

RESIDENTIAL REAL ESTATE
PROPERTY CLASSIFICATION
GUIDE

FOR

SINGLE FAMILY HOMES



Nueces County Appraisal District – 2023

RESIDENTIAL SINGLE FAMILY

Single-family homes vary widely in quality and quality of construction is a major cost variable. Class 10 construction is the most expensive commonly encountered and Class 1 is the minimum required under most building codes. Most homes with features that fall in class 6 thru 8 are "spec" homes, built for sale to the public from stock plans. Class 9 thru 11 and homes are usually built from custom plans prepared by an architect retained by the property owner. Most single-family homes have some characteristics of several quality classes. These characteristics consist of the following: Foundation, Exterior Walls, Frame (wood or light metal) or Masonry (brick or block), Exterior Finish, Windows and Doors, Roof and Soffit, Interior Finish, Floor Finish, Bathrooms, Kitchen, Plumbing and Electrical. Most homes have central heating and cooling, such as a furnace with ducting which carry conditioned air to each room. Some homes have unit heating or cooling designed to heat or cool only a portion of the house. Unit heating and cooling includes floor or wall furnaces, baseboard electric heating and window or thru-the-wall coolers.

When more than basic design elements are present, we classify the quality higher than would be warranted by materials alone. For example, a circular room costs more than a square room, even when made using the same materials.

Construction costs are higher in some cities than in others. The cost for classes will be modified by an index that compares costs using Marshall and Swift and local building costs. This index considers all the major construction cost variables, including labor, material, and equipment, climate, building codes, likely job conditions and markup. Homes built in housing tracts by merchant builders and homes built in suburban (but not remote) areas tend to cost less than custom homes built in well-developed metropolitan areas. This is where our local modifier will address the issue. Costs are also reviewed and revised every odd numbered year.

Two other variables determine cost in addition to quality and that is shape and size.

Shape

The shape of the outside perimeter is an important consideration in estimating the total construction cost. Generally, the more complex the shape the more expensive the structure per square foot of floor area. The shape classification of multiple story or split-level homes is based on the outline formed by the outer most exterior walls, including the garage area, regardless of the varying level. Most structures have 4, 6, 8 or 10 corners. Small insets not requiring a change in the roof shape can be ignored when determining the shape.

Size

Larger buildings cost more than smaller buildings but larger buildings generally cost less per square foot than smaller buildings. Exclude from the living area any garage, basement or attic. In addition, exclude any porch that's not under the main roof. Costs for these will be figured separately. Include in the total living area square footage:

1. Everything inside the exterior walls of the main building.
2. Inset areas such as vestibules, entrances or porches outside the exterior wall but under the main roof.
3. Enclosed additions, annexes or lean-tos.
4. Attics, balconies, basements, garages or exterior porches are not considered living area and should not be included in the total living area of the house.

CLASS DESCRIPTIONS

Class 1 - Minimal

In most cases construction of Class 1 properties is pre-Korean war era (1950-1955). Foundation is Pier and Beam. The exterior is comprised of perimeter walls, no decorative details using inexpensive Wood siding. Doors and windows consist of hardboard doors and wood frame windows. The roof is a simple roof plan with minimum composition shingle cover, small open soffit. The interior is made up of Smooth 3/8" gypsum board, few decorative details, drop ceiling in kitchen. The flooring is minimum grade sheet vinyl or inexpensive carpeting. Low cost fixtures, fewer bathrooms than bedrooms. Less than 10 Linear Feet of low cost wall and base cabinets laminated plastic counter top. Minimum plumbing fixtures per bathroom, less than 10 light fixtures, no built-in appliances.







Building Costs for a Minimal House

This is an estimate for a single-family residence built under competitive conditions. This estimate includes a foundation as required for normal soil conditions, excavation for foundation and piers on a prepared building pad, floor, wall, interior and exterior finishes, roof cover, interior partitions, doors, windows, trim, electric wiring and fixtures, rough and finish plumbing, built-in appliances, supervision, design fees, permits, utility hook-ups, the contractors' contingency, overhead and profit. Highly decorative, starkly original or exceptionally well-appointed residences will cost more.

