



2019 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	283.28	273.97	267.44	256.37	241.07	234.11	248.26	220.20	211.94
A-1	Assembly, theaters, without stage	259.21	249.89	243.36	232.29	217.29	210.33	224.19	196.42	188.16
A-2	Assembly, nightclubs	220.49	214.29	209.19	200.67	189.46	184.23	193.71	171.48	165.79
A-2	Assembly, restaurants, bars, banquet halls	219.33	213.13	206.87	199.51	187.14	183.07	192.55	169.16	164.63
A-3	Assembly, churches	260.39	251.07	244.55	233.48	220.09	213.13	225.37	199.22	190.96
A-3	Assembly, general, community halls, libraries, museums	218.97	209.66	201.97	192.06	175.84	170.09	183.95	155.03	147.93
A-4	Assembly, arenas	258.05	248.73	241.04	231.13	214.97	209.17	223.03	194.10	187.00
B	Business	227.22	218.96	212.17	201.82	184.53	177.63	194.08	162.13	155.06
E	Educational	240.63	232.37	226.32	216.02	201.40	191.23	208.60	175.89	170.86
F-1	Factory and industrial, moderate hazard	133.74	127.59	120.49	115.82	104.08	99.24	111.00	85.60	80.70
F-2	Factory and industrial, low hazard	132.58	126.43	120.49	114.66	104.08	98.08	109.84	85.60	79.54
H-1	High Hazard, explosives	125.11	118.95	113.01	107.18	96.86	90.86	102.37	78.38	N.P.
H234	High Hazard	125.11	118.95	113.01	107.18	96.86	90.86	102.37	78.38	72.31
H-5	HPM	227.22	218.96	212.17	201.82	184.53	177.63	194.08	162.13	155.06
I-1	Institutional, supervised environment	226.18	218.50	212.17	203.23	187.22	182.13	203.34	167.71	162.49
I-2	Institutional, hospitals	380.13	371.87	365.07	354.73	336.25	N.P.	346.98	313.85	N.P.
I-2	Institutional, nursing homes	263.84	255.58	248.79	238.44	222.31	N.P.	230.70	199.91	N.P.
I-3	Institutional, restrained	258.29	250.03	243.24	232.89	217.05	208.99	225.15	194.65	185.27
I-4	Institutional, day care facilities	226.18	218.50	212.17	203.23	187.22	182.13	203.34	167.71	162.49
M	Mercantile	164.19	157.98	151.73	144.36	132.52	128.45	137.40	114.54	110.00
R-1	Residential, hotels	228.30	220.63	214.30	205.36	189.05	183.96	205.47	169.54	164.31
R-2	Residential, multiple family	191.46	183.79	177.46	168.52	153.12	148.03	168.63	133.61	128.38
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	178.68	173.82	169.34	165.09	159.05	154.86	162.32	148.82	140.07
R-4	Residential, care/assisted living facilities	226.18	218.50	212.17	203.23	187.22	182.13	203.34	167.71	162.49
S-1	Storage, moderate hazard	123.95	117.79	110.69	106.02	94.54	89.70	101.21	76.06	71.15
S-2	Storage, low hazard, parking garage	122.79	116.63	110.69	104.86	94.54	88.54	100.05	76.06	69.99
U	Utility: miscellaneous, private garage	97.05	91.64	85.91	81.63	73.63	68.81	78.00	58.23	55.44
U	Utility: carports, decks, piers - R-3	48.53	45.82	42.96	40.82	36.82	34.41	39.00	29.12	27.72

♪ Residential Interior Remodel & Tenant Improvement value is determined by owner statement of market value of labor & materials.

N.P. Not Permitted

Note:

Unfinished basements, all groups = \$16.10 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 2018; State Modifier of 1.16 per Marshall & Swift Valuation Service August 2018 (already included in above)