distribution)	5.75	11.50	17.25	23.00	5.75
Warehouse (Lighting Only)	1.75	3.50	5.25	7.00	1.75
Warehouse (Storage)	3.00	6.00	9.00	12.00	3.00
Warehouse (Transit)	6.50	13.00	19.50	26.00	6.50

SPRINKLER SYSTEMS (P.S.F.)

	1 Story	2 Story	3 Story	4 Story
Concealed Wet	\$3.00	\$6.00	\$9.00	\$12.00
Exposed Wet	2.75	5.50	8.25	11.00
Exposed Dry	3.50	7.00	10.50	14.00
Chemical (Non Water)	17.50	35.00	52.50	70.00

Square foot costs are based on a 100,000 S.F. building (chemical systems are based on 3,000 S.F.) with one head per 110 S.F. of sprinkler area.

MAIN AREA ADJUSTMENTS

STAIRS (PER STAIRWELL)

	1 Story	2 Story	3 Story	4 Story
Wood – Softwood	—	\$2,760	\$4,680	\$6,600
Wood – Hardwood	—	5,060	8,580	12,100
Steel – w/ Steel Grate Tread	—	7,130	12,090	17,050
Steel – Checkered Plate Tread	—	7,820	13,260	18,700
Reinforced Concrete	—	5,980	10,140	14,300
Reinforced Concrete w/ Steel Tread	—	6,900	11,700	16,500
Steel w/ Concrete Treads	—	6,900	11,700	16,500
If Enclosed Stairwell Add	—	8,680	14,375	20,070
Basement Stairs (Low Quality Unfinished)	\$1,265	—	—	—

PLUMBING

Commercial buildings will average \$1,450.00 per fixture, including all rough plumbing (use only if 20 fixtures or more).

Rough plumbing in Special Purpose and Industrial Buildings must be calculated separately.

See Analyzed Unit Cost for specific fixture prices.

TILING

	Ceramic Tile (Average Size)	Quarry Tile (Average Size)	Marble/Granite (Average Size)	Natural Stone (Average Size)
Toilet Room Floor (Residential)	\$325	\$375	\$550	\$400
Toilet Room Wainscot (Residential)	750	890	1,300	950
Toilet Room Walls (Residential)	1,725	2,050	3,000	2,175
Toilet Room Floor (Commercial)	1,375	1,625	2,375	1,725
Toilet Room Wainscot (Commercial)	1,750	2,050	3,000	2,175
Toilet Room Walls (Commercial)	3,975	4,675	6,875	5,000
Bathroom Floor	775	900	1,325	950
Bathroom Wainscot	1,475	1,750	2,550	1,850
Bathroom Walls	2,950	3,475	5,100	3,700

MULTI-STORY CONSTRUCTION

Costs from all sections of this manual (except high rise buildings from the pre-computed section) are for structures up to four stories in height. To allow for the additional cost of multi-story constructions, add ½% to 1½% for each additional story above four stories.

YARD ITEMS

	Per S.F.			Per Parking Space*		
	Price Range		Typical	Price Range		Typical
Asphalt Paving	\$2.00	- \$3.50	\$2.75	\$600.00	- \$1,050.00	\$825.00
Asphalt Paving w/ Curbs	2.60	- 4.60	3.60	780.00	- 1,380.00	1,080.00
Concrete Paving	3.00	- 5.00	4.00	900.00	- 1,500.00	1,200.00
Concrete Paving w/ Curbs	3.60	- 6.10	4.85	1,080.00	- 1,830.00	1,455.00
Add For Yard Lighting	0.40	- 1.10	0.75	120.00	- 330.00	225.00

*Based on one parking space per 300 S.F.

COMMERCIAL DEPRECIATION GUIDE

It must first be emphasized that most commercial buildings are depreciated by observation. Good judgment must be used not only in observing the present condition but also the use of the premises and quality of original construction must be considered.

It must be remembered there are many buildings in use today which are over 100 years old and there are also many buildings which have lost their usefulness after 40 years.

The following describes and explains the “normal” depreciation guides found on pages 5-16 and 5-17.

Chart 1 - This chart utilizes 1% of depreciation for each year of age. It is best suited for structures with a long economic life or structures which include periodic updates as a part of normal maintenance. Examples of structures that should utilize this chart are auditoriums, banks, churches, libraries, hospitals, nursing homes, offices & schools.

Chart 2 - This chart utilizes 1 ½% of depreciation for each year of age and is best suited for most commercial properties. Examples of structures that should utilize this chart are apartment buildings, automobile service and sales, clubhouses, Computer data centers, day care centers, funeral homes, grocery stores, hotels, laundromats, lounges, manufacturing buildings, retail stores, restaurants, shopping centers and warehouses.

