

**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 him.

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.

1. OCCUPANCY		CONSTRUCTION						SIZE AREA	GRADE	YEAR BUILT	REMOD.	COND.	REPLACEMENT VALUE	PHYS. DEPR.	PHYSICAL VALUE	OBSOL.	ACTUAL VALUE	
STORES	MOTEL	1/3						SKETCH	4	1980	NO	N	573,825	42	332,818	-	332,820	
OFFICES	GARAGE																	
BANK	GAS STATION																	
HOTEL	WAREHOUSE																	
THEATER	SHOP																	
APT. HOUSE	INDUSTRIAL																	
NEIGHBORHOOD SHOPPING CENTER																		
2. FOUNDATION		6. FLOORS	8	1	2	3	4	5	6	NOTE: SEE PRICING SHEET ON FOLLOWING PAGE.								
TILE OR C/BLK		CEMENT																
CONCRETE 12"		HARDWOOD																
BRICK		SOFTWOOD																
STONE		REINF. CONCRETE																
3. BASEMENT AREA		MASTIC TILE																
NO 1/4 1/2 3/4 F		TERRAZZO																
4. EXTERIOR WALLS		QUARRY TILE																
BRICK VENEER		CARPET																
BRICK SOLID																		
BRICK/TILE OR BLK																		
7. INTERIOR		PLASTER																
STONE		PANELING																
WOOD SIDING		DRYWALL OR EQUIV.																
ASBESTOS																		
STUCCO		UNFINISHED																
TILE																		
CONCRETE BLOCK		ACOUS. CEILING																
METAL		COMPO. CEILING																
REINF. CONCRETE		SUSP. CEILING																
CONC TILT-UP																		
ENAM STEEL		8. PARTITIONS																
PLATE GLASS		PLASTER OR PANEL																
FR		DRYWALL OR EQUIV.																
5. ROOF		WOOD STUD																
FLAT		TILE OR BLOCK																
CABLE		9. HEATING																
		STEAM																
		HOT WATER VAPOR																
T & G		FORCED HOT AIR (S)																
BUILT UP COMPO		GRAVITY HOT AIR																
SHINGLE		VACUUM GAS																
Membrane		UNIT HEATERS																
WOOD DECK		AUTO BURNER																
METAL DECK																		
REINF. CONCRETE		AIR CONDITIONING (S)																

SCALE 40

OCCUPANCY DETAIL AND NOTES			
1. HARTS DRUG STORE	24,000/YR	24,000/YR	24,000/YR
2. A.B.C. CLEANS	23,600/YR	23,600/YR	23,600/YR
3. SHELLEY'S BEAUTY BOUTIQUE	21,600/YR	21,600/YR	21,600/YR
4. THE HOBBY HOUSE	26,300/YR	26,300/YR	26,300/YR
5. JOHNSON HARDWARE	27,000/YR	27,000/YR	27,000/YR
(ALL TENANTS PAY ALL UTILITIES)			

COMPUTATIONS			
AREA	RATE	VALUE	
7500	74.11	558,825	
1000	15.00	15,000	
TOTAL		573,825	
GRADE ADJUSTMENT		100%	
REPLACEMENT VALUE		573,825	
RENTAL CAPITALIZATION			
LAND			
VACANCY & MANAGEMENT			
ELEC.	HEAT	WAT.	A.C.
JANITOR			
TOTAL FLAT EXPENSES			
GROSS ANNUAL INCOME			
LESS FLAT EXPENSES			
BALANCE FOR CAP.			
CAP. RATE			
INDICATED CAP. VALUE			
16. OBSOLESCENCE			
ECONOMIC			
LOCATION			
VAULTS			
INCINERATOR			
O.H. DOORS			
PASS. ELEV.			
SPRINKLER SYS.			
FREIGHT ELEV.			
WORK DETAIL			
M.L.&P. D.O.R.			
REVIEWED			

## INDUSTRIAL PRICING SHEET

Plant Name/Owner: SAMPLE NEIGHBORHOOD SHOPPING CENTER  
 Property Location: ANYWHERE, USA  
 Identification No.: 1

Remarks and Computations
<p>OPENINGS - ONE ENTRY DOOR INTO THE REAR OF EACH STORE BAY</p>