Class 1	SFT	SFT	SFT
Item Name	500	1,000	1,300
Excavation	590	1,054	1,335
Foundation, Piers, Flatwork	2,000	3,574	4,524
Hardware	271	484	614
Framing	6,280	11,224	14,205
Insulation	930	1,663	2,105
Exterior Finish	2,860	5,111	6,468
Exterior Trim	233	418	529
Doors	454	813	1,028
Windows	783	1,398	1,769
Garage	--	--	--
Roofing	2,079	3,714	4,699
Finish Carpentry	938	1,678	2,123
Interior Wall Finish	1,691	3,024	3,825
Painting	1,528	2,731	3,455
Wiring	1,254	2,241	2,838
Lighting Fixtures	603	1,075	1,361
Flooring	1,871	3,344	4,233
Bath Accessories	293	520	659
Shower & Tub Enclosure	186	333	421
Countertops	563	1,006	1,274
Cabinets	1,850	3,308	4,185
Built In Appliances	900	1,609	2,036
Plumbing	3,415	6,103	7,723
HVAC	--	--	--
Unit Heat/AC	--	--	--
Fireplace	--	--	--
Subtotal Direct Job Costs	31,569	56,420	71,405
Final Cleanup	310	521	510
Insurance	1,821	3,254	4,118
Permits & Utilities	1,106	1,975	2,499
Plans & Specs	260	464	589
Subtotal Indirect Job Costs	3,498	6,214	7,715
Contractor Markup	8,284	15,036	17,730
Total Cost	43,350	77,670	96,850
Price per Sqft	86.70	77.67	74.50

Class 2 – Fair

In most cases construction of Class 2 properties is pre-Korean war era (1950-1955). Foundation may be Pier and Beam and in some instances Slab on grade. The exterior is comprised of perimeter walls, may have minimal decorative details using Wood, Hardboard, inexpensive stucco siding, or in some instances low quality brick veneer. Doors and windows most often consist of hardboard doors and wood frame windows, may range to Standard grade windows and commodity grade doors. The roof is a simple roof plan with minimum composition tile cover, small open soffit. The interior is made up of Smooth 3/8" gypsum board, few decorative details, drop ceiling in kitchen. The flooring is minimum grade sheet vinyl or inexpensive carpet. Low cost fixtures, fewer bathrooms than bedrooms. Less than 10 Linear Feet of low cost wall and base cabinets laminated plastic counter top. Minimum plumbing fixtures per bathroom, 10 light fixtures, 0-2 built-in appliances.







Building Costs for a Fair House

This is an estimate for a single-family residence built under competitive conditions. This estimate includes a foundation as required for normal soil conditions, excavation for foundation and piers on a prepared building pad, floor, wall, interior and exterior finishes, roof cover, interior partitions, doors, windows, trim, electric wiring and fixtures, rough and finish plumbing, built-in appliances, supervision, design fees, permits, utility hook-ups, the contractors' contingency, overhead and profit. Highly decorative

Class 2	sft	sft	sft
Item Name	500	1,000	1,300
Excavation	695	1,365	1,739
Foundation, Piers, Flatwork	2,358	4,625	5,894
Hardware	319	626	799
Framing	7,405	14,526	18,506
Insulation	1,096	2,151	2,741
Exterior Finish	3,373	6,615	8,426
Exterior Trim	275	540	688
Doors	535	1,051	1,338
Windows	923	1,809	2,304
Garage	--	--	--
Roofing	2,450	4,806	6,121
Finish Carpentry	1,106	2,171	2,765
Interior Wall Finish	1,994	3,913	4,984
Painting	1,801	3,535	4,501
Wiring	1,479	2,901	3,696
Lighting Fixtures	710	1,391	1,774
Flooring	2,206	4,328	5,514
Bath Accessories	344	674	859
Shower & Tub Enclosure	219	431	549
Countertops	664	1,301	1,659
Cabinets	2,181	4,281	5,453
Built In Appliances	1,061	2,083	2,653
Plumbing	4,028	7,899	10,061
HVAC	--	--	--
Unit Heat/AC	--	--	--
Fireplace	--	--	--
Subtotal Direct Job Costs	37,220	73,023	93,021
Final Cleanup	365	675	665
Insurance	2,148	4,210	5,364
Permits & Utilities	1,304	2,556	3,256
Plans & Specs	306	601	766
Subtotal Indirect Job Costs	4,123	8,043	10,051
Contractor Markup	9,658	10,315	10,873
Total Cost	51,000	91,380	113,945
Price per Sqft	102.00	91.38	87.65