Chart 3 - This chart utilized 2% of depreciation per year and best suited for pre-engineered metal buildings. Other structures which are suited well for this chart are bowling alleys, feed mills, grain elevators, grain storage bins, mini-storage buildings, parking structures, skating rinks and theaters.

Chart 4 - This chart utilized 2 ½% of depreciation per year and is best suited for structures with light framing, such as hoop structures and lumber storage sheds.

Chart 5 - This chart utilized 3% of depreciation per year and is best suited for structures which contain components of short life or realize heavy wear and tear such as car washes, greenhouses, service stations, solar and wind turbines.

Chart 6 - This chart utilizes 4% of depreciation per year and is best suited for structures which may realize a short life due to chemical use such as fertilizer buildings.

Chart 7 - This chart utilizes 1 ½% of depreciation per year, with a maximum of 40%. It is well suited for structures with maintenance mandates or properties that may include non-depreciating components, such as billboards, fast food restaurants, golf courses, manufactured home parks and towers.

The following depreciation charts assume average quality construction. Buildings of below average construction may exceed the recommended depreciation and buildings of excellent quality may realize less depreciation. Also, different locations may realize different rates of depreciation due to supply and demand, economic conditions and availability.

Each assessor/appraiser is encouraged to analyze his/her local market and edit the depreciation guides as necessary.

The following depreciation charts are for structures in normal condition only. However, many structures exhibit better than normal condition due to remodeling or better than normal maintenance; conversely, some structures exhibit worse than normal condition due to lack of maintenance or damage. To allow for these fluctuations in building conditions each structure should be given a condition rating and the “normal” depreciation should be adjusted as follows.

<u>Condition</u>	<u>Adjustment to “Normal” Depreciation</u>
Excellent	-30%
Very Good	-20%
Good	-10%
Above Normal	-5%
Normal	0%
Below Normal	+5%
Fair	+10%
Poor	+15%
Very Poor	+20%

It should be noted that if a structure is being used for its intended purpose or something equivalent the appraiser/assessor should look very carefully before exceeding 65% depreciation, most structures which are in use must be maintained at least to the degree of having a 35% physical residual value.

“NORMAL” DEPRECIATION GUIDES

Year	Effective							
	Age	Chart 1	Chart 2	Chart 3	Chart 4	Chart 5	Chart 6	Chart 7
INITIAL	1	1	2	2	3	3	4	2
	2	2	3	4	5	6	8	3
	3	3	5	6	8	9	12	5
	4	4	6	8	10	12	16	6
	5	5	8	10	13	15	20	8
	6	6	9	12	15	18	24	9
	7	7	11	14	18	21	28	11
	8	8	12	16	20	24	32	12
	9	9	14	18	23	27	36	14
	10	10	15	20	25	30	40	15
	11	11	17	22	28	33	44	17
	12	12	18	24	30	36	48	18
	13	13	20	26	33	39	52	20
	14	14	21	28	35	42	56	21
	15	15	23	30	38	45	60	23
	16	16	24	32	40	48	64	24
	17	17	26	34	43	51	65	26
	18	18	27	36	45	54	65	27
	19	19	29	38	48	57	65	29
	20	20	30	40	50	60	65	30
	21	21	32	42	53	63	65	32
	22	22	33	44	55	65	65	33
	23	23	35	46	58	65	65	35
	24	24	36	48	60	65	65	36
	25	25	38	50	63	65	65	38
	26	26	39	52	65	65	65	39
	27	27	41	54	65	65	65	40
	28	28	42	56	65	65	65	40
	29	29	44	58	65	65	65	40
	30	30	45	60	65	65	65	40
	31	31	47	62	65	65	65	40
	32	32	48	64	65	65	65	40
	33	33	50	65	65	65	65	40
	34	34	51	65	65	65	65	40
	35	35	53	65	65	65	65	40
	36	36	54	65	65	65	65	40
	37	37	56	65	65	65	65	40
	38	38	57	65	65	65	65	40
	39	39	59	65	65	65	65	40
	40	40	60	65	65	65	65	40
	41	41	62	65	65	65	65	40
	42	42	63	65	65	65	65	40
	43	43	65	65	65	65	65	40
	44	44	65	65	65	65	65	40
	45	45	65	65	65	65	65	40
	46	46	65	65	65	65	65	40
	47	47	65	65	65	65	65	40
	48	48	65	65	65	65	65	40
	49	49	65	65	65	65	65	40
	50	50	65	65	65	65	65	40

“NORMAL” DEPRECIATION GUIDES (Continued)