### VERTICALS

	L/F	x	Height	x	Price	=	
Foot. & Fdn. ....	370	x	N/A	x	\$ 62 <sup>20</sup>	=	\$ 23,014
Walls <u>INCL. 4 WALLS</u>	370	x	-	x	296 <sup>50</sup>	=	109,705
		x		x		=	
FURRING	370	x	10	x	.90	=	3330
Coping <u>INCL. 4 WALLS</u>		x	N/A	x		=	
Interior Finish .....	370	x	-	x	25 <sup>00</sup>	=	9250
Pilasters .....		x	N/A	x		=	
Bldg. Front .....	125	x	-	x	370 <sup>00</sup>	=	46250
Openings <u>REAR</u>	125	x	-	x	312 <sup>00</sup>	=	3900
Total						\$	195,449

Total Verticals \$ 195,449 ÷ 7500 sq. ft. = \$ 26<sup>06</sup> Vertical Unit Price

### HORIZONTALS

Basement	\$	
Roof		<u>11.55</u>
Ceilings		<u>2.25</u>
Floors		<u>3.85</u>
Floor Cover		<u>2.00</u>
Partitions		<u>4.63</u>
Framing		<u>5.00</u>
Heating		<u>9.60</u>
Air Conditioning		<u>INCL. 4 HTG</u>
Electrical		<u>7.00</u>
Sprinkler System		
Subtotal	\$	<u>45.88</u>

FINAL PRICING	
Vertical Unit Price	\$ <u>26<sup>06</sup></u>
Horizontal Unit Price	+ <u>48.05</u>
Total Unit Price	= <u>74.11</u>
Grade/Location Adj.	<u>100%</u> %
Adjusted Unit Price	\$ <u>74.11</u>
Building Sq. Ft.	x <u>7500</u>
Replacement Cost	= \$ <u>558,825</u>
Physical Depr.	_____ %
Functional Obsol.	_____ %
Economic Obsol.	_____ %
Actual Value	\$ _____

\$ 45.88 x 7500 sq. ft. = ..... \$ 344,100

Plumbing: _____	..... <u>16,250</u>
_____	.....
_____	.....
_____	.....
_____	.....
_____	.....
_____	.....
_____	.....
Total	\$ <u>360,350</u>

Total Horizontals \$ 360,350 ÷ 7500 sq. ft. = \$ 48.05 Horizontal Unit Price

SHORT FORM SCHEDULE  
VERTICALS  
FOOTINGS & FOUNDATION WALLS

SPREAD (COLUMN) FOOTINGS (Each)

	Size of Footing			
	4' x 4'	6' x 6'	8' x 8'	12' x 12'
Concrete	\$245.00	\$475.00	\$945.00	\$2,510.00
Reinforced Concrete	275.00	560.00	1,175.00	3,290.00

STRIP (CONTINUOUS) FOOTINGS (P.L.F.) (Including Trench)

	Foundation Wall Thickness				
	8"	12"	16"	20"	24"
Concrete	\$10.20	\$18.10	\$27.70	\$39.20	\$52.45
Reinforced Concrete	11.40	19.90	32.50	45.20	63.30
Trench Footings (Buildings with Basement)	6.00	12.65	24.10	36.15	54.20

FOUNDATIONS (P.S.F. of Wall Area)

	Foundation Wall Thickness				
	8"	12"	16"	20"	24"
*Concrete, Brick or Stone	\$9.50	\$11.10	\$12.90	\$15.00	\$16.65
*Reinforced Concrete	11.60	14.10	15.90	19.50	22.70
Concrete Block or Tile	7.90	12.05	—	—	—
Waterproofing	1.00	1.00	1.00	1.00	1.00

FOOTINGS & FOUNDATION FOR BUILDINGS WITH NO BASEMENT

(Price P.L.F. - Assuming 3' Foundation Walls.)

	Foundation Wall Thickness				
	8"	12"	16"	20"	24"
*Concrete, Brick or Stone	\$38.70	\$51.40	\$66.40	\$84.20	\$102.40
*Reinforced Concrete	46.20	62.20	80.20	103.70	131.40
Concrete Block or Tile	35.10	56.05	—	—	—

FOOTINGS & FOUNDATION FOR BUILDINGS WITH BASEMENT

(Price per L.F. - Assuming 8' high Foundation Walls - Waterproofed & Struck Joints 1 Side.)

