



Publication 126

June 2012

Instructions for Commercial Schedules

The information in this publication is current as of the date of the publication. Please visit our web site at tax.illinois.gov to verify you have the most current revision.

The contents of this publication are informational only and do not take the place of statutes, rules, or court decisions. For many topics covered in this publication, we have provided a reference to the Illinois Property Tax Code for further clarification or more detail. All of the sections and parts referenced can be found at 35 ILCS 200/1 *et seq.*

About this publication

Pub-126, Instructions for Commercial Schedules, is issued according to Section 8-5 of the Property Tax Code which states, "The Department shall confer with, advise and assist local assessment officers relative to the performance of their duties."

The pricing schedules in this publication have been developed to help assessors estimate the replacement cost of typical commercial structures, as well as apartments, motels and hotels, fast-food restaurants, convenience stores, gasoline service stations, and banks. The assessor's professional judgement still greatly affects the outcome of this system.

Acronyms used in this publication

| | |
|-------------|---------------------------|
| BPA | Base price adjustment |
| CIP | Component-in-place |
| LB | Load bearing |
| RCN | Replacement cost new |
| REL | Remaining economic life |
| SF | Square foot |
| SFFA | Square foot of floor area |
| SFGA | Square foot ground area |
| SFSA | Square foot surface area |
| WH | Wall height |

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Note: For definitions of common constructions terms, see Publication 124, Construction Terms.

Commercial Square Foot Schedule Instructions

The commercial square foot schedule has been developed for costing the typical mercantile building. The schedule is also appropriate for free-standing mercantile buildings and pre-engineered steel store and office buildings. Use the component-in-place (CIP) method for large mercantile installations and high rise office complexes. Cost apartment buildings from the apartment schedule. Buildings that exceed the schedule size limitations should be costed by using the CIP schedules.

Commercial building photographs

1-Story office building, brick exterior



Multi-story office building, concrete, metal, and glass exterior



2-Story mixed use building with retail on first floor and apartments or offices on second floor



1-Story supermarket, brick exterior



Branch bank building with brick exterior



Multi-story apartment building



Office Building Schedules

| Base | | | | | | | | |
|--|-------------|-----------------------------|------------------------|--------|--------|--------|--------|--------|
| <p>The base price includes amounts for excavation, foundation, footings, framing, exterior wall construction, floor construction, roof construction, interior construction and finish, insulation, heating/air conditioning, sprinkler systems and lighting. Typical plumbing includes water heater and one fixture every 1,300 square feet. Multi-story buildings have one passenger elevator included in base price. Other features are to be priced from the subsidiary schedules or the CIP schedules. A shape or size adjustment is necessary for office use class. The given price is to be adjusted by a factor from the building shape adjustment table.</p> | | | | | | | | |
| Story | Wall height | Construction Type | Average Per Floor Area | | | | | |
| | | | 2,000 | 3,000 | 5,000 | 7,500 | 10,000 | 12,500 |
| Basement | 9' | Unfinished storage | 38.60 | 37.75 | 36.70 | 35.60 | 34.55 | 33.70 |
| | | Finished office | 97.40 | 96.10 | 95.00 | 94.05 | 93.10 | 92.25 |
| | | Unfinished parking | 48.60 | 46.15 | 45.50 | 44.95 | 44.30 | 43.70 |
| First floor | 14' | Brick veneer on wood studs | 220.30 | 202.35 | 185.95 | 180.65 | 168.65 | 167.20 |
| | | Siding on wood frame | 172.25 | 158.65 | 146.15 | 139.00 | 135.50 | 132.70 |
| | | Brick on conc. blk/wood | 163.50 | 146.35 | 130.55 | 122.10 | 118.25 | 113.90 |
| | | EIFS/Stucco on studs | 182.55 | 167.60 | 155.20 | 144.55 | 141.00 | 137.40 |
| | | Decorative conc. block | 193.20 | 174.90 | 158.15 | 149.15 | 144.80 | 140.70 |
| | | Precast conc. on steel | 280.15 | 257.10 | 233.30 | 212.85 | 198.60 | 187.90 |
| | | Precast conc. on rein conc. | 275.00 | 251.20 | 227.40 | 207.10 | 193.05 | 182.35 |
| | | Glass and metal | 338.95 | 289.70 | 248.65 | 222.90 | 209.35 | 203.20 |
| | | Brick on conc. blk/steel | 227.10 | 219.65 | 203.85 | 195.55 | 189.15 | 186.25 |
| | | Common brick | 270.95 | 248.85 | 226.85 | 220.27 | 205.75 | 204.00 |
| Second floor | 12' | Brick veneer on wood studs | 195.75 | 189.35 | 175.70 | 167.10 | 161.65 | 159.20 |
| | | Siding on wood frame | 164.45 | 155.45 | 143.20 | 134.85 | 132.75 | 131.35 |
| | | Brick on conc. blk /steel | 214.25 | 197.25 | 182.40 | 174.50 | 170.75 | 166.90 |
| | | EIFS/Stucco on studs | 177.00 | 166.05 | 151.80 | 142.90 | 139.70 | 137.90 |
| | | Precast conc. on steel | 262.95 | 236.00 | 216.50 | 198.40 | 187.10 | 179.55 |
| | | Precast conc. on rein conc. | 258.10 | 230.55 | 211.00 | 193.05 | 181.85 | 174.25 |
| | | Glass and metal | 295.05 | 256.45 | 232.40 | 215.70 | 204.45 | 199.05 |
| | | Brick on conc. bock/wood | 145.50 | 136.90 | 123.50 | 112.65 | 110.30 | 108.40 |
| Common brick | 238.80 | 231.00 | 214.35 | 203.95 | 197.25 | 194.25 | | |
| Upper floors 3-4 | 12' | Brick veneer on wood studs | 193.80 | 182.05 | 170.00 | 163.30 | 160.00 | 157.35 |
| | | Siding on wood frame | 162.20 | 154.05 | 142.65 | 133.55 | 132.25 | 131.00 |
| | | Precast conc. on steel | 240.80 | 214.40 | 190.70 | 177.40 | 171.45 | 166.25 |
| | | Precast conc. on rein conc. | 235.20 | 211.30 | 188.60 | 173.30 | 166.85 | 161.45 |
| | | Glass and metal | 278.00 | 252.35 | 207.50 | 199.35 | 195.70 | 191.95 |
| | | Brick on conc. blk/steel | 195.75 | 185.60 | 175.25 | 167.85 | 160.45 | 158.05 |
| Common brick | 236.45 | 222.70 | 207.40 | 199.35 | 195.70 | 191.95 | | |
| Upper floors 5-10 | 12' | Precast conc. on steel | 283.55 | 254.70 | 232.95 | 196.70 | 183.60 | 177.95 |
| | | Precast conc. on rein conc. | 280.70 | 250.75 | 228.65 | 192.15 | 178.95 | 173.15 |
| | | Brick on conc. blk/steel | 274.50 | 220.85 | 203.30 | 186.30 | 174.90 | 173.85 |
| Story Ht. adj. add or deduct per 1 foot | | | 2% | 2% | 2% | 2% | 2% | 2% |

Office Building Schedules (continued)

| Story | Wall height | Construction type | Average floor area | | | | |
|---|-------------|-----------------------------|--------------------|--------|--------|--------|--------|
| | | | 15,000 | 20,000 | 25,000 | 30,000 | 40,000 |
| Basement | 9' | Unfinished storage | 33.05 | 32.45 | 32.00 | 31.55 | 31.00 |
| | | Finished storage | 91.60 | 91.10 | 90.60 | 90.05 | 89.25 |
| | | Unfinished parking | 43.20 | 41.65 | 41.15 | 40.85 | 40.40 |
| First floor | 14' | Brick veneer on wood studs | 165.30 | 163.20 | 156.15 | 150.40 | 149.30 |
| | | Siding on wood frame | 130.75 | 128.80 | 126.60 | 125.70 | 122.65 |
| | | Brick on conc. blk/wood | 110.95 | 108.65 | 106.35 | 104.40 | 101.50 |
| | | EIFS/Stucco on studs | 134.55 | 132.45 | 130.45 | 128.45 | 126.30 |
| | | Decorative conc. block | 137.40 | 134.80 | 132.95 | 129.80 | 127.50 |
| | | Precast conc. on steel | 182.25 | 177.35 | 171.10 | 165.95 | 161.55 |
| | | Precast conc. on rein conc. | 176.45 | 171.20 | 163.95 | 158.25 | 153.45 |
| | | Glass and metal | 197.10 | 187.95 | 181.90 | 178.80 | 173.60 |
| | | Brick on conc. blk/steel | 185.21 | 182.85 | 181.60 | 175.90 | 174.30 |
| | | Common brick | 201.65 | 199.10 | 190.50 | 183.50 | 182.15 |
| Upper floors 2 | 12' | Brick veneer on wood studs | 156.95 | 154.60 | 153.90 | 149.05 | 147.75 |
| | | Siding on wood frame | 129.45 | 126.90 | 124.35 | 123.80 | 121.40 |
| | | Brick on conc. blk/wood | 164.50 | 162.30 | 160.30 | 154.20 | 150.95 |
| | | EIFS/Stucco on studs | 135.90 | 131.95 | 128.30 | 127.55 | 125.05 |
| | | Precast conc. on steel | 175.00 | 171.20 | 167.10 | 163.00 | 159.10 |
| | | Precast conc. on rein conc. | 175.10 | 166.55 | 161.00 | 158.55 | 153.85 |
| | | Glass and metal | 194.40 | 191.25 | 188.90 | 184.95 | 178.45 |
| | | Brick on conc. blk/steel | 104.84 | 103.20 | 101.05 | 100.20 | 96.95 |
| Upper floors 3-4 | 12' | Brick veneer on wood studs | 155.35 | 152.75 | 149.25 | 143.90 | 139.70 |
| | | Siding on wood frame | 128.60 | 126.70 | 124.20 | 123.65 | 121.15 |
| | | Precast conc. on steel | 162.75 | 159.90 | 156.60 | 153.45 | 149.70 |
| | | Precast conc. on rein conc. | 157.90 | 154.30 | 149.60 | 146.30 | 143.85 |
| | | Glass and metal | 180.00 | 172.85 | 167.30 | 162.90 | 158.45 |
| | | Brick on conc. blk/steel | 156.90 | 155.75 | 151.45 | 145.35 | 142.45 |
| | | Common brick | 189.50 | 186.35 | 182.10 | 175.55 | 170.40 |
| Upper floors 5-10 | 12' | Precast conc. on steel | 172.25 | 167.25 | 163.90 | 159.00 | 158.80 |
| | | Precast conc. on rein conc. | 167.45 | 162.30 | 158.95 | 154.10 | 153.90 |
| | | Brick on conc. blk/steel | 168.10 | 163.85 | 159.35 | 156.30 | 154.90 |
| Wall ht. adj., add or deduct per 1 foot | | | 1% | 1% | 1% | 1% | 1% |

Office building shape adjustment table
wall ratio = avg. SFA ÷ avg. effective perimeter

| | | | | | | | | | | |
|-------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Wall ratio | 7 | 7.5 | 8 | 8.5 | 9 | 9.5 | 10 | 10.5 | 11 | 12 |
| Adjustment factor | 1.213 | 1.191 | 1.168 | 1.155 | 1.135 | 1.120 | 1.105 | 1.092 | 1.078 | 1.062 |
| Wall ratio | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 22 | 24 |
| Adjustment factor | 1.040 | 1.030 | 1.020 | 1.010 | 1.000 | 0.990 | 0.985 | 0.975 | 0.960 | 0.950 |
| Wall ratio | 26 | 28 | 30 | 32 | 34 | 36 | 38 | 40 | | |
| Adjustment factor | 0.945 | 0.938 | 0.932 | 0.925 | 0.920 | 0.918 | 0.914 | 0.910 | | |