Year	Effective							
	Age	Chart 1	Chart 2	Chart 3	Chart 4	Chart 5	Chart 6	Chart 7
INITIAL	51	51	65	65	65	65	65	40
	52	52	65	65	65	65	65	40
	53	53	65	65	65	65	65	40
	54	54	65	65	65	65	65	40
	55	55	65	65	65	65	65	40
	56	56	65	65	65	65	65	40
	57	57	65	65	65	65	65	40
	58	58	65	65	65	65	65	40
	59	59	65	65	65	65	65	40
	60	60	65	65	65	65	65	40
	61	61	65	65	65	65	65	40
	62	62	65	65	65	65	65	40
	63	63	65	65	65	65	65	40
	64	64	65	65	65	65	65	40
	65	65	65	65	65	65	65	40
	66	65	65	65	65	65	65	40
	67	65	65	65	65	65	65	40
	68	65	65	65	65	65	65	40
	69	65	65	65	65	65	65	40
	70	65	65	65	65	65	65	40
	71	65	65	65	65	65	65	40
	72	65	65	65	65	65	65	40
	73	65	65	65	65	65	65	40
	74	65	65	65	65	65	65	40
	75	65	65	65	65	65	65	40
	76	65	65	65	65	65	65	40
	77	65	65	65	65	65	65	40
	78	65	65	65	65	65	65	40
	79	65	65	65	65	65	65	40
	80	65	65	65	65	65	65	40
	81	65	65	65	65	65	65	40
	82	65	65	65	65	65	65	40
	83	65	65	65	65	65	65	40
	84	65	65	65	65	65	65	40
	85	65	65	65	65	65	65	40
	86	65	65	65	65	65	65	40
	87	65	65	65	65	65	65	40
	88	65	65	65	65	65	65	40
	89	65	65	65	65	65	65	40
	90	65	65	65	65	65	65	40
	91	65	65	65	65	65	65	40
	92	65	65	65	65	65	65	40
	93	65	65	65	65	65	65	40
	94	65	65	65	65	65	65	40
	95	65	65	65	65	65	65	40
	96	65	65	65	65	65	65	40
	97	65	65	65	65	65	65	40
	98	65	65	65	65	65	65	40
	99	65	65	65	65	65	65	40
	100	65	65	65	65	65	65	40

YARD ITEM DEPRECIATION GUIDE

The following chart indicates a recommended depreciation per year for numerous yard items.

It assumes the particular item is in normal condition. However, many items may exhibit better than normal condition due to remodeling or better than normal maintenance; conversely, some items may exhibit worse than normal condition due to lack of maintenance or damage. To allow for these fluctuations in condition each item should be given a condition rating and the "normal" depreciation should be adjusted as follows.

<u>Condition</u>	<u>Adjustment to "Normal" Depreciation</u>
Excellent	-30%
Very Good	-20%
Good	-10%
Above Normal	-5%
Normal	0%
Below Normal	+5%
Fair	+10%
Poor	+15%
Very Poor	+20%

<u>Item Description</u>	<u>Annual Depreciation</u>	<u>Maximum Depreciation (if normal)</u>
Asphalt Paving	3%	65%
Bank – Pneumatics - Remote	5%	65%
Bleachers / Grandstands	2%	65%
Boat Docks	3%	65%
Canopy	2%	65%
Canopy – Lighted - Concrete	2%	65%
Canopy – Lighted - Steel	2%	65%
Canopy – Lighted - Wood	2%	65%
Concrete Paving	2%	65%
Cooler & Freezer	3%	65%
Craneway	2%	65%
Dock – Concrete & Truck Well	2%	65%
Electric Vehicle (EV) Charging Stations	2%	65%
Fencing – Chain Link	4%	65%
Fencing – Wood, Block or Metal	4%	65%
Grain Dryers	7%	70%
Legs, Conveyors & Augers	4%	70%
Picnic Shelters	2%	65%
Race / Running Tracks	3%	65%
Railroad Siding	2%	65%
Scale	2%	65%
Sewage Treatment Plants	3%	65%
Shed – Frame or Block	3%	65%
Shed – Metal	4%	65%
Signs	8%	65%
Sign Poles & Light – Steel	3%	65%
Sign Poles & Light – Wood	5%	65%
Steel Bulk Feed Tanks	3%	65%
Swimming Pool	5%	65%
Tank – Fiberglass (Fertilizer & Chemical Storage)	4%	65%
Tank – Large Oil / Water Storage	2%	65%
Tank – Pressure	3%	65%
Tank – Stainless Steel (Non Chemical Storage)	3%	65%
Tank – Stainless Steel (Chemical Storage)	5%	65%
Tank – Steel (Fertilizer & Chemical Storage)	5%	65%
Tank – Steel (Non Chemical Storage)	3%	65%
Tank – Underground	3%	65%
Trash Enclosures	2%	65%
Yard Lighting	2%	65%

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