	Foundation Wall Thickness				
	8"	12"	16"	20"	24"
*Concrete, Brick or Stone	\$90.00	\$109.45	\$135.30	\$164.15	\$195.40
*Reinforced Concrete	106.80	133.45	159.30	200.15	243.80
Concrete Block or Tile	77.20	117.05	—	—	—

\*Add \$1.50 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'
	EXTERIOR WALL HEIGHT				Height Variation
	14'	24'	34'	44'	
4" Brick on 8" Block	\$296.50	\$478.50	\$660.50	\$842.50	\$18.20
4" Brick on 12" Block	339.25	546.25	753.25	960.25	20.70
4" Brick on 8" Block (Cavity Wall)	330.75	532.25	733.75	935.25	20.15
Solid Brick 8"	369.35	598.35	827.35	1,056.35	22.90
Solid Brick 12"	444.65	719.65	994.65	1,269.65	27.50
Concrete Block 8"	138.40	218.40	298.40	378.40	8.00
Concrete Block 12"	181.15	286.15	391.15	496.15	10.50
Ground Face Concrete Block 8"	204.30	326.80	449.30	571.80	12.25
Rock Face Concrete Block 8"	155.45	246.45	337.45	428.45	9.10
Split Face Concrete Block 8"	157.00	249.00	341.00	433.00	9.20
Tilt-up Concrete Panels - 6" w Broom Finish	215.90	345.90	475.90	605.90	13.00
Tilt-up Concrete Panels - 8" w Broom Finish	242.25	389.25	536.25	683.25	14.70
Tilt-up Concrete Panels - 6" w Aggregate Finish	246.90	396.90	546.90	696.90	15.00
Tilt-up Concrete Panels - 8" w Aggregate Finish	276.35	445.35	614.35	783.35	16.90
Precast Double "T"	197.65	325.15	452.65	580.15	12.75
EIFS on Metal Frame	231.40	371.40	511.40	651.40	14.00
EIFS on Wood Frame	227.55	365.05	502.55	640.05	13.75
Metal Insulated Panels-2"	170.50	280.50	390.50	500.50	11.00
Metal Insulated Panels-4"	232.50	382.50	532.50	682.50	15.00
Metal Insulated Panels-6"	263.50	433.50	603.50	773.50	17.00
Metal Insulated Panels-8"	302.25	497.25	692.25	887.25	19.50
Structural Glass	1,215.65	1,990.65	2,765.65	3,540.65	77.50
Structural Glass - Tinted	1,293.15	2,118.15	2,943.15	3,768.15	82.50

Buildings with Pitched Roofs (prices do not include parapet walls or coping)

Aluminum Siding on Frame	\$114.80	\$196.80	\$278.80	\$360.80	\$8.20
Brick Veneer (incl. wood stud back-up & insul.)	217.70	366.20	514.70	663.20	15.55
Cement Fiber Siding on Frame	112.00	192.00	272.00	352.00	8.00
Composition on Frame	98.70	169.20	239.70	310.20	7.05
Steel Siding on Frame	115.50	198.00	280.50	363.00	8.25
Stucco on Frame	128.10	219.60	311.10	402.60	9.15
Vinyl Siding on Frame	105.70	181.20	256.70	332.20	7.55

Note: Foundation and Interior Finish not included in wall prices.

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

WALL FACINGS Use Analyzed Unit Costs.

### PILASTERS (P.L.F. of Perimeter)

4" x 24" Brick	\$15.80	\$27.10	\$38.40	\$49.70	\$1.10
4" x 24" Block	7.60	12.95	18.35	20.00	0.55
8" x 24" Brick	32.05	54.95	77.85	100.75	2.25
8" x 24" Block	11.20	18.20	27.20	35.20	0.80

Based on a pilaster every 20 feet.

### STORE FRONTS (P.L.F. Front)

Low Cost	Average	Good	High Cost
\$215.00	\$370.00	\$740.00	\$1,060.00





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

Aluminum Casement	\$57.60
Commercial Steel Sash	30.25
Industrial Sash	29.50
Wood/Vinyl Casement	61.90
Wood/Vinyl Double Hung	50.40

### INTERIOR FINISH OF EXTERIOR WALLS (Including Paint) (P.L.F. of Perimeter)

	<u>1 Story</u>	<u>2 Story</u>	<u>3 Story</u>	<u>4 Story</u>	<u>Each 1'</u> <u>Height Variation</u>
	<u>CEILING HEIGHT</u>				
	<u>10'</u>	<u>8'</u>	<u>8'</u>	<u>8'</u>	
Plaster Direct	\$44.50	\$80.70	\$116.80	\$153.00	\$4.15
Plaster with Lath	54.50	98.70	142.80	187.00	5.15
Drywall	25.00	45.60	66.10	86.70	2.20
Drywall on Masonry (Includes Furring & Rigid Insulation)	43.50	78.90	114.30	149.70	4.05