Retail Store Schedules

| Base Costs | | | | | | | | |
|---|-------------|---|------------------------|--------|--------|--------|--------|--------|
| The base price includes amounts for excavation, foundation, footings, framing, exterior wall construction, floor construction, roof construction, interior construction and finish, insulation, heating/air conditioning, sprinkler system, and lighting. Typical, standard plumbing exists of water heater and one fixture for every 800 square feet. Other features are to be priced from the subsidiary schedules or the CIP schedules. A shape or size adjustment is necessary for store use class. The given price is to be adjusted by a factor from the building shape adjustment table. | | | | | | | | |
| Story | Wall height | Construction type | Average per floor area | | | | | |
| | | | 2,000 | 3,000 | 4,000 | 5,000 | 6,000 | 8,000 |
| Basement | 9' | Unfinished storage | 38.60 | 37.75 | 37.25 | 36.70 | 36.25 | 35.40 |
| | | Finished store | 73.20 | 72.10 | 71.70 | 71.25 | 70.85 | 70.55 |
| First floor | 14' | Brick veneer on wood studs | 131.15 | 119.95 | 115.50 | 108.05 | 102.15 | 93.20 |
| | | Siding on wood frame | 126.40 | 112.05 | 108.80 | 106.90 | 104.90 | 102.95 |
| | | Brick on conc. blk/ joists | 161.10 | 148.45 | 143.35 | 138.25 | 133.15 | 127.50 |
| | | Stucco on concrete block | 158.95 | 140.40 | 139.20 | 127.55 | 124.05 | 116.00 |
| | | Decorative or split face concrete block | 179.45 | 155.75 | 143.30 | 137.60 | 131.90 | 115.10 |
| | | Precast or tilt-up conc. | 147.05 | 140.30 | 134.15 | 128.35 | 122.55 | 110.95 |
| | | Painted reinforced concrete | 142.25 | 135.60 | 129.65 | 124.00 | 118.35 | 107.05 |
| | | Common brick | 160.00 | 146.35 | 140.90 | 131.80 | 124.60 | 113.70 |
| Second floor | 12' | Brick veneer on wood studs | 103.25 | 94.45 | 90.95 | 85.10 | 80.43 | 73.40 |
| | | Siding on wood frame | 99.55 | 88.25 | 85.65 | 84.15 | 82.60 | 81.05 |
| | | Brick on conc. blk /joists | 126.85 | 116.90 | 112.85 | 108.85 | 104.85 | 100.40 |
| | | Stucco on concrete block | 125.15 | 110.55 | 109.60 | 100.45 | 97.70 | 91.35 |
| | | Decorative or split face concrete block | 141.30 | 122.65 | 112.85 | 108.35 | 103.85 | 90.65 |
| | | Precast or tilt-up concrete | 115.80 | 110.45 | 105.65 | 101.05 | 96.50 | 87.35 |
| | | Painted reinforced concrete | 112.00 | 106.75 | 102.10 | 97.65 | 93.20 | 84.30 |
| | | Common brick | 125.00 | 114.25 | 110.95 | 103.80 | 98.10 | 89.55 |
| Third floor | 12' | Brick veneer on wood studs | 97.05 | 88.75 | 85.45 | 79.95 | 75.60 | 68.95 |
| | | Brick on conc. blk/steel joists | 119.20 | 109.85 | 106.10 | 102.30 | 98.55 | 94.35 |
| | | Stucco on concrete block | 117.60 | 103.90 | 103.00 | 94.40 | 91.95 | 85.85 |
| | | Decorative or split face concrete block | 132.80 | 115.25 | 106.05 | 101.80 | 97.60 | 85.15 |
| | | Precast concrete | 108.80 | 103.80 | 99.25 | 95.00 | 90.70 | 82.10 |
| | | Common brick | 118.40 | 108.30 | 104.00 | 97.90 | 92.25 | 84.10 |
| Upper floors 4 & 5 | 12' | Brick on conc. blk/steel joists | 118.00 | 108.75 | 105.00 | 101.30 | 97.55 | 93.40 |
| | | Precast concrete on steel | 107.75 | 108.75 | 105.00 | 101.30 | 97.55 | 93.40 |
| | | Common brick | 116.00 | 107.50 | 103.70 | 100.00 | 96.90 | 92.10 |
| Story Ht. adj., add or deduct per 1 foot | | | 2% | 2% | 2% | 2% | 2% | 2% |

Retail Store Schedules (continued)

| Story | Wall height | Construction type | Average floor area | | | | |
|--|-------------|---|--------------------|--------|--------|--------|--------|
| | | | 10,000 | 12,000 | 15,000 | 18,000 | 20,000 |
| Basement | 9' | Unfinished storage | 34.55 | 33.75 | 33.05 | 32.55 | 32.45 |
| | | Finished store | 69.85 | 69.20 | 68.70 | 68.45 | 68.30 |
| First floor | 14' | Brick veneer on wood studs | 86.20 | 84.55 | 83.60 | 83.45 | 83.35 |
| | | Siding on wood frame | 101.00 | 100.00 | 98.55 | 97.65 | 97.05 |
| | | Brick on conc. blk/joists | 124.65 | 121.80 | 117.50 | 112.50 | 107.20 |
| | | Stucco on concrete block | 111.40 | 105.30 | 100.00 | 97.70 | 92.50 |
| | | Decorative or split face concrete block | 114.00 | 109.65 | 105.45 | 102.80 | 101.10 |
| | | Precast or tilt-up concrete | 106.30 | 101.60 | 99.60 | 97.55 | 96.65 |
| | | Painted reinforced concrete | 102.65 | 98.25 | 96.40 | 94.50 | 93.05 |
| | | Common brick | 105.15 | 103.15 | 102.00 | 101.75 | 101.60 |
| Second floor | 12' | Brick veneer on wood studs | 67.85 | 66.55 | 65.85 | 65.70 | 65.65 |
| | | Siding on wood frame | 79.55 | 78.75 | 77.60 | 76.90 | 76.40 |
| | | Brick on conc. blk/joists | 98.15 | 95.90 | 92.50 | 88.60 | 84.40 |
| | | Stucco on concrete block | 87.70 | 82.90 | 78.75 | 76.95 | 72.85 |
| | | Decorative or split face concrete block | 89.75 | 86.35 | 83.20 | 80.95 | 79.60 |
| | | Precast or tilt-up concrete | 83.70 | 80.00 | 78.45 | 76.80 | 76.05 |
| | | Painted reinforced concrete | 80.85 | 77.35 | 75.90 | 74.40 | 73.25 |
| | | Common brick | 82.75 | 81.20 | 80.35 | 80.15 | 80.10 |
| Third floor | 12' | Brick veneer on wood studs | 63.80 | 62.55 | 61.82 | 61.75 | 61.70 |
| | | Brick on conc. blk/steel joists | 92.25 | 90.15 | 86.95 | 83.25 | 79.35 |
| | | Stucco on concrete block | 82.45 | 77.90 | 74.00 | 72.30 | 68.45 |
| | | Decorative or split face concrete block | 84.35 | 81.15 | 78.05 | 76.05 | 74.80 |
| | | Precast concrete | 78.65 | 75.20 | 73.70 | 72.20 | 71.50 |
| | | Common brick | 77.85 | 76.30 | 75.45 | 75.25 | 75.20 |
| Upper floors 4 & 5 | 12' | Brick on conc. blk/steel joists | 91.30 | 89.25 | 86.10 | 82.40 | 78.55 |
| | | Precast concrete on steel | 77.90 | 74.45 | 72.95 | 71.45 | 70.80 |
| | | Common brick | 91.15 | 89.10 | 85.85 | 82.00 | 78.40 |
| Wall Ht. adj., add or deduct per 1 foot. | | | 1% | 1% | 1% | 1% | 1% |

| Retail building shape adjustment table | | | | | | | | | | |
|--|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Wall ratio = avg. SFA ÷ avg. effective perimeter | | | | | | | | | | |
| Wall ratio | 7 | 7.5 | 8 | 8.5 | 9 | 9.5 | 10 | 10.5 | 11 | 12 |
| Adjustment factor | 1.350 | 1.322 | 1.283 | 1.256 | 1.239 | 1.211 | 1.183 | 1.166 | 1.148 | 1.115 |
| Wall ratio | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 22 | 24 |
| Adjustment factor | 1.083 | 1.060 | 1.042 | 1.025 | 1.000 | 0.992 | 0.981 | 0.969 | 0.950 | 0.931 |
| Wall ratio | 26 | 28 | 30 | 32 | 34 | 36 | 38 | 40 | | |
| Adjustment factor | 0.917 | 0.901 | 0.892 | 0.883 | 0.874 | 0.866 | 0.860 | 0.854 | | |

Supermarket Schedules

| Base Costs | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|
| <p>The base price includes amounts for excavation, foundation, footings, framing, exterior wall construction, floor construction, roof construction, interior construction and finish, insulation, heating/air conditioning, sprinkler system, and lighting. Also included are two public restrooms and one employee restroom, each with three fixtures. Not included in the costs are refrigerated food cases, walk-in coolers or freezers, or check-out counters or equipment such as scanners. Other features are to be priced from the subsidiary schedules or the CIP schedules. A shape or size adjustment is necessary for store use class. The given price is to be adjusted by a factor from the building shape adjustment table.</p> | | | | | | | | | | | | |

Cost per square foot area based on 18' story height

| Exterior wall | S.F. area | 5,000 | 10,000 | 12,000 | 16,000 | 20,000 | 25,000 | 30,000 | 35,000 | 40,000 | 45,000 | 50,000 |
|-------------------------------|--------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Brick with conc. block backup | Steel frame | 170.20 | 153.60 | 151.20 | 145.10 | 140.25 | 136.30 | 134.00 | 131.85 | 130.40 | 129.40 | 128.05 |
| Brick with conc. block backup | Load bearing | 159.50 | 150.85 | 147.40 | 140.50 | 135.70 | 131.55 | 127.35 | 125.15 | 124.60 | 124.40 | 122.30 |
| Stucco on conc. block | Steel frame | 147.45 | 141.55 | 139.20 | 134.50 | 130.60 | 127.60 | 124.35 | 123.80 | 122.80 | 121.85 | 120.85 |
| Stucco on conc. block | Load bearing | 148.30 | 142.50 | 140.15 | 135.50 | 131.60 | 128.65 | 125.30 | 124.40 | 123.90 | 123.45 | 121.95 |
| Precast conc. panels | Steel frame | 164.60 | 156.60 | 153.40 | 147.00 | 142.00 | 137.90 | 133.55 | 132.85 | 131.25 | 129.70 | 128.45 |
| Metal sandwich | Steel frame | 138.20 | 133.45 | 131.55 | 127.75 | 124.45 | 122.10 | 120.60 | 119.05 | 118.55 | 118.05 | 116.70 |
| Decorative conc. block | Steel frame | 159.45 | 146.80 | 144.65 | 140.30 | 136.00 | 133.50 | 130.95 | 129.70 | 128.50 | 127.40 | 126.30 |
| Story ht. adj., add or deduct | Per 1 Ft | 1.5% | 1.5% | 1.25% | 1.25% | 1.0% | 1.0% | 1.0% | .95% | .95% | .90% | .90% |

Perimeter Adjustment

| Area | 300 | 400 | 450 | 500 | 550 | 600 | 650 | 700 | 750 | 800 | 900 | 1,000 |
|--------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| 5,000 | 1.000 | 1.035 | 1.129 | 1.174 | ----- | ----- | ----- | ----- | ----- | ----- | ----- | ----- |
| 10,000 | .984 | 1.069 | 1.143 | 1.179 | 1.221 | ----- | ----- | ----- | ----- | ----- | ----- | ----- |
| 12,000 | .893 | .964 | 1.000 | 1.036 | 1.072 | 1.107 | 1.143 | 1.179 | 1.215 | ----- | ----- | ----- |
| 16,000 | .879 | .936 | .965 | .994 | 1.023 | 1.052 | 1.081 | 1.110 | 1.139 | 1.168 | 1.225 | ----- |
| 20,000 | .868 | .917 | .942 | .966 | .990 | 1.015 | 1.039 | 1.063 | 1.088 | 1.112 | 1.161 | 1.209 |
| 25,000 | .863 | .902 | .922 | .941 | .961 | .980 | 1.000 | 1.020 | 1.039 | 1.059 | 1.098 | 1.137 |
| 30,000 | .871 | .899 | .919 | .933 | .951 | .966 | .983 | 1.000 | 1.017 | 1.034 | 1.067 | 1.101 |
| 35,000 | .860 | .891 | .906 | .922 | .938 | .953 | .969 | .984 | 1.001 | 1.016 | 1.047 | 1.078 |
| 40,000 | .865 | .892 | .905 | .919 | .932 | .946 | .959 | .973 | .986 | 1.000 | 1.027 | 1.056 |
| 45,000 | .863 | .888 | .901 | .914 | .926 | .939 | .952 | .964 | .977 | .990 | 1.015 | 1.041 |
| 50,000 | .864 | .886 | .898 | .909 | .920 | .932 | .943 | .955 | .966 | .977 | 1.000 | 1.023 |

Discount Store Schedules



A discount store is a large open frame shell with minimum partitioning for office and storage area.

Base Costs

The base price includes amounts for excavation, foundation, footings, framing, exterior wall construction, floor construction, roof construction, interior construction and finish, insulation, heating/air conditioning, sprinkler system, and lighting. Typical plumbing includes; a water heater, and one fixture for every 4,000 sq. ft. Not included in the costs are refrigerated food cases, walk-in coolers or freezers, or check-out counters or equipment such as scanners. Other features are to be priced from the subsidiary schedules or the CIP schedules. A shape or size adjustment is necessary for store use class. The given price is to be adjusted by a factor from the building shape adjustment table.