Class 3 - Average

Foundation may be Pier and Beam and/or Slab on grade. The exterior is comprised of regular perimeter walls, minimal decorative details using Stucco or wood siding, in some instance trim or veneer may be present. Doors and windows consist of Standard grade windows, commodity grade interior and exterior doors. The roof slope is usually less than 4 in 12 with a minimal eave with architectural composition tile, 2' open soffit. The interior is made up of textured average quality gypsum board; most walls are rectangular, with 8' ceilings. The flooring is generally sheet vinyl and standard carpet, with some composition tile. Fixtures consist of plastic tub and shower in master bath, three fixtures in other bathrooms. 10 Linear feet of minimum wall and base cabinets, low-cost acrylic or plastic counter top. Low-cost plumbing fixtures per bathroom, 12 light fixtures, 2 built-in appliances.





Building Costs for an Average House

This is an estimate for a single-family residence built under competitive conditions. This estimate includes a foundation as required for normal soil conditions, excavation for foundation and piers on a prepared building pad, floor, wall, interior and exterior finishes, roof cover, interior partitions, doors, windows, trim, electric wiring and fixtures, rough and finish plumbing, built-in appliances, supervision, design fees, permits, utility hook-ups, the contractors' contingency, overhead and profit. Highly decorative, starkly original or exceptionally well-appointed residences will cost more.

Class 3				
Item Name	500sqft	1000sqft	2200sqft	3300sqft
Excavation	700	1,252	2,286	3,215
Foundation, Piers, Flatwork	3,511	6,281	11,471	16,126
Hardware	457	819	1,497	2,103
Framing	10,168	18,188	33,221	46,702
Insulation	1,301	2,329	4,254	5,979
Exterior Finish	3,970	7,099	12,968	18,231
Exterior Trim	409	733	1,340	1,882
Doors	688	1,230	2,247	3,158
Windows	1,092	1,953	3,567	5,016
Garage				
Roofing	3,145	5,626	10,276	14,446
Finish Carpentry	1,274	2,279	4,160	5,849
Interior Wall Finish	2,694	4,819	8,802	12,375
Painting	2,072	3,706	6,769	9,517
Wiring	1,839	3,288	6,006	8,443
Lighting Fixtures	677	1,213	2,215	3,113
Flooring	2,512	4,493	8,204	11,534
Bath Accessories	393	703	1,285	1,807
Shower & Tub Enclosure	282	503	920	1,294
Countertops	853	1,524	2,783	3,912
Cabinets	2,084	3,729	6,809	9,572
Built In Appliances	897	1,606	2,932	4,123
Plumbing	4,322	7,731	14,120	19,851
HVAC	3,723	7,447	14,744	20,888
Unit Heat/AC				
Fireplace				
Subtotal Direct Job Costs	49,063	88,550	162,876	229,136
Final Cleanup	233	416	760	1,067
Insurance	1,627	2,910	5,314	7,471
Permits & Utilities	987	1,767	3,226	4,536
Plans & Specs	233	416	760	1,067
Subtotal Indirect Job Costs	3,080	5,509	10,060	14,142
Contractor Markup	7,857	13,441	25,064	37,222
Total Cost	60,000	107,500	198,000	280,500
Price per Sqft	120	108	90	85