## HORIZONTALS

### BASEMENTS (Storage Type) (P.S.F.)

	<u>Typical</u>
Excavation, Floor and Lighting	\$6.50

### ROOF (P.S.F.)

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

#### Flat Roofs:

	<u>Typical</u>
Rubber Membrane on Wood Deck on Wood Joist	\$10.75
Rubber Membrane on Steel Deck on Steel Bar Joist	11.55
Rubber Membrane on Concrete Poured on Steel Deck & Bar Joist	12.65
Rubber Membrane on Precast Hollow Plank	13.80
Rubber Membrane on Prestressed Tees	15.40
4 Ply Built-up Composition on Wood Deck on Wood Joist	8.20
4 Ply Built-up Composition on Steel Deck on Steel Bar Joist	9.00
4 Ply Built-up Composition on Concrete Poured on Steel Deck & Bar Joist	10.10
4 Ply Built-up Composition on Precast Hollow Plank	11.25
4 Ply Built-up Composition on Prestressed Tees	12.85

#### Pitched Roofs:

	<u>Typical</u>
Asphalt Shingles on Wood Deck on Wood Trusses (6/12 Pitch)	\$7.15
Wood Shingles on Wood Deck on Wood Trusses (6/12 Pitch)	8.25
Clay Tile on Wood Deck on Wood Trusses (6/12 Pitch)	12.95
Steel (Flat or Standing Seam) on Steel Frame (6/12 Pitch)	9.05
Aluminum (Flat or Standing Seam) on Steel Frame (6/12 Pitch)	9.85

## HORIZONTALS (Continued)

### CEILINGS (P.S.F.)

	<u>1 Story</u>	<u>2 Story</u>	<u>3 Story</u>	<u>4 Story</u>
Plaster and Lath	\$4.95	\$9.90	\$14.85	\$19.80
Drywall	2.00	4.00	6.00	8.00
Composition Block (Includes Nailing Strips)	2.15	4.30	6.45	8.60
Suspended Acoustic Block (Fiber)	2.25	4.50	6.75	9.00
Suspended Acoustic Block (Mineral)	2.25	4.50	6.75	9.00
Suspended Acoustic Dropped Edge (Tegular)	3.50	7.00	10.50	14.00
Suspended Metal Stamp	9.00	18.00	27.00	36.00

### STRUCTURAL FLOOR (P.S.F.)

Wood Deck on Wood Joist	\$4.05	\$8.10	\$12.15	\$16.20
Wood Deck on Wood "I" Joist (TJI)	4.75	9.50	14.25	19.00
Wood Deck on Wood Truss	5.40	10.80	16.20	21.60
Wood Deck on Bar Joist	5.25	10.50	15.75	21.00
Bar Joist, Metal Deck, Concrete Topping	7.40	14.80	22.20	29.60
4" Reinforced Concrete on Grade With Wood Deck on Wood Joist Uppers	3.85	7.90	11.95	16.00
4" Reinforced Concrete on Grade With Concrete on Metal Deck on Bar Joist Uppers	3.85	11.25	18.65	26.05
4" Reinforced Concrete on Grade With 5" Self Supporting Reinforced Concrete Uppers	3.85	14.95	26.05	37.15
5" Reinforced Concrete - Self Supporting	11.10	22.20	33.30	44.40
6" Reinforced Concrete on Grade With Wood Deck on Wood Joist Uppers	4.70	8.75	12.80	16.85
6" Reinforced Concrete on Grade With Concrete on Metal Deck on Bar Joist Uppers	4.70	12.10	19.50	26.90
6" Reinforced Concrete on Grade With 5" Self Supporting Reinforced Concrete Uppers	4.70	15.80	26.90	38.00
Metal Pan or Arch Tile	8.20	16.40	24.60	32.80
Concrete Hollow Core with Concrete Topping	8.85	17.70	26.55	35.40

### FLOOR COVERING (P.S.F.)

Softwood	\$6.00	\$12.00	\$18.00	\$24.00
Hardwood	8.00	16.00	24.00	32.00
Asphalt Tile & Vinyl Asbestos Tile	2.00	4.00	6.00	8.00
Vinyl Tile (Solid)	4.25	8.50	12.75	17.00
Vinyl Sheet	4.10	8.20	12.30	16.40
Terrazzo	9.00	18.00	27.00	36.00
Ceramic	10.00	20.00	30.00	40.00
Quarry Tile	10.00	20.00	30.00	40.00
Carpeting	3.25	6.50	9.75	13.00