Base cost per square foot of floor area and 20' eave height

| Exterior | 50,000 | 65,000 | 80,000 | 95,000 | 110,000 | 125,000 | 140,000 | 170,000 | 200,000 |
|-------------------------------|--------|--------|--------|--------|---------|---------|---------|---------|---------|
| Brick, conc. block up | 92.30 | 89.15 | 87.45 | 86.25 | 84.40 | 83.55 | 82.90 | 82.15 | 81.40 |
| Decorative conc. block | 88.35 | 85.65 | 84.05 | 83.35 | 81.75 | 81.05 | 80.60 | 80.00 | 79.75 |
| Precast panels, steel frame | 89.30 | 86.45 | 84.95 | 83.95 | 82.30 | 81.55 | 81.05 | 80.50 | 79.90 |
| Tilt-up panels | 85.60 | 84.80 | 83.90 | 83.55 | 83.20 | 82.95 | 82.75 | 82.40 | 82.00 |
| Insulated metal panel | 91.95 | 90.05 | 88.15 | 87.40 | 86.80 | 86.15 | 85.85 | 85.05 | 84.15 |
| Story ht. adjustment per 1 ft | 1% | 1% | 1% | 1% | 1% | 1% | 1% | 1% | 1% |

Perimeter Adjustment

| Area | 800 | 900 | 1,000 | 1,100 | 1,200 | 1,300 | 1,400 | 1,500 | 1,600 | 1,700 | 1,800 | 1,900 | 2,000 |
|---------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| 40,000 | 1.000 | 1.003 | 1.007 | 1.014 | 1.022 | — | — | — | — | — | — | — | — |
| 45,000 | 1.000 | 1.007 | 1.015 | 1.023 | 1.031 | — | — | — | — | — | — | — | — |
| 50,000 | .986 | 1.000 | 1.012 | 1.019 | 1.028 | 1.037 | — | — | — | — | — | — | — |
| 60,000 | .973 | .989 | 1.000 | 1.009 | 1.019 | 1.030 | — | — | — | — | — | — | — |
| 70,000 | — | .974 | .987 | 1.000 | 1.010 | 1.013 | 1.026 | — | — | — | — | — | — |
| 80,000 | — | .975 | .989 | .998 | 1.002 | 1.012 | 1.023 | — | — | — | — | — | — |
| 90,000 | — | — | .981 | .989 | .996 | 1.007 | 1.012 | 1.029 | — | — | — | — | — |
| 100,000 | — | — | .973 | .977 | .984 | 1.000 | 1.009 | 1.013 | 1.024 | — | — | — | — |
| 125,000 | — | — | — | .963 | .976 | .981 | 1.000 | 1.019 | 1.031 | — | — | — | — |
| 150,000 | — | — | — | — | — | .979 | .988 | .993 | 1.001 | 1.056 | — | — | — |
| 175,000 | — | — | — | — | — | — | .982 | .988 | .994 | 1.000 | 1.006 | 1.018 | — |
| 200,000 | — | — | — | — | — | — | — | .975 | .983 | .997 | 1.003 | 1.011 | 1.023 |

Commercial Subsidiary Schedules

| Additions | | |
|--|--------------|-------------|
| Item | Cost | |
| Plumbing (per each existing fixture) | | |
| Residential (type 1) | \$ 1,795 | |
| Commercial (type 2) | 2,600 | |
| Special (refer to CIP Schedule Pub. 127) | | |
| Air conditioning (per SF service area) | | |
| Apartments* | \$ 17.35 | |
| Retail store | 7.80 | |
| Office | 16.50 | |
| *For buildings and heating systems that do not require ducts, add 40% | | |
| Sprinkler system (per SF service area) | | |
| Apartments | \$ 3.00 | |
| Office | 3.90 | |
| Retail Store | 3.85 | |
| Supermarket | 3.40 | |
| Discount Store | 2.70 | |
| Mezzanines (cost per SF floor area) Mezzanine costs include the framing support, the floor system, stairways, and lighting. Where applicable, typical partitioning, floor, wall, and ceiling finishes are also included. A height adjustment is not applicable to the mezzanine cost. | | |
| Mezzanine finish | Construction | |
| | Steel framed | Wood framed |
| Unfinished/storage | \$ 38.10 | \$ 24.75 |
| Store display (finished open) | 64.00 | 41.65 |
| Office (finished divided) | 85.85 | 55.80 |
| Yard paving (per SFGA) | | |
| Asphalt | \$ 4.35 | |
| Concrete parking | 5.50 | |
| Concrete truck drive | 6.60 | |
| Crushed stone | 3.60 | |

| Store Fronts | |
|---|---------------------|
| Type | Per SF Display Area |
| Wood framed glass & trim with: | |
| Wood siding | \$ 32.65 |
| Brick | 41.25 |
| Ceramic | 43.60 |
| Marble or granite | 79.25 |
| Steel framed glass & aluminum trim with: | |
| Brick | 52.20 |
| Ceramic | 55.95 |
| Marble or granite | 91.60 |
| Steel framed glass & stainless steel trim with: | |
| Brick | 73.70 |
| Ceramic | 76.10 |
| Marble or granite | 111.70 |
| The basic retail store square foot price includes a basic store front and entrance accounting for 10% of the entire store wall area. Use this table for any additional store front area over the 10%. In calculating the total display area include surface area of all glass, sign, and bulkhead areas, including entranceway, islands, etc. | |
| Additions to store fronts | |
| Display platforms (per SF) | \$ 8.10 |
| Display ceiling (per SF) | 4.90 |
| Display back (per SF) | 8.50 |
| Entrance doors | |
| Revolving door, each | \$ 41,100 |
| Hinged aluminum & glass, each | 1,600 |
| Hinged stainless steel or bronze, each | 3,400 |
| Add for automatic door opener (per door) | 6,050 |
| Sliding automatic glass & stainless steel | 16,750 |
| Security gates (per SF of gate area) | |
| Scissor type folding gate steel | \$ 21.50 |
| Roll-up grille, aluminum, manual | 38.15 |
| Add for motorized operation, each | 1,525 |
| Marquees (cost per SF) | |
| Metal, ornamental steel framed | \$ 45.05 |
| Metal, plain, steel framed | 35.00 |
| Metal, plain, wood framed | 32.60 |
| Wood or stucco, wood framed | 28.35 |
| Sign, illuminated plastic, single face | 93.95 |

Commercial REL Table Instructions

The Commercial REL table is designed as a guide to determine the loss in value due to physical, functional, and economic depreciation. The remaining economic life (REL) factor is dependent upon your judgement of condition, desirability, and utility of the subject's improvements.

Remember that

- the table is used only when local supportive data is non-existent. It cannot substitute for actual market data.
- age is a relative thing. A building with an actual age of 15 years may have an effective age of 3 years or 25 years based on physical condition alone. Considering desirability or utility may further reduce or increase the effective age estimate.
- actual age and effective age are the same when physical condition of the improvement is average.

The schedule attempts to relate loss in value due to condition, desirability, and utility (CDU). CDU represents depreciation as

Condition (C) = physical deterioration

Desirability (D) = economic obsolescence

Utility (U) = functional obsolescence

To use the Commercial REL table, separate these basic depreciation components into two categories for consideration

- Condition (C) = age considering physical condition
- Desirability and Utility (D and U) = effective age

Analyze the two categories, then estimate the effective age that is correlated to an REL factor. This process uses the age/life method of depreciation with an assumed economic life of 45 years.

Using the REL table

To consider the condition of the improvement, inspect the physical condition and compare it to similar improvements of the same age. By making this comparison, you can estimate the effective age according to the improvement's condition. Actual age and effective age are the same when the physical condition of the improvement is average. Conditions that substantially differ from the average result in an effective age less than or greater than the actual age. Locate this age (actual age considering condition) in the far left-hand column of Schedule A and then correlate it with the appropriate desirability and utility rating column.

When you consider desirability, focus on any loss of value due to economic obsolescence. Economic obsolescence is usually caused by factors outside of the property. Some typical areas to consider are general location, highway access, railroad access, market for products, labor markets, utility sources, community relations, police and fire protection, competition, financing, taxes, educational and recreational facilities.

When you consider utility, focus on loss of value caused by functional obsolescence. This obsolescence may be in the form of inadequacy or super-adequacy. For instance, a commercial building with a 20' ceiling height may suffer a loss of value due to functional obsolescence if the market reflects a need for 15' ceilings. The value loss is caused by over-adequacy.

When you consider a rating for utility, consider the following number of stories, expansion space, transportation access and egress, parking facilities, ceiling height, adequacy of building fixtures (*e.g.*, lighting, heating, ventilation, plumbing), existing utilities or availability, office area, traffic patterns, and building size.

Average desirability and utility requires that the improvement have the features that are typical for a mercantile business to operate in the building. Lack of economic or functional features result in a less than average rating (*i.e.*, poor or unsound). Additional features that contribute economically or functionally to the improvement result in an above-average rating (*i.e.*, excellent or good) for desirability or utility.

After you assign a desirability and utility rating, correlate the effective age from Schedule A in column one with the appropriate column (*e.g.*, average, good) to reach an effective age that reflects the improvement's CDU. Locate this final estimate of effective age in Schedule B and correlate it with an estimate of REL of the improvement.

Commercial REL Table

| Schedule A | | | | | | Schedule B | |
|--|---|----|----|----|----|-------------|-----|
| Age* considering physical condition | Effective age considering desirability and utility | | | | | REL | |
| | E | G | A | P | U | Eff. age | REL |
| 1 | 1 | 1 | 1 | 6 | 11 | 1 | 98 |
| 2 | 1 | 1 | 2 | 7 | 12 | 2 | 96 |
| 3 | 1 | 1 | 3 | 8 | 13 | 3 | 94 |
| 4 | 1 | 1 | 4 | 9 | 14 | 4 | 92 |
| 5 | 1 | 1 | 5 | 10 | 15 | 5 | 90 |
| 6 | 1 | 1 | 6 | 11 | 16 | 6 | 88 |
| 7 | 1 | 2 | 7 | 12 | 17 | 7 | 86 |
| 8 | 1 | 3 | 8 | 13 | 18 | 8 | 84 |
| 9 | 1 | 4 | 9 | 14 | 19 | 9 | 82 |
| 10 | 1 | 5 | 10 | 15 | 20 | 10 | 80 |
| 11 | 1 | 6 | 11 | 16 | 21 | 11 | 78 |
| 12 | 2 | 7 | 12 | 17 | 22 | 12 | 76 |
| 13 | 3 | 8 | 13 | 18 | 23 | 13 | 74 |
| 14 | 4 | 9 | 14 | 19 | 24 | 14 | 72 |
| 15 | 5 | 10 | 15 | 20 | 25 | 15 | 70 |
| 16 | 6 | 11 | 16 | 21 | 26 | 16 | 68 |
| 17 | 7 | 12 | 17 | 22 | 27 | 17 | 66 |
| 18 | 8 | 13 | 18 | 23 | 28 | 18 | 64 |
| 19 | 9 | 14 | 19 | 24 | 29 | 19 | 62 |
| 20 | 10 | 15 | 20 | 25 | 30 | 20 | 60 |
| 21 | 11 | 16 | 21 | 26 | 31 | 21 | 58 |
| 22 | 12 | 17 | 22 | 27 | 32 | 22 | 56 |
| 23 | 13 | 18 | 23 | 28 | 33 | 23 | 54 |
| 24 | 14 | 19 | 24 | 29 | 34 | 24 | 52 |
| 25 | 15 | 20 | 25 | 30 | 35 | 25 | 50 |
| 26 | 16 | 21 | 26 | 31 | 36 | 26 | 48 |
| 27 | 17 | 22 | 27 | 32 | 37 | 27 | 46 |
| 28 | 18 | 23 | 28 | 33 | 38 | 28 | 44 |
| 29 | 19 | 24 | 29 | 34 | 39 | 29 | 42 |
| 30 | 20 | 25 | 30 | 35 | 40 | 30 | 40 |
| 31 | 21 | 26 | 31 | 36 | 41 | 31 | 38 |
| 32 | 22 | 27 | 32 | 37 | 42 | 32 | 36 |
| 33 | 23 | 28 | 33 | 38 | 43 | 33 | 34 |
| 34 | 24 | 29 | 34 | 39 | 44 | 34 | 32 |
| 35 | 25 | 30 | 35 | 40 | 45 | 35 | 30 |
| 36 | 26 | 31 | 36 | 41 | — | 36 | 28 |
| 37 | 27 | 32 | 37 | 42 | — | 37 | 26 |
| 38 | 28 | 33 | 38 | 43 | — | 38 | 24 |
| 39 | 29 | 34 | 39 | 44 | — | 39 | 22 |
| 40 | 30 | 35 | 40 | 45 | — | 40 | 20 |
| 41 | 31 | 36 | 41 | — | — | 41 | 18 |
| 42 | 32 | 37 | 42 | — | — | 42 | 16 |
| 43 | 33 | 38 | 43 | — | — | 43 | 14 |
| 44 | 34 | 39 | 44 | — | — | 44 | 12 |
| 45 | 35 | 40 | 45 | — | — | 45 | 10 |
| 46 | 36 | 41 | — | — | — | over 45 | 10 |
| 47 | 37 | 42 | — | — | — | | |
| 48 | 38 | 43 | — | — | — | | |
| 49 | 39 | 44 | — | — | — | | |
| 50 | 40 | 45 | — | — | — | | |

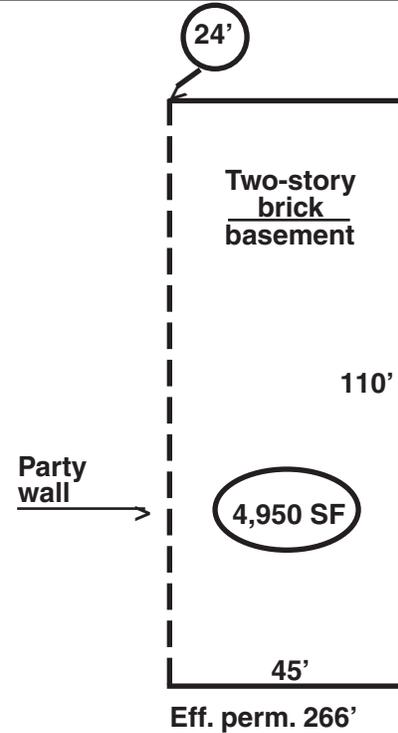
*Actual age and effective age are the same when physical condition of improvement is average.