CLASS DESCRIPTIONS

Class 4 - Good

Foundation may be Pier and Beam and/or Slab on grade. Few changes in wall height or decorative details. Good quality stucco or wood siding, some decorative trim or veneer. Doors and windows consist of standard quality windows, decorative front door, and standard grade interior doors. The roof slope is usually less than 4 in 12 with a minimal eave with better wood shingles or shakes or concrete tile. The interior is made up of textured gypsum board or plaster, some decorative details or offsets, 9' ceilings. The flooring is generally better sheet vinyl and average carpet, small area of tile or hardwood at entry. Fixtures consist of plastic tub and shower in master bath, one multi-sink bathroom. 15 Linear Feet of low cost wall and base cabinets, low cost tile or acrylic counter top. Standard plumbing fixtures per bathroom, recessed lighting, 3 built-in appliances.











Building Costs for a Good House

This is an estimate for a single-family residence built under competitive conditions. This estimate includes a foundation as required for normal soil conditions, excavation for foundation and piers on a prepared building pad, floor, wall, interior and exterior finishes, roof cover, interior partitions, doors, windows, trim, electric wiring and fixtures, rough and finish plumbing, built-in appliances, supervision, design fees, permits, utility hook-ups, the contractors' contingency, overhead and profit. Highly decorative, starkly original or exceptionally well-appointed residences will cost more.

Class 4				
Item Name	500sqft	1000sqft	2200sqft	3300sqft
Excavation	864	1465	2940	3946
Foundation, Piers, Flatwork	4333	7348	14748	19797
Hardware	566	958	1925	2581
Framing	12175	20643	41432	55623
Insulation	1607	2724	5467	7340
Exterior Finish	4899	8307	16672	22382
Exterior Trim	506	858	1721	2311
Doors	849	1439	2888	3877
Windows	1348	2285	4586	6158
Garage				
Roofing	3882	6582	13210	17735
Finish Carpentry	1572	2666	5349	7181
Interior Wall Finish	3325	5639	11317	15193
Painting	2556	4337	8703	11684
Wiring	2269	3847	7722	10367
Lighting Fixtures	837	1419	2848	3822
Flooring	3098	5255	10546	14159
Bath Accessories	484	823	1652	2217
Shower & Tub Enclosure	348	590	1183	1589
Countertops	1051	1782	3578	4803
Cabinets	2572	4361	8754	11751
Built In Appliances	1108	1878	3770	5061
Plumbing	5333	9044	18152	24368
HVAC				
Unit Heat/AC				
Fireplace				
Subtotal Direct Job Costs	55,582	94,250	189,160	253,945
Final Cleanup	287	486	976	1311
Insurance	2008	3404	6833	9172
Permits & Utilities	1218	2067	4149	5569
Plans & Specs	287	486	976	1311
Subtotal Indirect Job Costs	3801	6443	12934	17363
Contractor Markup	8742	15557	31656	42193
Total Cost	68125	116250	233750	313500
Price per Sqft	136	116	106	95

Class 5 - Better

Foundation is reinforced concrete or concrete block. The exterior may contain multiple changes in wall height and in some instances there may be decorative details present. Good quality stucco or wood siding, some decorative trim or veneer. Better fenestration and ornamental trims are found on the street exposure. Doors and windows consist of Good quality windows, some decorative elements and larger windows may be present, decorative front door, and good grade interior doors. The roof slope is usually 5 in 12 or less with better wood shingles or shakes or composition tile. The interior is made up of textured gypsum board or plaster, some decorative details or offsets, 9' ceilings. The flooring is generally better sheet vinyl, average carpet, and hardwoods with masonry or tile at entry. Fixtures consist of plastic tub and shower in master bath, one multi-sink bathroom with some decorative elements present. 15 Linear Feet of low cost wall and base cabinets, low cost tile or acrylic counter top. Standard plumbing fixtures per bathroom recessed lighting, 4 built-in appliances.







Building Costs for a Better House

This is an estimate for a single-family residence built under competitive conditions. This estimate includes a foundation as required for normal soil conditions, excavation for foundation and piers on a prepared building pad, floor, wall, interior and exterior finishes, roof cover, interior partitions, doors, windows, trim, electric wiring and fixtures, rough and finish plumbing, built-in appliances, supervision, design fees, permits, utility hook-ups, the contractors' contingency, overhead and profit. Highly decorative, starkly original or exceptionally well-appointed residences will cost more.