### PARTITIONS (P.S.F. Floor Area) (Includes interior doors.)

Apartments	\$10.70	\$21.40	\$32.10	\$42.80
Banks	11.95	23.15	34.35	45.55
Child Day Care Centers	14.80	27.60	40.40	53.20
Funeral Homes	5.65	16.35	27.05	37.75
Hotels	11.90	23.80	35.70	47.60
Nursing Homes	10.20	20.40	30.60	40.80
Office Buildings	10.55	19.70	28.85	38.00
Medical Office Buildings	14.75	27.25	39.75	52.25
Retail Stores (Small) (With Apartments Over)	2.40	13.10	23.80	34.50
Retail Stores (Large)	1.55	3.10	4.65	6.20
Theaters	10.75	21.45	32.15	42.85

Note: 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.

## HORIZONTALS (Continued)

### FRAMING (P.S.F.)

#### Steel

	<u>1 Story</u>	<u>2 Story</u>	<u>3 Story</u>	<u>4 Story</u>
Light	\$5.00	\$10.00	\$15.00	\$20.00
Average	7.50	15.00	22.50	30.00
Heavy	13.15	26.30	39.45	52.60

#### Reinforced Concrete

Light	\$4.90	\$9.80	\$14.70	\$19.60
Average	7.30	14.60	21.90	29.20
Heavy	12.80	25.60	38.40	51.20

#### Timber

Light	\$1.90	\$3.80	\$5.70	\$7.60
Average	2.80	5.60	8.40	11.20
Heavy	4.90	9.80	14.70	19.60

#### Load Bearing Walls

Light	\$1.35	\$2.70	\$4.05	\$5.40
Average	2.05	4.10	6.15	8.20
Heavy	3.50	7.00	10.50	14.00

Above cost are based on 14' high first floors and 10' high upper floors.  
Framing costs include spread (column) footings.

Note: If building has a basement, add one story.

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

## HORIZONTALS (Continued)

### NORMAL HEATING & AIR CONDITIONING (HVAC)

By Source: (P.S.F.)

	<u>1 Story</u>	<u>2 Story</u>	<u>3 Story</u>	<u>4 Story</u>
Central Air Conditioning	\$5.60	\$11.20	\$16.80	\$22.40
Electric Heating	3.00	6.00	9.00	12.00
Floor/Wall Furnaces	1.90	3.80	5.70	7.60
Forced Air	4.00	8.00	12.00	16.00
Forced Air & Central Air Conditioning	9.60	19.20	28.80	38.40
Geo-Thermal / Closed Loop System	9.25	18.50	27.75	37.00
Geo-Thermal / Horizontal Loop System	10.50	21.00	31.50	42.00
Geo-Thermal / Vertical Loop System	11.50	23.00	34.50	46.00
Geo-Thermal / Well System	8.00	16.00	24.00	32.00
Heat Pump (Air to Air)	5.25	10.50	15.75	21.00
Hot Water	5.50	11.00	16.50	22.00
Hot Water in Floor (Simple)	3.00	6.00	9.00	12.00
Hot Water in Floor (Complex)	5.50	11.00	16.50	22.00
Hot Water Radiant	5.75	11.50	17.25	23.00
Industrial Space Heaters	2.00	4.00	6.00	8.00
Make-up Air Units (Heat)	2.00	4.00	6.00	8.00
Make-up Air Units (Heat & Air Conditioning)	5.00	10.00	15.00	20.00
Make-up Air Units (Heat with Multiple Zones)	4.00	8.00	12.00	16.00
Make-up Air Units (Heat & A.C. with Multiple Zones)	10.00	20.00	30.00	40.00
Radiant Heating (Vacuum Gas)	2.25	4.50	6.75	9.00
Steam (1 Pipe)	4.50	9.00	13.50	18.00
Steam (2 Pipe)	5.25	10.50	15.75	21.00
Suspended Unit Heaters	1.80	3.60	5.40	7.20

By Occupancy (P.S.F.):