Sample Appraisal — Commercial Square Foot Schedule

The subject building is a two-story brick building with a full basement, 45' x 110', with an eave height of 24' (4,950 SF). A full party wall is on one side.

- In calculating the effective perimeter, use 60% of the party wall length.
- The quality of construction is grade C.
- The basement is unfinished with a wall height of 9'. The first floor is divided into a finished store with a wall height of 14'. The second floor is divided into 4 finished offices with a wall height of 10'.
- The building is of wood-joist construction throughout with brick on concrete block exterior walls.
- Other features include
 - central air conditioning and sprinkler system on first and second floors;
 - 400 SF steel frame with aluminum glass front;
 - standard units (standard equals water heater and one fixture for every 1,300 SF of office area and 800 SF of store area.

A sample Property Record Card is on the following page.



Procedure

1. Enter the data bank I and wall height (WH) values.
2. Select the proper base price for each floor level.

Wood joist construction, brick on block walls

| | |
|--|----------|
| Basement – unfinished | \$ 36.70 |
| First floor – store | 138.25 |
| Second floor – offices \$123.50 X 0.96 (WH Adj.) = | 118.56 |

3. Subtotal (base price) 293.51

4. Calculate the base price adjustment (BPA) factor.

Note: Subject building requires no adjustment for size or construction weight (1.00).

a. Calculate the effective perimeter: 45' + 110' + 45' + (110' X 60%) = 266LF

b. Shape factor: 4,950 ÷ 266 = ratio of 18.61 (rounded to 19) = .981 shape factor

c. Calculate and apply the BPA factor (size 1.) x shape .981 x height 1.00 to the

| | |
|--------------------------------------|--------|
| total base price 293.51 X .981 | 287.93 |
|--------------------------------------|--------|

5. Make the SF price adjustments per story for variations in heating, air conditioning, lighting, sprinklers, etc.

a. Central air conditioning (first floor store and second floor offices) included in base costs..... 0.00

b. Sprinkler system (first and second story) included in base costs 0.00

6. Subtotal C grade base SF price 287.93

a. Multiply by the SF area

b. Subtotal..... 1,425,254

7. Add the cost of all other features and additions on lump sum basis

a. Store front: 400 SF (base costs includes 10% of wall area or 372 SF) = 28SF @ \$52.20 1,462

b. Total C grade manual's replacement cost..... 1,426,716

8. Apply the proper factor {C x G (C grade) x NH XA}..... X 1.00

Replacement cost new 1,426,716

9. Multiply by the REL factor..... 0.52

10. Full cost analysis value..... \$741,892

Apartment schedules

The apartment schedules were designed to estimate the replacement cost new (RCN) of apartment buildings of more than six units. The RCN of apartments of six units or less should be estimated using the residential schedules.

To estimate the RCN of apartments, use the Commercial-Industrial PRC-4. On this PRC, compute the total SFGA cost by adding the costs of each floor. Because the base price for each floor is determined on an average unit size basis, it is not necessary to adjust the total square foot cost for floor-to-wall ratio as is done with other commercial buildings. To determine the average unit size, divide the SFFA of all finished areas, including corridors and access shafts, by the number of apartment units.

The base price includes the construction of the superstructure, not including a basement. Also included in the base price are average quality wall, ceiling, and floor finishes; a typical amount for partitioning; heating; central air conditioning; electrical and lighting; kitchen cabinets; and five plumbing fixtures per apartment unit. The absence of any of these amenities requires a minus adjustment to your RCN estimate. Likewise, additional features such as fireplaces, elevators, extra plumbing fixtures, security systems, fire protection systems, etc., requires a plus adjustment to your RCN estimate. The amount of the positive and negative adjustment in most cases can be found in the Residential or CIP schedules. Cost schedules for some typical apartment extras are included below the base price schedule.

| Apartment cost schedule | | | | | | |
|-------------------------|---|------------------------|----------------------|-----------------------|----------------------------|----------------------|
| Average unit size | First story | | | | | |
| | Face brick on conc. block /common brick | Decorative conc. block | Precast conc. panels | Stucco on conc. block | Brick veneer on wood studs | Siding on wood studs |
| 500 | \$209.05 | \$197.45 | \$209.25 | \$176.70 | \$186.65 | \$176.80 |
| 600 | 208.15 | 196.55 | 208.35 | 169.80 | 179.00 | 169.50 |
| 700 | 207.30 | 195.64 | 207.40 | 160.20 | 171.55 | 162.90 |
| 800 | 206.40 | 194.70 | 206.50 | 157.00 | 164.90 | 157.10 |
| 900 | 205.50 | 194.25 | 205.60 | 153.75 | 161.35 | 153.80 |
| 1,000 | 204.70 | 193.25 | 204.25 | 151.05 | 158.50 | 151.25 |
| 1,100 | 203.80 | 191.70 | 202.35 | 149.40 | 156.10 | 148.35 |
| 1,200 | 202.90 | 190.95 | 201.55 | 146.15 | 152.60 | 146.15 |
| 1,300 | 201.85 | 190.00 | 200.55 | 144.70 | 150.15 | 144.90 |
| 1,400 | 201.00 | 189.25 | 199.40 | 143.55 | 149.80 | 143.55 |
| 1,500 | 200.15 | 188.50 | 198.60 | 142.15 | 148.25 | 142.20 |

| Apartment cost schedule | | | | | | |
|-------------------------|---|------------------------|----------------------|-----------------------|----------------------------|----------------------|
| Average unit size | Second story | | | | | |
| | Face brick on conc. block/ common brick | Decorative conc. block | Precast conc. panels | Stucco on conc. block | Brick veneer on wood studs | Siding on wood studs |
| 500 | \$188.80 | \$171.80 | 182.05 | 155.50 | 164.25 | 155.60 |
| 600 | 180.45 | 171.00 | 181.25 | 149.45 | 157.50 | 148.30 |
| 700 | 178.25 | 170.20 | 180.45 | 140.95 | 151.00 | 143.35 |
| 800 | 177.50 | 169.40 | 179.65 | 138.20 | 145.10 | 138.25 |
| 900 | 176.55 | 169.00 | 178.85 | 135.30 | 142.00 | 135.35 |
| 1,000 | 176.05 | 168.15 | 177.70 | 132.95 | 139.50 | 133.10 |
| 1,100 | 175.25 | 166.80 | 176.05 | 129.95 | 135.85 | 129.10 |
| 1,200 | 174.50 | 166.15 | 175.35 | 127.15 | 134.20 | 127.15 |
| 1,300 | 173.60 | 165.30 | 174.50 | 125.90 | 130.69 | 126.05 |
| 1,400 | 172.85 | 164.65 | 173.50 | 124.90 | 130.30 | 124.90 |
| 1,500 | 172.15 | 164.00 | 172.80 | 123.70 | 130.15 | 123.75 |

Apartment Schedules (continued)

| Apartment cost schedule | | | | | | |
|-------------------------|--|------------------------|----------------------|-----------------------|----------------------------|-----------------------|
| Average unit size | Third story | | | | | |
| | Face brick on conc. block/ common brick | Decorative conc. block | Precast conc. panels | Stucco on conc. block | Brick veneer on wood studs | Siding on block studs |
| 500 | 177.70 | 167.85 | 177.85 | 150.20 | 158.65 | 150.30 |
| 600 | 176.95 | 167.05 | 177.10 | 144.35 | 152.15 | 144.10 |
| 700 | 176.20 | 166.30 | 176.30 | 136.15 | 145.85 | 138.45 |
| 800 | 175.45 | 165.50 | 175.55 | 133.45 | 140.15 | 133.50 |
| 900 | 174.70 | 165.10 | 174.75 | 130.70 | 137.15 | 130.70 |
| 1,000 | 174.00 | 164.25 | 173.60 | 128.40 | 134.75 | 128.60 |
| 1,100 | 173.20 | 162.95 | 172.00 | 124.00 | 129.55 | 124.65 |
| 1,200 | 172.45 | 162.30 | 171.30 | 121.30 | 126.65 | 121.30 |
| 1,300 | 171.55 | 161.50 | 170.45 | 120.10 | 124.65 | 120.30 |
| 1,400 | 170.85 | 160.85 | 169.50 | 119.15 | 124.30 | 119.15 |
| 1,500 | 170.15 | 160.25 | 168.80 | 118.00 | 123.05 | 118.05 |

| Apartment cost schedule | | | | |
|-------------------------|--|------------------------|----------------------|---|
| Average unit size | Fourth and fifth stories | | | |
| | Face brick on conc. block/ common brick | Decorative conc. block | Precast conc. panels | Passenger elevators |
| 500 | 173.50 | 163.90 | 173.70 | Elevators, hydraulic, passenger, 2 stops 2000# capacity Each \$ 68,700 2500# capacity Each 70,300 3500# capacity Each 74,000 Additional stop, add Each 8,300 |
| 600 | 172.75 | 163.15 | 172.95 | |
| 700 | 172.05 | 162.40 | 172.15 | Elevators, electric, passenger, 5 stops 2000# capacity Each \$168,200 2500# capacity Each 177,250 3500# capacity Each 181,000 |
| 800 | 171.30 | 161.60 | 171.40 | |
| 900 | 170.55 | 161.20 | 170.65 | |
| 1,000 | 169.90 | 160.40 | 169.55 | |
| 1,100 | 169.15 | 159.10 | 167.95 | |
| 1,200 | 168.40 | 158.50 | 167.30 | |
| 1,300 | 167.55 | 157.70 | 166.45 | |
| 1,400 | 166.85 | 157.05 | 165.50 | |
| 1,500 | 166.15 | 156.45 | 164.85 | |

| No Central A/C – per unit (-) | |
|---|---------------|
| All apartments | \$ 17.35 SFFA |
| For apartment buildings that have heating systems that do not require ducts, add 40% to the above prices. | |
| High-rise apartment buildings (over 5 stories) | |
| For apartment buildings over 5 (five) units, cost using the CIP schedules in Publication 127. | |

| No Central A/C – per unit (-) | |
|---|---------|
| For unfinished storage basements add per square foot of basement area | \$33.50 |
| For basements finished in recreation room style add to unfinished basement cost | \$19.25 |
| Consider basement units as finished area in average unit size computation and price using 65% of one-story cost. For garden-style basement units that are 3 to 4 above grade, use 75% of first floor price. | |