Class 5				
Item Name	1300sqft	1800sqft	2200sqft	3300sqft
Excavation	2,014	2,564	3,017	4,240
Foundation, Piers, Flatwork	10,106	12,864	15,137	21,275
Hardware	1,318	1,677	1,975	2,775
Framing	29,267	37,255	43,835	61,614
Insulation	3,747	4,770	5,612	7,888
Exterior Finish	11,426	14,544	17,112	24,053
Exterior Trim	1,179	1,501	1,766	2,483
Doors	1,979	2,519	2,964	4,166
Windows	3,144	4,002	4,708	6,618
Garage	--	--	--	--
Roofing	9,053	11,524	13,559	19,059
Finish Carpentry	3,665	4,666	5,490	7,717
Interior Wall Finish	7,755	9,871	11,615	16,326
Painting	5,964	7,592	8,932	12,556
Wiring	5,292	6,736	7,926	11,141
Lighting Fixtures	1,951	2,484	2,923	4,107
Flooring	7,228	9,200	10,825	15,216
Bath Accessories	1,132	1,440	1,695	2,383
Shower & Tub Enclosure	811	1,032	1,215	1,706
Countertops	2,452	3,121	3,672	5,162
Cabinets	5,999	7,635	8,984	12,628
Built In Appliances	2,584	3,289	3,869	5,438
Plumbing	12,440	15,835	18,632	26,189
HVAC	8,608	11,292	13,800	19,551
Unit Heat/AC	--	--	--	--
Fireplace	--	--	--	--
Subtotal Direct Job Costs	139,114	177,413	209,263	294,291
Final Cleanup	669	851	1,002	1,408
Insurance	4,682	5,960	7,013	9,857
Permits & Utilities	2,843	3,619	4,258	5,985
Plans & Specs	669	851	1,002	1,408
Subtotal Indirect Job Costs	8,863	11,281	13,275	18,658
Contractor Markup	20,903	26,607	31,307	44,004
Total Cost	168,880	215,301	253,845	356,953
Price per Sqft	130	120	115	108

Class 6 - Best

Foundation is reinforced concrete. The exterior is several wall offsets and architectural details. Stone or masonry accents, good stucco or wood siding, elsewhere. Better fenestration and ornamental trims are found on the street exposure. Doors and windows consist of large windows or skylights, stain grade front door, good interior doors. The roof slope is usually 5 in 12 or less with shake, tile or flat roof, enclosed soffit over windows and entrance. The interior is made up of irregular walls and decorative details, cathedral ceiling at entry, pass-through. Flooring consists of marble tile entry, good carpet, hardwood or vinyl elsewhere. Fixtures consist of Tile shower with tub, 10' of counter space, compartmented bathroom. 20 Linear Feet of stock wall and base cabinets, tile or acrylic counter top, breakfast bar. Good plumbing fixtures per bathroom, recessed lighting, 5-6 built-in appliances.







Building Costs for a Best House

This is an estimate for a single-family residence built under competitive conditions. This estimate includes a foundation as required for normal soil conditions, excavation for foundation and piers on a prepared building pad, floor, wall, interior and exterior finishes, roof cover, interior partitions, doors, windows, trim, electric wiring and fixtures, rough and finish plumbing, built-in appliances, supervision, design fees, permits, utility hook-ups, the contractors' contingency, overhead and profit. Highly decorative, starkly original or exceptionally well-appointed residences will cost more.