	<u>1 Story</u>	<u>2 Story</u>	<u>3 Story</u>	<u>4 Story</u>
Apartments	\$5.60	\$11.20	\$16.80	\$22.40
Apartments (Assisted Living)	7.75	15.50	23.25	31.00
Apartments (High Rise)	7.75	15.50	23.25	31.00
Auto Showroom & Sales	8.25	16.50	24.75	33.00
Banks (With Offices Over)	11.75	21.25	30.75	40.25
Bars/Lounges (With Apartments Over)	16.25	21.85	27.45	33.05
Bowling Alleys	9.75	19.50	29.25	39.00
Child Day Care Centers	9.50	19.00	28.50	38.00
Convenience Stores	9.60	—	—	—
Funeral Homes	7.00	14.00	21.00	28.00
Grocery Stores	8.50	17.00	25.50	34.00
Hotels	8.35	16.70	25.05	33.40
Hotel Commons	9.75	19.50	29.25	39.00
Laundromats (With Apartments Over)	8.25	13.85	19.45	25.05
Nursing Homes	11.00	22.00	33.00	44.00
Office Buildings (General)	9.50	19.00	28.50	38.00
Office Buildings (Medical & Dental)	12.25	24.50	36.75	49.00
Restaurants/Café (With Apartments Over)	14.00	19.60	25.20	30.80
Restaurants (Fast Food)	14.00	—	—	—
Retail Stores (Large)	8.25	16.50	24.75	33.00
Retail Stores (Small) (With Apartments Over)	9.60	15.20	20.80	26.40
Retail Stores (Small) (With Offices Over)	9.60	19.10	28.60	38.10
Shopping Centers (Anchor Stores)	8.25	16.50	24.75	33.00
Shopping Centers (Neighborhood)	9.60	19.20	28.80	38.40
Shopping Centers (Regional)	8.25	16.50	24.75	33.00
Theaters	10.50	21.00	31.50	42.00

## HORIZONTALS (Continued)

### ELECTRICAL (P.S.F.)

<u>Occupancy</u>	<u>1 Story</u>	<u>2 Story</u>	<u>3 Story</u>	<u>4 Story</u>	Each <u>Add'l Story</u>
Apartment Buildings	\$5.25	\$10.50	\$15.75	\$21.00	\$5.25
Apartment Buildings (Assisted Living)	8.00	16.00	24.00	32.00	8.00
Apartment Buildings (High Rise)	7.50	15.00	22.50	30.00	7.50
Auto Repair Shops	8.00	16.00	24.00	32.00	8.00
Auto Service	6.50	13.00	19.50	26.00	6.50
Auto Showroom & Sales	8.00	16.00	24.00	32.00	8.00
Banks (With Offices Over)	12.50	22.25	32.00	41.75	9.75
Bars/Lounges (With Apartments Over)	9.75	15.00	20.25	25.50	5.25
Bowling Alleys	7.50	15.00	22.50	30.00	7.50
Child Day Care Centers	10.00	20.00	30.00	40.00	10.00
Convenience Stores	8.50	—	—	—	—
Funeral Homes	7.50	15.00	22.50	30.00	7.50
Grocery Stores	8.00	16.00	24.00	32.00	8.00
Hotels/Motels	6.75	13.50	20.25	27.00	6.75
Hotel/Motel Commons	9.50	19.00	28.50	38.00	9.50
Industrial (Heavy)	10.00	20.00	30.00	40.00	10.00
Industrial (Light)	5.00	10.00	15.00	20.00	5.00
Laundromats (With Apartments Over)	8.00	13.25	18.50	23.75	5.25
Nursing Homes	13.00	26.00	39.00	52.00	13.00
Office Buildings (General)	9.75	19.50	29.25	39.00	9.75
Office Buildings (Medical & Dental)	11.00	22.00	33.00	44.00	11.00
Parking Garages	2.50	5.00	7.50	10.00	2.50
Restaurants/Cafés (With Apartments Over)	10.00	15.25	20.50	25.75	5.25
Restaurants (Fast Food)	15.00	—	—	—	—
Retail Stores (Large)	10.00	20.00	30.00	40.00	10.00
Retail Stores (Small) (With Apartments Over)	7.00	12.25	17.50	22.75	5.25
Retail Stores (Small) (With Offices Over)	7.00	16.75	19.50	29.25	9.75
Service Station With Bays	7.50	—	—	—	—
Shopping Centers (Neighborhood)	7.00	14.00	21.00	28.00	7.00
Shopping Centers (Regional)	10.00	20.00	30.00	40.00	10.00
Shopping Centers (Anchor Stores)	10.00	20.00	30.00	40.00	10.00
Theaters	10.00	20.00	30.00	40.00	10.00
Warehouse	2.50	5.00	7.50	10.00	2.50
Warehouse (Lighting Only)	1.50	3.00	4.50	6.00	1.50
Warehouse (Transit)	5.00	10.00	15.00	20.00	5.00