Apartment REL Table

| Schedule A | | | | | | | | | | | Schedule B | | | | |
|------------|---------------|----|----|----|-----|-----|---------------|-----|-----|-----|------------|----------|-----|----------|-----|
| Age | Effective Age | | | | | Age | Effective Age | | | | | Eff. Age | REL | Eff. Age | REL |
| | E | G | A | P | U | | E | G | A | P | U | | | | |
| 1 | 1 | 1 | 1 | 15 | 31 | 63 | 26 | 45 | 63 | 95 | 113 | 1 | 100 | 63 | 50 |
| 2 | 1 | 1 | 2 | 16 | 32 | 64 | 27 | 46 | 64 | 95 | 113 | 2 | 99 | 64 | 50 |
| 3 | 1 | 2 | 3 | 17 | 34 | 65 | 29 | 48 | 65 | 96 | 114 | 3 | 98 | 65 | 49 |
| 4 | 2 | 3 | 4 | 19 | 36 | 66 | 29 | 49 | 66 | 97 | 114 | 4 | 96 | 66 | 49 |
| 5 | 3 | 4 | 5 | 20 | 37 | 67 | 30 | 51 | 67 | 98 | 115 | 5 | 95 | 67 | 48 |
| 6 | 4 | 5 | 6 | 21 | 39 | 68 | 31 | 52 | 68 | 98 | 115 | 6 | 94 | 68 | 48 |
| 7 | 5 | 6 | 7 | 22 | 40 | 69 | 32 | 53 | 69 | 99 | 116 | 7 | 93 | 69 | 47 |
| 8 | 6 | 7 | 8 | 23 | 42 | 70 | 33 | 53 | 70 | 99 | 116 | 8 | 92 | 70 | 47 |
| 9 | 6 | 8 | 9 | 24 | 43 | 71 | 33 | 53 | 71 | 99 | 116 | 9 | 91 | 71 | 47 |
| 10 | 7 | 9 | 10 | 25 | 44 | 72 | 34 | 54 | 72 | 100 | 117 | 10 | 90 | 72 | 46 |
| 11 | 7 | 10 | 11 | 26 | 46 | 73 | 34 | 54 | 73 | 100 | 117 | 11 | 89 | 73 | 46 |
| 12 | 7 | 10 | 12 | 27 | 48 | 74 | 34 | 55 | 74 | 100 | 117 | 12 | 88 | 74 | 46 |
| 13 | 8 | 11 | 13 | 29 | 49 | 75 | 35 | 56 | 75 | 101 | 118 | 13 | 87 | 75 | 45 |
| 14 | 9 | 12 | 14 | 30 | 51 | 76 | 35 | 56 | 76 | 101 | 118 | 14 | 86 | 76 | 45 |
| 15 | 9 | 13 | 15 | 31 | 53 | 77 | 35 | 57 | 77 | 101 | 118 | 15 | 85 | 77 | 45 |
| 16 | 10 | 14 | 16 | 32 | 54 | 78 | 35 | 57 | 78 | 101 | 118 | 16 | 84 | 78 | 45 |
| 17 | 10 | 15 | 17 | 34 | 56 | 79 | 36 | 58 | 79 | 102 | 119 | 17 | 83 | 79 | 44 |
| 18 | 10 | 15 | 18 | 35 | 60 | 80 | 36 | 58 | 80 | 102 | 119 | 18 | 82 | 80 | 44 |
| 19 | 11 | 16 | 19 | 36 | 60 | 81 | 36 | 58 | 81 | 102 | 119 | 19 | 81 | 81 | 44 |
| 20 | 11 | 16 | 20 | 37 | 62 | 82 | 36 | 58 | 82 | 102 | 119 | 20 | 80 | 82 | 44 |
| 21 | 11 | 17 | 21 | 39 | 65 | 83 | 37 | 59 | 83 | 103 | 120 | 21 | 79 | 83 | 43 |
| 22 | 11 | 18 | 22 | 40 | 67 | 84 | 37 | 59 | 84 | 103 | 120 | 22 | 78 | 84 | 43 |
| 23 | 12 | 19 | 23 | 42 | 69 | 85 | 37 | 59 | 85 | 103 | 121 | 23 | 77 | 85 | 43 |
| 24 | 13 | 20 | 24 | 43 | 72 | 86 | 37 | 59 | 86 | 103 | 121 | 24 | 76 | 86 | 43 |
| 25 | 14 | 20 | 25 | 44 | 75 | 87 | 38 | 60 | 87 | 104 | 122 | 25 | 75 | 87 | 42 |
| 26 | 14 | 21 | 26 | 46 | 79 | 88 | 38 | 62 | 88 | 106 | 123 | 26 | 74 | 88 | 41 |
| 27 | 15 | 22 | 27 | 48 | 83 | 89 | 38 | 65 | 89 | 107 | 124 | 27 | 73 | 89 | 40 |
| 28 | 15 | 22 | 28 | 48 | 84 | 90 | 38 | 66 | 90 | 107 | 124 | 28 | 73 | 90 | 40 |
| 29 | 15 | 22 | 29 | 49 | 87 | 91 | 39 | 67 | 91 | 108 | 124 | 29 | 72 | 91 | 39 |
| 30 | 15 | 23 | 30 | 51 | 88 | 92 | 39 | 68 | 92 | 109 | 124 | 30 | 71 | 92 | 38 |
| 31 | 15 | 23 | 31 | 53 | 89 | 93 | 39 | 69 | 93 | 110 | 124 | 31 | 70 | 93 | 37 |
| 32 | 16 | 24 | 32 | 54 | 91 | 94 | 40 | 72 | 94 | 111 | 124 | 32 | 69 | 94 | 36 |
| 33 | 16 | 24 | 33 | 55 | 91 | 95 | 40 | 75 | 95 | 113 | 124 | 33 | 69 | 95 | 35 |
| 34 | 16 | 25 | 34 | 56 | 92 | 96 | 40 | 79 | 96 | 114 | 124 | 34 | 68 | 96 | 34 |
| 35 | 16 | 25 | 35 | 58 | 93 | 97 | 41 | 80 | 97 | 114 | 124 | 35 | 67 | 97 | 34 |
| 36 | 17 | 26 | 36 | 60 | 94 | 98 | 41 | 83 | 98 | 115 | 124 | 36 | 66 | 98 | 33 |
| 37 | 17 | 27 | 37 | 62 | 95 | 99 | 42 | 87 | 99 | 116 | 124 | 37 | 65 | 99 | 32 |
| 38 | 17 | 28 | 38 | 63 | 95 | 100 | 43 | 88 | 100 | 117 | 124 | 38 | 65 | 100 | 31 |
| 39 | 17 | 28 | 39 | 65 | 96 | 101 | 44 | 89 | 101 | 118 | 124 | 39 | 64 | 101 | 30 |
| 40 | 18 | 29 | 40 | 67 | 98 | 102 | 45 | 91 | 102 | 119 | 124 | 40 | 63 | 102 | 29 |
| 41 | 18 | 29 | 41 | 68 | 98 | 103 | 45 | 92 | 103 | 120 | 124 | 41 | 63 | 103 | 28 |
| 42 | 18 | 30 | 42 | 69 | 99 | 104 | 46 | 93 | 104 | 122 | 124 | 42 | 62 | 104 | 27 |
| 43 | 19 | 30 | 43 | 72 | 100 | 105 | 47 | 93 | 105 | 122 | 124 | 43 | 61 | 105 | 27 |
| 44 | 19 | 31 | 44 | 75 | 101 | 106 | 48 | 93 | 106 | 123 | 124 | 44 | 60 | 106 | 26 |
| 45 | 19 | 31 | 45 | 76 | 101 | 107 | 48 | 94 | 107 | 124 | 124 | 45 | 60 | 107 | 25 |
| 46 | 19 | 32 | 46 | 79 | 102 | 108 | 51 | 95 | 108 | 124 | 124 | 46 | 59 | 108 | 24 |
| 47 | 19 | 32 | 47 | 80 | 102 | 109 | 52 | 96 | 109 | 124 | 124 | 47 | 59 | 109 | 23 |
| 48 | 20 | 33 | 48 | 83 | 103 | 110 | 52 | 98 | 110 | 124 | 124 | 48 | 58 | 110 | 22 |
| 49 | 20 | 34 | 49 | 87 | 104 | 111 | 53 | 99 | 111 | 124 | 124 | 49 | 57 | 111 | 21 |
| 50 | 20 | 34 | 50 | 87 | 105 | 112 | 53 | 99 | 112 | 124 | 124 | 50 | 57 | 112 | 21 |
| 51 | 21 | 35 | 51 | 88 | 106 | 113 | 54 | 100 | 113 | 124 | 124 | 51 | 56 | 113 | 20 |
| 52 | 21 | 35 | 52 | 88 | 106 | 114 | 54 | 101 | 114 | 124 | 124 | 52 | 56 | 114 | 19 |
| 53 | 22 | 36 | 53 | 89 | 107 | 115 | 58 | 102 | 115 | 124 | 124 | 53 | 55 | 115 | 18 |
| 54 | 22 | 37 | 54 | 91 | 108 | 116 | 59 | 102 | 116 | 124 | 124 | 54 | 54 | 116 | 17 |
| 55 | 22 | 38 | 55 | 91 | 108 | 117 | 59 | 103 | 117 | 124 | 124 | 55 | 54 | 117 | 16 |
| 56 | 23 | 39 | 56 | 92 | 109 | 118 | 60 | 104 | 118 | 124 | 124 | 56 | 53 | 118 | 15 |
| 57 | 23 | 39 | 57 | 92 | 109 | 119 | 62 | 106 | 119 | 124 | 124 | 57 | 53 | 119 | 14 |
| 58 | 24 | 40 | 58 | 93 | 110 | 120 | 65 | 107 | 120 | 124 | 124 | 58 | 52 | 120 | 13 |
| 59 | 25 | 42 | 59 | 93 | 110 | 121 | 66 | 107 | 121 | 124 | 124 | 59 | 52 | 121 | 13 |
| 60 | 25 | 43 | 60 | 94 | 111 | 122 | 66 | 108 | 122 | 124 | 124 | 60 | 51 | 122 | 12 |
| 61 | 25 | 43 | 61 | 94 | 112 | 123 | 67 | 109 | 123 | 124 | 124 | 61 | 51 | 123 | 11 |
| 62 | 26 | 44 | 62 | 95 | 113 | 124 | 68 | 109 | 124 | 124 | 124 | 62 | 50 | 124 | 10 |

See the Property Record Card section of the Illinois Real Property Appraisal Manual to use these tables.

Sample Appraisal - Apartments



Apartment (8 unit) grade C
 Two-story and basement brick
 Size: 40' x 68' + 6' x 10' offset
 6' x 13' (open masonry porch)

Foundation — Concrete wall and footings.
Walls
Basement — 12" concrete 4' high and 4" brick on 8" concrete block 4' high. Drywall interior.
First and second floors — 4" face brick on 8" concrete block. Drywall interior including aluminum sash windows.
Floors
Basement — Asphalt tile on concrete.
1st/2nd — Hardwood on 1" sub and wood joists.
Roof — Flat type, composition roof on insulated wood decking and rafters, suspended drywall ceiling.
Mechanical features
Lighting — Conduit including regular fixtures.
Heating — Forced air, gas fired.
Plumbing — 16 tiled bathrooms, 8 kitchen sinks, 8 water heaters, 1 janitor sink.
Other features — Partitions, drywall on wood

Cost approach procedure

- Determine the average unit size by dividing the total finished (apartment) floor area including finished common area by the total number of living units within the building.
- Select the corresponding base prices for each floor level.
- Make the necessary square foot price adjustments for any variations.
- Subtotal the square foot price and multiply by the ground area of the building.
- Add the cost of all other features and additions to arrive at the total C grade base.
- Apply locally derived adjustment factors to arrive at the total replacement cost.

Note: The SFGA of buildings is typically the area above the foundation or basement. However, some structures have different square foot areas on different stories, *i.e.*, the second floor may have more or less SF than the first floor and the third floor more or less than the second. In cases like this the total SF area of all floors is divided by the number of stories being priced to derive an average SFGA. In this example problem, the SFGA is 2,780 SF.

| | | |
|---|---|--------------------|
| 1 | Average unit size = | |
| | 8,340 finished SFFA = Avg. unit size 1,043 SF | |
| | 8 apartment units | |
| 2 | Base prices = | |
| | Basements (units 4' above grade) | |
| | \$204.70 x 75% | \$153.53 |
| | 1st floor | 204.70 |
| | 2nd floor | 176.05 |
| | Total base cost | \$534.28 |
| 3 | Other features priced per SF | |
| | None | 0.00 |
| 4 | Subtotal | |
| | 2,780 SFGA x \$534.28 base= | \$1,485,298 |
| 5 | Other features priced at lump sum | |
| | 25 extra plumbing fixtures @ \$1,795 | \$44,875 |
| | Open masonry porch (Residential Schedule) | \$2,850 |
| | Total lump sum additions | \$47,725 |
| 6 | Subtotal | \$1,533,023 |
| 7 | Local adjustment factors | |
| | 100% cost factor | |
| | x 100% design factor | |
| | x 100% neighborhood factor | |
| | x 100% appraiser factor | |
| | = 100% composite factor | x 1.00 |
| | Total RCN | \$1,533,023 |
| 8 | Multiply REL factor | 0.86 |
| 9 | Market (Full) value | \$1,318,400 |

| Description | | Computation | | | | | | | |
|-------------|------------------|-------------|------|-------|-------|-------------|----------------------|-------------|------|
| | WH | | | | | | | | |
| | Bsmt. | 153.53 | | | | | | | |
| | 1st Floor | 204.70 | | | | | | | |
| | 2nd Floor | 176.05 | | | | | | | |
| | 3rd Floor | 534.28 | | | | | | | |
| Schl. | | | | | | | | | |
| | Base Price | | | | | | | | |
| | BPA | | | | | | | | |
| | Heat | | | | | | | | |
| | A/C | | | | | | | | |
| | Electrical Light | | | | | | | | |
| | Sprinkler | | | | | | | | |
| | S/F Price | 534.28 | | | | | | | |
| | S/F | 2,780 | | | | | | | |
| | Subtotal | 1,485,298 | | | | | | | |
| | Plumbing | 44,875 | | | | | | | |
| | Partitions | | | | | | | | |
| | Front | | | | | | | | |
| | Canopy | | | | | | | | |
| | Dock | | | | | | | | |
| S | C | M | I | Grade | Total | \$1,533,023 | | | |
| C&D | 1.00 | G | 1.00 | NH | 1.00 | A | 1.00 | = FAC | 1.00 |
| Eff. Age | 14 | Eff. Age | 14 | CDU | Avg | 14 | Replacement Cost New | \$1,533,023 | |
| | | | | | | | REL | 0.86 | |
| | | | | | | | Full Value | \$1,318,400 | |

Sample Appraisal - Apartments (Three Approaches)

This sample appraisal demonstrates the sales comparison or market, income, and cost approaches to value using the PRC system. Use a PRC-3 to compute land value and to record the address and property index number (PIN). Use a PRC-4 to list and compute building value using the square foot method of the cost approach. Use a PRC-6 for the market and income approaches.