Class 6				
Item Name	1300sqft	1800sqft	2200sqft	3300sqft
Excavation	2,352	2,997	3,527	4,957
Foundation, Piers, Flatwork	11,801	15,034	17,695	24,867
Hardware	1,540	1,960	2,309	3,244
Framing	34,178	43,539	51,242	72,014
Insulation	4,376	5,574	6,561	9,221
Exterior Finish	13,342	16,997	20,004	28,114
Exterior Trim	1,377	1,755	2,065	2,902
Doors	2,311	2,945	3,465	4,870
Windows	3,671	4,677	5,504	7,735
Garage	--	--	--	--
Roofing	10,572	13,467	15,851	22,276
Finish Carpentry	4,280	5,453	6,418	9,019
Interior Wall Finish	9,056	11,536	13,577	19,082
Painting	6,965	8,873	10,442	14,676
Wiring	6,180	7,872	9,266	13,022
Lighting Fixtures	2,279	2,903	3,417	4,802
Flooring	8,439	10,752	12,654	17,784
Bath Accessories	1,322	1,683	1,982	2,785
Shower & Tub Enclosure	947	1,206	1,420	1,996
Countertops	2,864	3,648	4,293	6,033
Cabinets	7,004	8,923	10,502	14,759
Built In Appliances	3,016	3,843	4,523	6,356
Plumbing	14,527	18,506	21,780	30,609
HVAC	8,608	11,292	13,800	19,551
Unit Heat/AC	--	--	--	--
Fireplace	--	--	--	--
Subtotal Direct Job Costs	161,007	205,435	242,297	340,674
Final Cleanup	781	995	1,171	1,646
Insurance	5,468	6,965	8,198	11,521
Permits & Utilities	3,320	4,229	4,977	6,995
Plans & Specs	781	995	1,171	1,646
Subtotal Indirect Job Costs	10,350	13,184	15,517	21,808
Contractor Markup	24,409	31,095	36,597	51,432
Total Cost	195,766	249,714	294,411	413,914
Price per Sqft	151	139	134	125

CLASS DESCRIPTIONS

Class 7- Custom Average

Foundation is reinforced concrete and possibly ICF in rare cases, also may include in some instances grade changes. The exterior consists of custom wall offsets and architectural details, to include some parapets or larger openings, Stone or masonry veneer on most surfaces with good stucco or wood siding elsewhere. Doors and windows consist of large windows or skylights, stain grade front door, good interior doors. The roof is generally Multi-pitch shake, tile, slate or flat roof, and enclosed soffit over windows and entrance. The interior is made up of irregular walls and decorative details, cathedral ceiling at entry, pass-through. Flooring consists of marble tile entry, hardwood, good quality carpet or tile elsewhere. Fixtures consist of Tile shower with tub, 10' of counter space, compartmented bathroom. 20 Linear Feet of stock wall and base cabinets, tile or acrylic counter top, breakfast bar. Good plumbing fixtures per bathroom, recessed lighting, 6+ built-in appliances.











Building Costs for a Custom Average House

This is an estimate for a single-family residence built under competitive conditions. This estimate includes a foundation as required for normal soil conditions, excavation for foundation and piers on a prepared building pad, floor, wall, interior and exterior finishes, roof cover, interior partitions, doors, windows, trim, electric wiring and fixtures, rough and finish plumbing, built-in appliances, supervision, design fees, permits, utility hook-ups, the contractors' contingency, overhead and profit. Highly decorative, starkly original or exceptionally well-appointed residences will cost more.

