



2012 Building Valuation Data

Per Square Foot Value

ICC Occupancy Group

ICC Construction Type

		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
			IA/IB	IB/IIA	IIA Sprink Sub		IIIA Sprink Sub			VA Sprink Sub
A-1	Assembly, theaters, with stage	243.12	234.86	228.82	218.82	205.23	199.53	211.06	187.64	179.68
A-1	Assembly, theaters, without stage	222.40	214.15	208.11	198.11	184.58	178.88	190.35	166.99	159.02
A-2	Assembly, nightclubs	187.85	182.49	177.44	170.34	159.93	155.64	164.03	145.09	139.67
A-2	Assembly, restaurants, bars, banquet halls	186.71	181.35	175.16	169.20	157.65	154.50	162.89	142.81	138.53
A-3	Assembly, churches	224.65	216.39	210.35	200.36	186.78	181.08	192.59	169.19	161.22
A-3	Assembly, general, community halls, libraries, museums	188.61	180.36	173.18	164.32	149.59	145.03	156.56	132.00	125.17
A-4	Assembly, arenas	221.26	213.01	205.83	196.97	182.30	177.74	189.21	164.71	157.88
B	Business	189.64	182.75	176.67	168.01	152.45	146.90	161.04	134.02	127.68
E	Educational	201.08	194.15	188.37	179.79	167.47	158.52	173.51	145.70	140.76
F-1	Factory and industrial, moderate hazard	112.67	107.39	100.92	97.22	86.85	83.17	93.00	71.57	67.32
F-2	Factory and industrial, low hazard	111.53	106.25	100.92	96.08	86.85	82.03	91.86	71.57	66.18
H-1	High Hazard, explosives	105.60	100.32	94.98	90.15	81.13	76.31	85.93	65.85	N.P.
H234	High Hazard	105.60	100.32	94.98	90.15	81.13	76.31	85.93	65.85	60.45
H-5	HPM	189.64	182.75	176.67	168.01	152.45	146.90	161.04	134.02	127.68
I-1	Institutional, supervised environment	189.75	183.10	177.99	170.27	156.39	152.25	165.95	140.31	135.33
I-2	Institutional, hospitals	318.90	312.02	305.93	297.28	280.71	N.P.	290.31	262.28	N.P.
I-2	Institutional, nursing homes	222.14	215.25	209.17	200.51	185.27	N.P.	193.54	166.84	N.P.
I-3	Institutional, restrained	216.06	209.18	203.09	194.44	180.29	173.60	187.47	161.86	153.24
I-4	Institutional, day care facilities	189.75	183.10	177.99	170.27	156.39	152.25	165.95	140.31	135.33
M	Mercantile	139.92	134.57	128.38	122.41	111.62	108.47	116.11	96.76	92.49
R-1	Residential, hotels	191.36	184.70	179.60	171.88	158.18	154.05	167.75	142.10	137.12
R-2	Residential, multiple family	160.47	153.82	148.70	140.98	128.04	123.92	137.62	111.97	106.99
R-3	Residential, interior remodel	0.00 [♫]	0.00 [♫]	0.00 [♫]	0.00 [♫]	0.00 [♫]	0.00 [♫]	0.00 [♫]	0.00 [♫]	0.00 [♫]
R-3	Residential, one- and two-family	151.03	146.91	143.17	139.62	134.05	130.71	135.19	125.24	117.32
R-4	Residential, care/assisted living facilities	189.75	183.10	177.99	170.27	156.39	152.25	165.95	140.31	135.33
S-1	Storage, moderate hazard	104.46	99.18	92.70	89.01	78.85	75.17	84.79	63.57	59.31
S-2	Storage, low hazard, parking garage	103.32	98.04	92.70	87.87	78.85	74.03	83.65	63.57	58.17
U	Utility: miscellaneous, private garage	79.41	75.00	70.19	66.28	59.49	55.62	63.10	46.52	44.06
U	Utility: carports, decks, piers - R-3	39.71	37.50	35.10	33.14	29.75	27.81	31.55	23.26	22.03

- ♫ Residential Interior Remodel & Tenant Improvement value is determined by owner statement of market value of labor & materials.
- N.P. = Not Permitted
 - Unfinished basements, all groups = \$15.00 per square foot
 - Shell Only deduct 20% of the per square foot value
 - Initial Build-out of tenant space is 20% of the square foot value of the shell
 - Add 0.5% (one half percent) to square foot value for the total number of floors over three. Example: 30 floors minus 3 floors multiplied by 0.5% equals 13.5% for the additional value per square foot
 - IA/IB and IB/IIA are valued at the actual construction type
- Source: ICC BVD Table published August 2011; State Modifier of 1.14 per Marshall & Swift Valuation Service July 2011 (already included in above)