The subject property is a three-story brick on block apartment building measuring 68' x 102'. The building is on a 209' x 212' lot that has a value of \$6.00 per square foot, based on market comparison of similar property. This 24-unit apartment has wood floors, a flat composition roof and a central forced air heating system. Each apartment has standard plumbing and an extra half bath (2 fixtures). The income data has been compiled for the previous three years and the adjusted data has been supported by market research.

The rental income and expenses are listed on a PRC-6. The overall rate for sample purposes for this type of investment is market supported at 8.3 percent.

Five comparable apartment buildings have sold within the last year. The market indicates a 5 percent increase in value per year. Brief descriptions are given below.

Market Sale 1

453 Fox Court — a 28-unit building sold last January 14th for \$2,511,650. The gross rent for the 102 room structure is \$238,065 annually. The condition is inferior to the subject; a 5 percent adjustment is necessary. A 5 percent adjustment is also necessary for the age because the apartment sold one year ago.

Market Sale 2

1029 Park Street — This building has 24 units with 96 rooms and sold last December 28th for \$2,430,500. The gross rent is \$246,070 annually. The building's floor plan and location are considered inferior to the subject requiring positive adjustments.

Market Sale 3

1207 Pine Avenue — This 20-unit building sold one year ago for \$2,050,000. The apartment has 86 rooms and a gross rent of \$229,150 annually. The quality is considered to be superior to the subject and a negative adjustment is necessary. However, the location is considered inferior to the subject and a positive adjustment because it sold approximately one year ago.

Market Sale 4

759 Seneca Boulevard — This property sold for \$2,370,000 on November 31st. The building has 22 units, 90 rooms and a gross rent of \$255,400 annually. The condition and location of the property are considered superior to the subject and negative adjustments are necessary.

Market Sale 5

806 State Street — This property was sold on December 20th, for \$2,410,000. The building has 22 units and 86 rooms. The gross income for the year is \$254,100. The property is similar to subject property except this comparable's condition is considered superior to the subject and a negative adjustment is necessary.

After the comparables are adjusted, the appropriate units of comparison are selected and market value is computed.

All income data is provided on a PRC-6. The income, expenses, and capitalization rate are supported by the 5 comparable sales.

The final correlation of value is converted to an expression of REL and applied to a PRC-4 that serves as the basic record.

Sample Appraisal - Apartments (Three Approaches)

Income and Market Analysis

| Ownership & Mailing Address | | Township | Volume | Tax Code | Area | Sect. | Block | Parcel | Unit |
|-----------------------------|--|----------|--------|----------|------|-------------|-------|--------|------|
| Property Address | | | | | 10 | 02 | 300 | 004 | 0050 |
| NH Code | | Card No. | | 1 of 1 | | Condo. Comm | | | |

| Income Analysis | | Market Analysis | |
|------------------------------------|------------------|-----------------|--------------------|
| Income Information Source | Year | Year | Adjusted |
| Potential gross rents | 2007 | 2008 | 2009 |
| obtained from owner and management | \$262,055 | \$265,815 | \$269,280 |
| Gross Income | | | |
| Vacancy & Rent Loss | | | |
| | 5% Expenses | 13,464 | \$255,816 |
| Management | 2007 | 2008 | 2009 |
| Legal | 10,050 | 10,140 | 10,200 |
| Administrative | 451 | 475 | 448 |
| Fuel | 6,218 | 6,490 | 6,425 |
| Electrical | 770 | 476 | 808 |
| Water | 325 | 350 | 350 |
| Janitor | 8,211 | 8,211 | 8,237 |
| Other Salaries | | | |
| Scavenger | 2,185 | 2,212 | 2,212 |
| Decorating | 1,700 | 1,700 | 1,718 |
| Elevators | | | |
| Maintenance | 1,715 | 1,750 | 1,683 |
| Operating | | | |
| Insurance | 1,075 | 1,100 | 1,100 |
| Real Estate Tax | 11,524 | 17,285 | 16,720 |
| Miscellaneous | | | |
| Replacement Reserve | 13,550 | 14,214 | 14,214 |
| Total Expense | | | \$47,499 |
| Net Income | | | 208,317 |
| Income | \$208,317 | Value | \$2,509,843 |
| Rate | 8.3% | | |

| Comparables | | Adjustments | |
|------------------------|-------------------------|-------------|--------------------|
| Parcel No. | Sale #1 | Sale #2 | Sale #3 |
| 453 Fox | 1029 Park | 1207 Pine | 759 Seneca |
| 1-14-09 | 12-28-09 | 1-2-09 | 11-31-09 |
| 1:5.5 | 1:6 | 1:5-5 | 1:6 |
| \$2,511,650 | \$2,430,500 | \$2,050,000 | \$2,370,000 |
| 238,065 | 246,070 | 229,150 | 255,400 |
| 10.6 | 9.9 | 8.9 | 9.3 |
| 54,730 | 56,491 | 52,850 | 58,690 |
| 183,335 | 189,579 | 176,300 | 196,710 |
| 7.3 | 7.8 | 8.6 | 8.3 |
| 28 | 24 | 20 | 22 |
| 89,702 | 101,252 | 102,500 | 107,727 |
| Rooms/unit | 3.6 | 4.0 | 4.1 |
| Total SF | | | |
| SF Price | | | |
| Rooms | 102 | 96 | 86 |
| Price/room | 24,624 | 25,317 | 23837 |
| Size | | | |
| Quality | | | |
| Condition | | | |
| Location | | | |
| Time | | | |
| Floor plan | + 5% | | + 5% |
| Net Adjustment | | | |
| Adj. Unit Price | 94,181 | 101,252 | 107,625 |
| Adj. SF | Inferior | Inferior | equal/sup |
| Price/room | | | |
| Subject 24 apt. | Units @ 106,000 | | = Value 2,544,000 |
| Subject 90 rooms | Units @ 26,000 | | = Value 2,340,000 |
| Subject 269,280 | Annual Rent @ 9.0 (GIM) | | = Value 2,423,520 |
| Income approach | | | \$2,509,843 |
| Market approach | | | \$2,500,000 |
| | | | = REL |

Instructions for Motel - Hotel Schedules

Sales comparison, or market, approach

In motel or hotel valuation, the sales comparison, or market, approach can be developed on the basis of price per square foot of building or more effectively, price per available room.

If a sales comparison, or market, approach is selected you are not limited to the immediate community for selection of comparables to use in the market analysis. A motel or hotel's sphere of competition can easily extend to a radius of 50 to 75 miles, making selection of comparables feasible from a wide geographic area.

Income approach

Like other commercial properties, motel and hotel properties are developed because of their ability to provide an income stream over an extended period of time. The risks involved in owning motels or hotels are high, but as the returns are high as well, lodging properties are ideal for investment purposes. Therefore, the income approach to value is the preferred technique for motel or hotel valuation. The amount of individual judgement required to determine hard-to-measure functional and economic depreciation for the cost approach, as well as the complex comparability adjustments for the market approach, could render those techniques less reliable and, elevating, in some cases, the income approach as most supportable. Also, replacement costs may have little to do with an investor's decision to buy or sell a motel or hotel when the primary concern is the potential income and return on investment the facility can provide. Therefore, whenever revenue and expense data are available, the income approach should be applied.

Cost approach

Use the following schedules to determine the RCN of virtually any size or type of motel or hotel. If you use these, in conjunction with the quality grading procedure and the REL tables provided in this manual, you should find a reasonable estimate of value. A more accurate indication of value can be determined, however, by using the income approach to value whenever possible. Correlate that result with the value derived from the cost and market approaches to arrive at a final indication of value.

To use the base price schedules, follow the steps below.

- Locate the applicable schedule according to the number of stories.
- Find the column under the most appropriate description of exterior wall covering and type of construction.
- Locate the base price in the column that corresponds to the square foot floor area closest in size to the actual SFFA.
- Compute the SFFA. Multiply the SFGA by the total number of stories, excluding basements.
- Multiply the appropriate base price by the actual SFFA to arrive at the base replacement cost.

Note: It may be necessary to adjust the base cost for variations in story height and structural framing, or to add or subtract costs for special features and construction variations to arrive at the RCN for the entire structure.

The base prices in the schedules have been developed for typical C grade quality motels and hotels. Costs included in the base price represent all components normally associated with construction of these structures, such as

- site preparation;
- footings;
- foundation and concrete slab on grade;
- structural floors;
- roof and roof cover;
- exterior wall coverings;
- windows and doors;
- interior wall, floor, and ceiling finishes;
- plumbing and bathroom fixtures;
- heating and cooling;
- lighting;
- trim;
- shelves;
- vanities; and
- alarm systems.

Further description of special features included in the base price can be found in each schedule. Costs for features not included in the base price, or included but not applicable to the subject property, can be found in the component-in-place schedules. Costs for lobby finishes, meeting rooms, and service areas have been included in the base price according to what is typical for that size of motel or hotel. Special fixtures or equipment for kitchens, restaurants or lounges, however, should be priced from the CIP schedules.

Instructions for Motel - Hotel Schedules

Quality grade

Schedule prices are for normal C grade construction of average quality materials and workmanship. Typical construction may vary, however, depending on the type and size of the motel or hotel. When you determine the quality grade, remember that a five or more story hotel generally has a higher average quality grade than a one-story motel.

- **A - AA grade** — buildings generally having outstanding architectural style and design, constructed with the finest quality materials and excellent workmanship; interior finish is of the highest quality; wall and floor coverings are high quality and good sound insulation is present; built-in features include clothes closets, deluxe central heating and cooling system with individual room thermostats, high grade plumbing and lighting fixtures, TV switch and antennae systems, radio and intercom systems, exhaust fans and recessed heat and sun lamps.
- **B grade** — buildings constructed with good quality materials and workmanship of an architectural style superior to an average, standardized design; interior finish is generally the same as described for A - AA grade buildings, although of good, rather than excellent, quality.
- **C grade** — buildings constructed with average quality materials and workmanship in a generally standardized design of moderate architectural style; interior finish is of average quality, floor and wall coverings (carpet and tile; paint, tile or vinyl wall covering) are average, and there is some sound insulation; built-in features include vanities, luggage or wardrobe racks, individual room heating and cooling units with controls, standard grade plumbing and lighting fixtures, exhaust fans, and recessed heat lamps.
- **D grade** — buildings constructed with economy quality materials and adequate workmanship; architectural design is simple with a “no-frills style”; interior finish is functional rather than decorative, with painted concrete block or drywall partitions, asphalt tile flooring, low cost individual room heating and cooling units, economy grade plumbing and lighting fixtures, and few built-in vanity features; room sizes are generally smaller than average and public areas are minimal.
- **E grade** — buildings constructed with cheap quality materials and poor workmanship; interior is of cheap finish materials and fixtures with no built-in or added features.

Depreciation

When you determine the REL of a motel or hotel, all three forms of depreciation (*i.e.*, physical, functional, and economic) must be carefully considered, because motels and hotels can suffer from functional or economic obsolescence at a much faster rate than they deteriorate physically. The motel/hotel industry is highly competitive. Lodging facilities must react quickly to the many constantly changing factors that affect the industry or risk becoming less competitive, thereby suffering a shortened economic life and loss in value.

A motel or hotel that fails to stay competitive suffers functional obsolescence. Changes in consumer preferences, such as for interior hallway access rather than exterior corridors, and competition from newer properties, such as those that offer conference rooms rather than large ballrooms, are only a few examples of the types of changes that cause functional obsolescence in motels and hotels.

Motels and hotels can also be affected by external factors that cause economic obsolescence. An energy crisis; economic cycles; changing travel, transportation, and vacation habits; even changes in the preference of suburban quiet over downtown convenience; are all factors that can reduce the economic life of a motel or hotel and therefore render a loss in value. But, these same factors could benefit other motels and hotels, lengthening their economic life and increasing their value.

As can be seen from the examples given above, a motel or hotel could become functionally or economically obsolete at any given point in its economic life. The physical structure could be five years old but have an REL of zero. It is also possible, however, that the same property, renovated with all adverse external factors removed, could reclaim an economic life of up to 25 to 30 years. The presence of either functional or economic obsolescence can shorten the life span of a facility, but it is important to remember that this economic life cycle can also be extended if the property is well maintained and periodically upgraded and renovated.

Due to a typically higher rate of depreciation, an adjusted age table based on a potential economic life of 30 years has been provided for use in conjunction with the commercial REL table.