Class 7	sft	sft	sft	sft	sft	sft
Item Name	1,300	1,800	2,200	3,300	4,000	4,500
Excavation	2784	3505	4124	5955	7054	7935
Foundation, Piers, Flatwork	13563	17071	20085	29009	34355	38651
Hardware	1328	1669	1964	2836	3360	3779
Framing	39323	49498	58234	84110	99609	112061
Insulation	4938	6218	7314	10564	12510	14074
Exterior Finish	12134	15278	17961	25951	30704	34541
Exterior Trim	1285	1618	1901	2748	3250	3658
Doors	2130	2683	3154	4556	5390	6064
Windows	3361	4233	4976	7190	8505	9569
Finish Hardware	355	448	526	759	898	1011
Garage	--	--	--	--	--	--
Roofing	9744	12269	14423	20840	24656	27738
Finish Carpentry	4148	5223	6140	8873	10496	11809
Interior Wall Finish	8511	10715	12598	18203	21535	24226
Painting	6626	8344	9809	14173	16768	18864
Wiring	5844	7358	8649	12498	14786	16634
Lighting Fixtures	2045	2574	3028	4374	5174	5821
Flooring	3620	4559	5359	7743	9160	10305
Carpeting	4120	5188	6099	8811	10425	11729
Bath Accessories	1206	1520	1786	2581	3054	3435
Shower & Tub Enclosure	873	1099	1293	1868	2208	2485
Countertops	2639	3323	3906	5644	6678	7511
Cabinets	6286	7915	9304	13445	15906	17894
Built In Appliances	2670	3361	3953	5710	6756	7601
Plumbing	7606	9575	11258	16266	19243	21648
Plumbing Fixtures	5841	7354	8645	12493	14779	16626
HVAC	11084	14540	17771	25175	30515	34329
Unit Heat/AC	--	--	--	--	--	--
Fireplace	--	--	--	--	--	--
Subtotal Direct Job Costs	164,061	207,131	244,256	352,371	417,771	469,996
Final Cleanup	729	918	1080	1560	1846	2078
Insurance	5105	6426	7558	10919	12923	14539
Permits & Utilities	3100	3903	4589	6629	7846	8826
Plans & Specs	729	918	1080	1560	1846	2078
Subtotal Indirect Job Costs	9,663	12,164	14,306	20,668	24,461	27,520
Contractor Markup	22,784.25	28,673.00	33,730	50,549	57,768	64,984
Total Cost	196,508	247,968	292,292	423,588	500,000	562,500
Price per Sqft	151.16	137.76	132.86	128.36	125	125

Class 8 – Custom Good

Foundation is reinforced concrete with grade changes, ICF also becomes more common. The exterior is custom irregular walls, some parapets, large openings, Masonry veneer or good quality stucco, or a combination of both on most surfaces with some minimal architectural details. Windows and doors consist of large windows or skylights, 2-4 exterior doors, some architectural interior doors. The roof is Multi-level slate, tile or flat surface with decorative details, large enclosed soffit. The interior has several decorative details and offsets, framed openings, 10'-12' ceiling in main room. The flooring consists of above average tile entry, hardwood, good carpet or sheet vinyl elsewhere. Fixtures consist of large tile showers, may contain decorative windows, and more bathrooms than bedrooms. 20-25 linear feet of good base and wall cabinets, tile or synthetic stone counter top. Good plumbing fixtures per bathroom, recessed lighting, up to 8 built-in appliances.









Building Costs for a Custom Good House

This is an estimate for a single-family residence built under competitive conditions. This estimate includes a foundation as required for normal soil conditions, excavation for foundation and piers on a prepared building pad, floor, wall, interior and exterior finishes, roof cover, interior partitions, doors, windows, trim, electric wiring and fixtures, rough and finish plumbing, built-in appliances, supervision, design fees, permits, utility hook-ups, the contractors' contingency, overhead and profit. Highly decorative, starkly original or exceptionally well-appointed residences will cost more.