### SPRINKLER SYSTEM (P.S.F.)

<u>Type</u>	<u>1 Story</u>	<u>2 Story</u>	<u>3 Story</u>	<u>4 Story</u>
Concealed Wet	\$2.50	\$5.00	\$7.50	\$10.00
Exposed Wet	2.25	4.50	6.75	9.00
Exposed Dry	2.75	5.50	8.25	11.00
Chemical (Non Water)	15.00	30.00	45.00	60.00

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)

	<u>1 Story</u>	<u>2 Story</u>	<u>3 Story</u>	<u>4 Story</u>
Wood - Softwood	—	\$2,190	\$3,700	\$5,250
Wood - Hardwood	—	4,025	6,825	9,625
Steel - With Steel Grate Tread	—	5,750	9,750	13,750
Steel - Checkered Plate Tread	—	6,325	10,725	15,125
Reinforced Concrete	—	4,725	8,000	11,275
Reinforced Concrete With Steel Tread	—	5,400	9,150	12,900
Steel with Concrete Treads	—	5,175	8,775	12,375
If Enclosed Stairwell Add	—	6,650	11,110	15,570
Basement Stairs (Low Cost Unfinished)	\$980			

### PLUMBING

Commercial Buildings will average \$950.00 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.

### 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 construction, add 1/2% to 1½% for each additional story above four stories.

### TILING

	<u>Average Residential Size</u>	<u>Average Commercial Size</u>
Toilet Room Floor	\$275.00	\$1,100.00
Toilet Room Wainscot	650.00	1,500.00
Toilet Room Walls	1,500.00	3,100.00
Bathroom Floor	650.00	—
Bathroom Wainscot	1,250.00	—
Bathroom Walls	2,550.00	—

### YARD ITEMS

	<u>Price Range</u>	<u>Typical</u>	
Asphalt Paving	\$1.50 - \$2.50	\$2.00	P.S.F.
Asphalt Paving with Curbs	2.10 - 3.20	2.65	P.S.F.
Concrete Paving	2.25 - 3.75	3.00	P.S.F.
Concrete Paving with Curbs	2.90 - 4.40	3.65	P.S.F.
Yard Lighting	1,400.00 - 2,400.00	1,900.00	Each
Fencing	(See "Analyzed Unit Cost")		

## 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 5-15 and 5-16.

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 libraries, hospitals, churches, auditoriums, schools, banks, nursing homes and offices.

Chart 2 - This chart utilizes 1½% 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, retail stores, lounges, restaurants, shopping centers, grocery stores, day care centers, funeral homes, hotels, Laundromats, manufacturing buildings 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, skating rinks, theaters, feed mills, grain elevators, mini-storage buildings and parking structures.

Chart 4 - This chart utilized 2½% 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 and storage bins.

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 1½% 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 golf courses, towers, billboards, manufactured home parks and fast food restaurants.

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	-15%
Very Good	-10%
Above Normal	-5%
Normal	0%
Below Normal	+5%
Poor	+10%
Very Poor	+15%

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

<u>Year</u>	<u>Effective Age</u>	<u>Chart 1</u>	<u>Chart 2</u>	<u>Chart 3</u>	<u>Chart 4</u>	<u>Chart 5</u>	<u>Chart 6</u>	<u>Chart 7</u>
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	60	24
	17	17	26	34	43	51	60	26
	18	18	27	36	45	54	60	27
	19	19	29	38	48	57	60	29
	20	20	30	40	50	60	60	30
	21	21	32	42	53	60	60	32
	22	22	33	44	55	60	60	33
	23	23	35	46	58	60	60	35
	24	24	36	48	60	60	60	36
	25	25	38	50	60	60	60	38
	26	26	39	52	60	60	60	39
	27	27	41	54	60	60	60	40
	28	28	42	56	60	60	60	40
	29	29	44	58	60	60	60	40
	30	30	45	60	60	60	60	40
	31	31	47	60	60	60	60	40
	32	32	48	60	60	60	60	40
	33	33	50	60	60	60	60	40
	34	34	51	60	60	60	60	40
	35	35	53	60	60	60	60	40
	36	36	54	60	60	60	60	40
	37	37	56	60	60	60	60	40
	38	38	57	60	60	60	60	40
	39	39	59	60	60	60	60	40
	40	40	60	60	60	60	60	40
	41	41	60	60	60	60	60	40
	42	42	60	60	60	60	60	40
	43	43	60	60	60	60	60	40
	44	44	60	60	60	60	60	40
	45	45	60	60	60	60	60	40
	46	46	60	60	60	60	60	40
	47	47	60	60	60	60	60	40
	48	48	60	60	60	60	60	40
	49	49	60	60	60	60	60	40
	50	50	60	60	60	60	60	40