Motel - Hotel Schedules

Motel, 1 Story Costs per square foot of floor area

Based upon 9 foot story height---base costs include typical room finish, plumbing and alarm systems, costs do not include unit kitchens or motel pool or site improvements

| Exterior wall | SF Area | 2,000 | 3,000 | 4,000 | 6,000 | 8,000 | 10,000 | 12,000 | 14,000 | 16,000 |
|--|------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Brick veneer | Wood Frame | 192.35 | 167.00 | 155.25 | 147.15 | 140.85 | 136.00 | 131.70 | 129.50 | 127.75 |
| Alum/vinyl siding | Wood Frame | 171.20 | 152.15 | 143.15 | 136.25 | 130.85 | 126.75 | 123.65 | 121.75 | 120.20 |
| Wood siding | Wood Frame | 168.15 | 148.35 | 138.35 | 131.60 | 126.20 | 120.70 | 118.80 | 116.95 | 116.00 |
| Wood shingles | Wood Frame | 162.00 | 141.05 | 130.45 | 124.10 | 119.25 | 115.55 | 112.20 | 110.55 | 109.20 |
| Concrete (precast blk/panel) | Wood Truss | 157.15 | 137.65 | 125.80 | 123.70 | 116.15 | 113.00 | 110.45 | 108.85 | 107.75 |
| Brick on conc. block | Wood Truss | 184.00 | 156.60 | 140.70 | 137.60 | 129.05 | 124.75 | 120.60 | 118.70 | 117.25 |
| Story ht. adj. add or deduct per 1 foot | | 3% | 3% | 3% | 2% | 2% | 2% | 1.5% | 1.5% | 1.5% |
| For basement area: utility, storage and service finish \$21.85 per square foot | | | | | | | | | | |



Motel, 2-3 Story Costs per square foot of total floor area

Based upon 9 foot story height---base costs include typical room finish, one elevator, plumbing and alarm systems, costs do not include unit kitchens or motel pool or site improvements

| Exterior wall | SF Area | 25,000 | 35,000 | 45,000 | 55,000 | 65,000 | 75,000 | 85,000 | 95,000 | 105,000 |
|--|---------------|--------|--------|--------|--------|--------|--------|--------|--------|---------|
| Brick veneer | Wood frame | 188.90 | 188.55 | 183.65 | 179.70 | 179.50 | 178.85 | 177.95 | 176.90 | 176.35 |
| Wood siding | Wood frame | 183.70 | 180.35 | 178.50 | 176.90 | 176.05 | 175.45 | 174.90 | 174.20 | 173.20 |
| Stucco on conc. block | Wood joists | 186.40 | 184.45 | 181.15 | 178.20 | 177.80 | 177.35 | 176.40 | 175.65 | 174.80 |
| Stucco on conc. block | Precast conc. | 200.20 | 198.10 | 195.55 | 191.40 | 190.00 | 188.65 | 188.25 | 187.70 | 186.80 |
| Decorative conc. block | Wood joists | 187.15 | 185.20 | 181.90 | 178.95 | 178.55 | 178.10 | 177.15 | 176.40 | 175.55 |
| Brick on conc. block | Wood joists | 192.15 | 191.05 | 186.90 | 181.90 | 181.65 | 177.05 | 176.15 | 175.15 | 174.10 |
| Story ht. adj add or deduct per 1 foot | | 1% | 1% | 1% | 1% | 1% | 1% | 1% | 1% | 1% |
| For basement area: utility, storage and service finish \$30.20 per square foot | | | | | | | | | | |

Motel - Hotel Schedules

Hotel, 4-7 Story Costs per square foot of floor area

Based upon 10 foot story height---base costs include typical room finish, plumbing and alarm systems, four passenger elevators, meeting rooms, banquet and dining and lounge facilities appropriate for quality grade, costs do not include unit kitchens or hotel pool or site improvements.

| Exterior wall | SF Area | 35,000 | 55,000 | 75,000 | 95,000 | 115,000 | 135,000 | 155,000 | 175,000 | 200,000 |
|--|------------------------|--------|--------|--------|--------|---------|---------|---------|---------|---------|
| Brick, conc. block backup | Steel frame | 193.90 | 184.25 | 180.15 | 176.38 | 174.70 | 173.50 | 171.40 | 169.75 | 169.05 |
| Brick, conc. block backup | Reinforced conc. frame | 191.80 | 182.15 | 178.00 | 174.25 | 172.60 | 171.45 | 169.35 | 167.70 | 167.05 |
| Glass and metal | Steel frame | 187.90 | 179.10 | 175.30 | 172.10 | 170.55 | 169.50 | 167.69 | 166.25 | 165.75 |
| Glass and metal | Reinforced conc. frame | 186.05 | 177.30 | 173.50 | 170.25 | 168.70 | 167.60 | 165.90 | 164.45 | 163.90 |
| Concrete (precast panels) | Steel frame | 200.40 | 189.25 | 184.60 | 180.20 | 178.25 | 176.90 | 174.40 | 172.55 | 171.85 |
| Concrete (precast panels) | Reinforced conc. frame | 199.50 | 188.20 | 183.50 | 179.00 | 177.00 | 175.65 | 173.15 | 171.20 | 170.50 |
| Story ht. adj. add or deduct per 1 foot | | 3% | 3% | 3% | 2% | 2% | 2% | 1.5% | 1.5% | 1.5% |
| For basement area: utility, storage and service finish \$34.25 per square foot | | | | | | | | | | |

Hotel, 8-24 Story Costs per square foot of total floor area

Based upon 10 foot story height---base costs include typical room finish, one service or freight elevator, six passenger elevators, plumbing and sprinkler systems, meeting rooms, banquet and dining and lounge facilities appropriate for quality grade, costs do not include unit kitchens or hotel pool or site improvements

| Exterior wall | SF Area | 140,000 | 240,000 | 340,000 | 450,000 | 550,000 | 650,000 | 750,000 | 850,000 | 950,000 |
|---|------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Brick, concrete block backup | Steel frame | 181.35 | 174.20 | 168.95 | 166.90 | 165.75 | 165.05 | 164.45 | 162.55 | 162.05 |
| Brick, concrete block backup | Reinforced conc. frame | 182.60 | 175.50 | 170.20 | 168.10 | 166.80 | 166.20 | 165.70 | 163.75 | 163.30 |
| Glass and metal | Steel frame | 212.75 | 198.05 | 190.20 | 186.70 | 184.45 | 183.00 | 181.95 | 180.00 | 179.20 |
| Glass and metal | Reinforced conc. frame | 206.85 | 192.15 | 184.60 | 181.00 | 178.90 | 177.45 | 176.40 | 174.50 | 173.75 |
| Concrete (precast panels) | Steel frame | 203.40 | 189.90 | 182.60 | 179.40 | 178.55 | 177.50 | 177.15 | 176.40 | 175.95 |
| Concrete (precast panels) | Reinforced conc. frame | 196.60 | 184.45 | 177.40 | 175.20 | 173.55 | 173.00 | 172.15 | 171.05 | 170.25 |
| Story ht. adj. add or deduct per 1 foot | | 1.5% | 1.5% | 1.5% | 1% | 1% | 1% | 1% | 1% | 1% |
| For basement area: utility, storage and service finish \$35.55 per square foot; for parking basement \$38.85 per square foot. | | | | | | | | | | |

Adjusted age table

| Age considering physical condition | Adjusted age | Age considering physical condition | Adjusted age |
|------------------------------------|--------------|------------------------------------|--------------|
| 1-2 | 3 | 17-18 | 27 |
| 3-4 | 6 | 19-20 | 30 |
| 5-6 | 9 | 21-22 | 33 |
| 7-8 | 12 | 23-24 | 36 |
| 9-10 | 15 | 25-26 | 39 |
| 11-12 | 18 | 27-28 | 42 |
| 13-14 | 21 | 29-30 | 45 |
| 15-16 | 24 | | |

Carry adjusted age to column 1 of Commercial REL table.

Senior Housing — Assisted Living



Assisted living facilities consist of one and two bedroom suites, some with limited kitchen facilities. There is a large commercial style kitchen and a common dining area, reception area, lounges, beauty parlor, gift shop, craft or recreation room, and therapy rooms. Typical plumbing would include one fixture for every 200 square feet of floor area; wet pipe sprinkler system is included in base cost. Costs are based on 10' story height. Heating and air-conditioning are supplied through individual heat pump systems.

Costs per square foot of floor area

| Exterior wall | SF Area | 2,000 | 3,000 | 4,000 | 5,000 | 7,500 | 10,000 | 15,000 | 25,000 | 50,000 |
|--|-----------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Brick veneer | Wood frame | 248.70 | 213.45 | 195.90 | 185.85 | 168.70 | 159.40 | 150.75 | 143.50 | 138.20 |
| Brick veneer | Steel frame | 278.65 | 243.70 | 226.20 | 216.25 | 199.30 | 190.05 | 181.45 | 174.35 | 169.10 |
| Brick veneer on block | Wood | 238.50 | 207.70 | 192.30 | 183.55 | 167.70 | 159.00 | 151.00 | 144.25 | 139.30 |
| Brick veneer on block | Load bearing | 289.55 | 252.80 | 234.90 | 224.05 | 206.75 | 196.05 | 186.95 | 179.25 | 173.40 |
| Decorative conc. block | Load bearing | 267.65 | 238.35 | 210.85 | 206.15 | 193.85 | 188.00 | 182.20 | 176.80 | 171.05 |
| Wood siding | Wood stud frame | 233.15 | 200.85 | 184.80 | 175.55 | 160.20 | 152.00 | 144.30 | 137.90 | 133.20 |
| Vinyl siding | Wood stud frame | 231.50 | 199.80 | 183.95 | 174.85 | 159.95 | 152.10 | 144.65 | 138.45 | 133.85 |
| Story ht. adj. add or deduct per 1 ft. | | 1.5% | 1.5% | 1.5% | 1.0% | 1.0% | 1.0% | 1.0% | 1.0% | 1.0% |

Perimeter Adjustment

| SF Area | 188 | 218 | 260 | 300 | 345 | 356 | 378 | 400 | 436 | 488 | 504 | 546 | 600 | 700 | 800 | 1,000 |
|---------|------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| 2,000 | 1.00 | 1.042 | 1.086 | 1.127 | — | — | — | — | — | — | — | — | — | — | — | — |
| 3,000 | — | 1.000 | 1.021 | 1.072 | 1.125 | — | — | — | — | — | — | — | — | — | — | — |
| 4,000 | — | .977 | 1.000 | 1.129 | 1.214 | — | — | — | — | — | — | — | — | — | — | — |
| 5,000 | — | .947 | .973 | 1.00 | 1.021 | 1.072 | 1.125 | — | — | — | — | — | — | — | — | — |
| 6,000 | — | .927 | .973 | 1.021 | 1.072 | 1.099 | 1.125 | 1.182 | 1.239 | — | — | — | — | — | — | — |
| 8,000 | — | .903 | .936 | .971 | 1.007 | 1.021 | 1.044 | 1.084 | 1.123 | — | — | — | — | — | — | — |
| 10,000 | — | .888 | .914 | .941 | .969 | .984 | .998 | 1.000 | 1.057 | 1.121 | — | — | — | — | — | — |
| 12,000 | — | — | .889 | .921 | .944 | .955 | .967 | .991 | 1.015 | 1.066 | — | — | — | — | — | — |
| 16,000 | — | — | — | .895 | .912 | .921 | .928 | .944 | .963 | .988 | 1.000 | 1.046 | 1.095 | 1.199 | 1.220 | 1.325 |
| 20,000 | — | — | — | .878 | .891 | .898 | .904 | .918 | .931 | .959 | .995 | 1.014 | 1.032 | 1.111 | 1.205 | 1.285 |
| 25,000 | — | — | — | — | .874 | .878 | .884 | .895 | .906 | .927 | .944 | .955 | .984 | 1.000 | 1.115 | 1.230 |
| 35,000 | — | — | — | — | — | — | — | — | — | — | .905 | .928 | .951 | 1.000 | 1.103 | 1.218 |
| 50,000 | — | — | — | — | — | — | — | — | — | — | .862 | .875 | .888 | .915 | .972 | 1.032 |

Branch Bank Schedules

Small branch banks have become commonplace as commercial retail centers have moved from traditional downtown districts to suburban areas. An itemized list of components included and not included in the base cost is listed below.

Included in the base cost

- 1 Site preparation
- 2 Concrete footings and foundations
- 3 Reinforced concrete slab and base
- 4 Structural framing
- 5 Cast in concrete slab roof, insulation, and built-up composition
- 6 Exterior walls with 14' wall height, doors, and windows
- 7 Interior construction
 - a Gypsum board on stud partitions
 - b Vinyl wall covering and painted gypsum board
 - c Interior surface of ext. wall is painted gypsum on furring
 - d Good quality carpet and vinyl tile flooring

- e Suspended mineral fiber ceiling
- f Single leaf metal doors
- 8 One toilet fixture per 580 SF
- 9 Zoned hot and cold air — heating and cooling
- 10 Average flexible conduit electrical service
- 11 Special construction
 - a 2-hour test, 32" vault door and frame
 - b 24-hour automatic teller
 - c Drive-up window

Not included in the base cost

- 1 Site value
- 2 All yard and outside improvements
- 3 Attached exterior improvements (i.e., canopies, signs)
- 4 Basement
- 5 Sprinkler system

| 1 Story Branch Bank (cost per square foot floor area) | | | | | | | | |
|---|----------------------|---------------------------------|---------------------------|----------------------|----------------------|---|----------------------|------------------------|
| SF floor area | Steel frame | | Reinforced concrete frame | | Wood frame | | Story Hgt. Adj. | |
| | Exterior wall cover | | | | | | | |
| | Brick w/block backup | Precast or tilt-up conc. panels | Stone w/block backup | Brick w/block backup | Stone w/block backup | Brick veneer on stud frame | Siding on stud frame | + or - per 1' variance |
| 2,000 | 255.05 | 251.45 | 296.95 | 269.75 | 311.60 | 211.50 | 209.10 | 1.5% |
| 2,700 | 238.90 | 235.85 | 274.75 | 253.55 | 289.50 | 200.70 | 195.45 | 1.5% |
| 3,500 | 223.65 | 221.00 | 255.20 | 238.00 | 269.55 | 185.20 | 183.90 | 1.5% |
| 4,000 | 215.75 | 213.35 | 244.10 | 230.10 | 258.40 | 178.25 | 175.95 | 1.5% |
| 4,750 | 208.05 | 205.85 | 234.10 | 225.15 | 248.25 | 171.70 | 169.50 | 1.5% |
| 5,500 | 204.20 | 202.95 | 229.75 | 218.20 | 242.90 | 168.65 | 166.45 | 1.0% |
| 6,200 | 199.80 | 197.90 | 226.65 | 213.90 | 236.75 | 165.15 | 162.90 | 1.0% |
| 6,900 | 196.80 | 195.20 | 218.75 | 211.10 | 232.85 | 162.20 | 160.00 | 1.0% |
| 7,600 | 194.50 | 192.75 | 215.40 | 208.55 | 229.45 | 159.90 | 157.80 | 1.0% |
| Add \$ 33.10 per SF of basement floor area for an unfinished basement, and \$135.25 for area finished in meeting rooms, conference rooms, and offices | | | | | | Older circular vault doors (no longer made) | | |
| Windows | | | | | | Thickness | | Average cost |
| Bulletproof teller window 44" x 60" | | | | | | 8" | \$140,160 | |
| 60" x 48" | | | | | | 10" | 150,000 | |
| Drive-up/walk-up window, drawer & microphone. not incl. glass..... | | | | | | 12" | 160,700 | |
| Service, pass through steel, 24" x 36" | | | | | | 14" | 172,000 | |
| 48" x 48" | | | | | | 16" | 171,000 | |
| 72" x 40" | | | | | | | | |
| 24-hour teller (automatic deposit, cash & memo) | | | | | | Adjusted age table | | |
| Night depository | | | | | | Age considering physical condition | | Adjusted age |
| Pneumatic tube system, 2-station | | | | | | 1 - 2 | 3 | |
| Vault front, door, & frame | | | | | | 3 - 4 | 6 | |
| 1-hour test, 32" x 78" | | | | | | 5 - 6 | 9 | |
| 2-hour test, 32" door | | | | | | 7 - 8 | 12 | |
| 2-hour test, 40" door | | | | | | 9 - 10 | 15 | |
| 4-hour test, 32" door | | | | | | 11 - 12 | 18 | |
| 4-hour test, 40" door | | | | | | 13 - 14 | 21 | |
| Add for time lock movement | | | | | | 15 - 16 | 24 | |
| Closed circuit TV, one station camera & monitor | | | | | | 17 - 18 | 27 | |
| Additional camera stations | | | | | | 19 - 20 | 30 | |
| Safe deposit boxes cost for modular steel 24" depth per box | | | | | | 21 - 22 | 33 | |
| 3 x 5 | \$ 95 | | 5 x 16 | \$300 | | 23 - 24 | 36 | |
| 5 x 5 | 120 | | 11 x 16 | 540 | | 25 - 26 | 39 | |
| 3 x 10 | 126 | | 22 x 16 | 1,110 | | Over | 40 | |
| 5 x 10 | 160 | | 44 x 16 | 1,995 | | Carry adjusted age to column 1 of Commercial REL Table. | | |
| 10 x 10 | 270 | | | | | | | |

Convenience Store/Mini Mart with Gas Schedules



The base square foot costs include the following components: Foundations, floor, wall, and roof structures. Interior partitions, floor, wall, and ceiling finishes. Exterior wall finish and roof cover. All glass and glazing. Basic electrical systems, and lighting fixtures, and security lighting system. Finish plumbing commensurate with typical convenience stores. Also included is complete heating and air conditioning system. Ordinary hazard sprinkler system. Not included are drive-up windows, walk-in refrigerators/freezers, and exterior improvements such as paving and signs.

Base cost per square foot of floor area (based on 12' story height)

| Exterior wall | SF area | 1,000 | 2,000 | 3,000 | 4,000 | 6,000 | 8,000 | 10,000 | 12,000 | 15,000 |
|------------------------------|--------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Stucco on concrete | Load bearing | 156.60 | 137.10 | 128.25 | 123.10 | 116.95 | 113.25 | 110.75 | 108.85 | 106.80 |
| Decorative concrete | Load bearing | 162.75 | 146.40 | 139.95 | 133.75 | 127.00 | 119.60 | 112.30 | 106.80 | 97.30 |
| Precast concrete | Steel frame | 206.30 | 173.65 | 158.90 | 150.10 | 139.70 | 133.55 | 129.30 | 126.15 | 122.70 |
| Stucco on concrete | Steel frame | 161.30 | 142.10 | 133.30 | 128.15 | 121.95 | 118.25 | 115.70 | 113.85 | 111.80 |
| Insulated metal panels | Steel frame | 177.75 | 153.85 | 143.00 | 136.60 | 128.00 | 124.45 | 121.40 | 119.05 | 116.55 |
| Wood siding | Wood frame | 135.65 | 121.65 | 115.30 | 111.60 | 107.10 | 104.45 | 102.65 | 101.25 | 99.85 |
| Brick veneer | Wood frame | 167.50 | 143.45 | 132.60 | 126.20 | 118.50 | 114.00 | 110.90 | 108.65 | 106.05 |
| Stucco | Wood frame | 158.60 | 139.10 | 130.25 | 126.60 | 119.95 | 115.85 | 112.25 | 110.85 | 107.30 |
| Story ht. adj. add or deduct | Per 1 ft. | 2% | 2% | 2% | 2% | 2% | 1% | 1% | 1% | 1% |

Supplementary costs: cost not included in base cost should be added if necessary

|  | Canopy (cost per SF) | | Gas pumps and dispensers | |
|--|---|----------------|--------------------------|------------------------------------|
| | Steel with illuminated plastic signs on sides | | Standard electronic | |
| | less than 500 SF | 500 - 1,000 SF | | |
| | Painted steel | 38.65 | 36.50 | 1 product 1 hose 10,470 |
| | Porcelain & steel | 41.10 | 38.35 | 2 products 1 hose 15,635 |
| | Over 1,000 SF | 30.10 | porcelain 35.80 | 3 products (blended) 19,450 |
| | | | | + for double-sided operation 5,230 |
| | | | | Old style mechanical, deduct 40% |

Fast Food Restaurant



The base SF costs include the following components: Foundations, floor, wall, and roof structures. Interior partitions, floor, wall, and ceiling finishes. Exterior wall finish and roof cover. All glass and glazing. Basic electrical systems and lighting fixtures. Finish plumbing commensurate with typical fast food restaurants. Also included is complete heating and air conditioning system with kitchen ventilator. Sprinkler system including extra protection grease system over deep fryers. Not included are drive-up windows, walk-in refrigerators/freezers, and exterior improvements such as paving and signs.

Base cost per square foot of floor area (based on 10' story height)

| Exterior wall | SF | 1,000 | 1,500 | 2,000 | 2,500 | 2,750 | 3,000 | 3,500 | 4,000 | 5,000 | 6,000 |
|----------------------------------|--------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Face brick with conc. blk backup | Load bearing | 276.80 | 248.55 | 239.30 | 232.70 | 229.40 | 226.15 | 222.85 | 212.10 | 208.40 | 203.55 |
| Concrete block with stucco | Load bearing | 228.25 | 225.00 | 220.25 | 213.35 | 209.55 | 207.40 | 203.40 | 202.80 | 199.75 | 195.80 |
| Brick/block | Steel frame | 264.85 | 253.20 | 243.80 | 236.85 | 233.35 | 229.90 | 227.35 | 224.60 | 220.70 | 215.60 |
| Concrete blk/stucco | Steel frame | 252.85 | 242.85 | 231.25 | 227.30 | 225.45 | 223.55 | 219.20 | 215.85 | 212.85 | 207.90 |
| Brick veneer | Steel frame | 249.35 | 240.35 | 238.50 | 234.15 | 231.10 | 229.80 | 225.45 | 221.05 | 217.60 | 214.25 |
| Insulated metal panels | Steel frame | 275.40 | 267.85 | 256.85 | 251.10 | 247.50 | 245.20 | 239.40 | 234.65 | 230.05 | 225.50 |
| Wood siding | Wood frame | 227.15 | 208.35 | 195.35 | 189.50 | 187.60 | 185.00 | 181.80 | 180.25 | 177.65 | 167.80 |
| Brick veneer | Wood frame | 274.55 | 262.75 | 252.85 | 249.35 | 244.80 | 240.75 | 238.50 | 235.15 | 230.80 | 227.40 |
| Stucco | Wood frame | 265.25 | 253.65 | 244.90 | 240.90 | 236.75 | 232.45 | 230.62 | 227.30 | 222.70 | 219.35 |
| Story ht. adj. add or deduct | Per 1 ft. | 2% | 2% | 2% | 2% | 2% | 1% | 1% | 1% | 1% | 1% |

Fast food and convenience store subsidiary schedules

| Supplementary costs: cost not included in base cost should be added if necessary | | | | | |
|--|--------------|-----------------------|------------|-----------|------------|
| Drive-up window | \$11,500 ea. | Walk-in refrigerators | -15° to 0° | 0° to 25° | 25° to 60° |
| Parking/paving: 6" concrete | \$7.50 SF | 50 SF | \$235 SF | \$214 SF | \$188 SF |
| Heavy traffic asphalt | 4.50 SF | 100 SF | 187 SF | 172 SF | 151 SF |
| Gravel or stone | 1.25 SF | 200 SF | 150 SF | 122 SF | 109SF |
| | | 300 SF | 121 SF | 101 SF | 91 SF |
| | | 400 SF | 103 SF | 91 SF | 81 SF |
| | | 500 SF + | 93 SF | 81 SF | 73 SF |

| Underground fuel storage tanks | | |
|--------------------------------|------------|----------|
| Gallon capacity | Fiberglass | Steel |
| 550 | \$ 8,270 | \$ 6,400 |
| 1,000 | 10,175 | 8,430 |
| 2,000 | 12,930 | 10,950 |
| 4,000 | 16,350 | 14,390 |
| 6,000 | 21,600 | 19,475 |
| 10,000 | 28,540 | 26,500 |
| 12,000 | 32,000 | 29,950 |
| 15,000 | 39,100 | 36,570 |
| 20,000 | 51,000 | 47,500 |
| 30,000 | 75,400 | 69,750 |

Costs include excavation, setting in place, and all backfill. Construction is for single wall. Add 50% for double wall construction.

| Small island booths or offices | |
|--|-------------|
| Average quality steel building 8' height, no plumbing, minimum electrical service for lighting only. | |
| Area | Cost per SF |
| 50 | \$277.20 |
| 75 | 217.55 |
| 100 | 185.00 |
| 125 | 160.50 |

| Adjusted age table | |
|------------------------------------|--------------|
| Age considering physical condition | Adjusted age |
| 1-2 | 3 |
| 3-4 | 6 |
| 5-6 | 9 |
| 7-8 | 12 |
| 9-10 | 15 |
| 11-12 | 18 |
| 13-14 | 21 |
| 15-16 | 24 |
| 17-18 | 27 |
| 19-20 | 30 |
| 21-22 | 33 |
| 23-24 | 36 |
| 25-26 | 39 |
| Over 26 | 40 |

*Carry adjusted age to column 1 of Commercial REL Table.

Special Use Buildings Cost Guide

The following cost ranges are for specific use buildings. They are provided as a guide when estimating the RCN. They are not to be used as the sole source of the estimate. Use the cost ranges to

- ✓ Check the RCN estimate derived from other schedules in this manual or the CIP schedules in Pub. 127.
- ✓ Check the reported project cost or replacement cost new estimate provided by the taxpayer.

| Special use building cost guide | |
|--|---|
| Construction | Grade C cost range (per SFFA) |
| Auto service center Add for basement | \$105.00 — 166.00 35.50 |
| Auto show room Add for basement | 100.00 — 135.00 35.50 |
| Bowling alley Add for basement | 156.00 — 183.00 32.70 |
| Car wash | 281.30 — 361.60 |
| Funeral Home Add for basement | 120.00 — 227.00 32.55 |
| Medical/dental office 1 story 2 story Add for unfinished basement | 159.00 — 201.00 195.00 — 230.00 33.70 |
| Movie theaters | 135.00 — 183.00 |
| Nursing home (skilled care) Add for unfinished basement | 140.00 — 198.00 31.50 |
| Parking garage | 45.00 — 80.00 |

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