"NORMAL" DEPRECIATION GUIDES (Continued)

<u>Year</u>	<u>Effective Age</u>	<u>Chart 1</u>	<u>Chart 2</u>	<u>Chart 3</u>	<u>Chart 4</u>	<u>Chart 5</u>	<u>Chart 6</u>	<u>Chart 7</u>
	51	51	60	60	60	60	60	40
	52	52	60	60	60	60	60	40
	53	53	60	60	60	60	60	40
	54	54	60	60	60	60	60	40
	55	55	60	60	60	60	60	40
	56	56	60	60	60	60	60	40
	57	57	60	60	60	60	60	40
	58	58	60	60	60	60	60	40
	59	59	60	60	60	60	60	40
	60	60	60	60	60	60	60	40
	61	60	60	60	60	60	60	40
	62	60	60	60	60	60	60	40
	63	60	60	60	60	60	60	40
	64	60	60	60	60	60	60	40
	65	60	60	60	60	60	60	40
	66	60	60	60	60	60	60	40
	67	60	60	60	60	60	60	40
	68	60	60	60	60	60	60	40
	69	60	60	60	60	60	60	40
	70	60	60	60	60	60	60	40
	71	60	60	60	60	60	60	40
	72	60	60	60	60	60	60	40
	73	60	60	60	60	60	60	40
	74	60	60	60	60	60	60	40
	75	60	60	60	60	60	60	40
	76	60	60	60	60	60	60	40
	77	60	60	60	60	60	60	40
	78	60	60	60	60	60	60	40
	79	60	60	60	60	60	60	40
	80	60	60	60	60	60	60	40
	81	60	60	60	60	60	60	40
	82	60	60	60	60	60	60	40
	83	60	60	60	60	60	60	40
	84	60	60	60	60	60	60	40
	85	60	60	60	60	60	60	40
	86	60	60	60	60	60	60	40
	87	60	60	60	60	60	60	40
	88	60	60	60	60	60	60	40
	89	60	60	60	60	60	60	40
	90	60	60	60	60	60	60	40
	91	60	60	60	60	60	60	40
	92	60	60	60	60	60	60	40
	93	60	60	60	60	60	60	40
	94	60	60	60	60	60	60	40
	95	60	60	60	60	60	60	40
	96	60	60	60	60	60	60	40
	97	60	60	60	60	60	60	40
	98	60	60	60	60	60	60	40
	99	60	60	60	60	60	60	40
	100	60	60	60	60	60	60	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	-15%
Very Good	-10%
Above Normal	-5%
Normal	0%
Below Normal	+5%
Poor	+10%
Very Poor	+15%

<u>Item description</u>	<u>Annual Depreciation</u>	<u>Maximum Depreciation (if normal)</u>
Asphalt Paving	3%	60%
Bank – Pneumatics - Remote	5%	60%
Canopy	2%	60%
Canopy – Lighted - Concrete	2%	60%
Canopy – Lighted - Steel	2%	60%
Canopy – Lighted - Wood	2%	60%
Concrete Paving	2%	60%
Cooler & Freezer	3%	60%
Craneway	2%	60%
Dock – Concrete & Truck Well	2%	60%
Fencing – Chain Link	4%	60%
Fencing – Wood, Block or Metal	4%	60%
Grain Dryers	7%	70%
Legs, Conveyors & Augers	4%	70%
Railroad Siding	2%	60%
Scale	2%	60%
Shed – Frame or Block	3%	60%
Shed – Metal	4%	60%
Signs	8%	60%
Sign Poles & Light – Steel	3%	60%
Sign Poles & Light – Wood	5%	60%
Steel Bulk Feed Tanks	3%	60%
Swimming Pool	5%	50%
Tank – Fiberglass (Fertilizer & Chemical Storage)	4%	60%
Tank – Large Oil/Water Storage	2%	60%
Tank – Pressure	3%	60%
Tank – Stainless Steel (Non Chemical Storage)	3%	60%
Tank – Stainless Steel (Chemical Storage)	5%	60%
Tank – Steel (Fertilizer & Chemical Storage)	5%	60%
Tank – Steel (Non Chemical Storage)	3%	60%
Tank – Underground	3%	60%
Yard Lighting	2%	60%