Class 8	sft	sft	sft	sft	sft	sft
Item Name	1,300	1,800	2,200	3,300	4,000	4,500
Excavation	2726	3505	4223	5955	7054	7935
Foundation, Piers, Flatwork	13281	17071	20569	29009	34355	38651
Hardware	1300	1669	2011	2836	3360	3779
Framing	38505	49498	59638	84110	99609	112061
Insulation	4835	6218	7490	10564	12510	14074
Exterior Finish	14641	18821	22676	31981	37875	42608
Exterior Trim	1549	1993	2400	3385	4010	4510
Doors	2570	3304	3981	5614	6649	7480
Windows	4056	5214	6281	8860	10493	11805
Finish Hardware	428	550	663	935	1108	1246
Garage	--	--	--	--	--	--
Roofing	11756	15114	18209	25681	30414	34215
Finish Carpentry	5005	6434	7753	10933	12948	14566
Interior Wall Finish	10269	13200	15904	22430	26564	29885
Painting	7995	10278	12384	17465	20683	23269
Wiring	7051	9064	10920	15401	18239	20519
Lighting Fixtures	2468	3171	3821	5390	6383	7181
Flooring	4369	5615	6765	9541	11299	12711
Carpeting	4971	6391	7700	10859	12860	14468
Bath Accessories	1456	1871	2256	3180	3766	4239
Shower & Tub Enclosure	1054	1354	1631	2300	2724	3064
Countertops	3184	4094	4931	6955	8236	9266
Cabinets	7584	9750	11748	16568	19621	22074
Built In Appliances	3221	4143	4990	7039	8335	9376
Plumbing	9176	11795	14213	20044	23738	26705
Plumbing Fixtures	7046	9059	10915	15394	18230	20509
HVAC	11084	14540	17771	25175	30515	34329
Unit Heat/AC	--	--	--	--	--	--
Fireplace	--	--	--	--	--	--
Subtotal Direct Job Costs	181,580	233,713	281,841	397,603	471,574	530,524
Final Cleanup	814	1046	1261	1779	2106	2370
Insurance	5699	7326	8828	12449	14743	16586
Permits & Utilities	3460	4448	5359	7559	8951	10070
Plans & Specs	814	1046	1261	1779	2106	2370
Subtotal Indirect Job Costs	10,786	13,866	16,709	23,565	27,906	31,396
Contractor Markup	25,449	32,699	39,392	55,551	65,800	74,020
Total Cost	217,815	280,278	337,942	476,718	565,280	635,940
Price per Sqft	167.55	155.71	153.61	144.46	141.32	141.32

Class 9 – Custom Best

Foundation is reinforced concrete with grade changes, ICF also becomes more common. The exterior is custom irregular walls, some parapets, large openings, Masonry veneer on most surfaces, some architectural details. Windows and doors consist of large windows or skylights, 4 exterior doors, architectural interior doors. The roof is Multi-level slate, tile or flat surface with decorative details, large enclosed soffit. The interior has many decorative details and offsets, framed openings, 12' ceiling in main room. The flooring consists of marble or granite entry, hardwood, good carpet or sheet vinyl elsewhere. Fixtures consist of large tile showers, decorative window, and in some instances, more bathrooms than bedrooms. 25 Linear feet of good base and wall cabinets, synthetic stone counter top. Good plumbing fixtures per bathroom, 80 to 100 light fixtures, 8 built-in appliances.









Building Costs for a Custom Best House

This is an estimate for a single-family residence built under competitive conditions. This estimate includes a foundation as required for normal soil conditions, excavation for foundation and piers on a prepared building pad, floor, wall, interior and exterior finishes, roof cover, interior partitions, doors, windows, trim, electric wiring and fixtures, rough and finish plumbing, built-in appliances, supervision, design fees, permits, utility hook-ups, the contractors' contingency, overhead and profit. Highly decorative, starkly original or exceptionally well-appointed residences will cost more.

Class 9	sft	sft	sft	sft	sft	sft
Item Name	1,300	1,800	2,200	3,300	4,000	4,500
Excavation	3,781	4,870	5,733	8,084	9,576	10,774
Foundation, Piers, Flatwork	18,418	23,720	27,923	39,378	46,646	52,478
Hardware	1,800	2,320	2,730	3,851	4,561	5,131
Framing	53,395	68,774	80,955	114,174	135,248	152,153
Insulation	6,706	8,638	10,168	14,339	16,986	19,109
Exterior Finish	20,301	26,149	30,781	43,411	51,425	57,853
Exterior Trim	2,150	2,769	3,259	4,595	5,444	6,124
Doors	3,564	4,590	5,404	7,620	9,028	10,156
Windows	5,624	7,245	8,528	12,026	14,246	16,028
Finish Hardware	594	765	900	1,271	1,504	1,693
Garage	--	--	--	--	--	--
Roofing	16,304	20,998	24,719	34,861	41,295	46,456
Finish Carpentry	6,941	8,939	10,523	14,841	17,580	19,778
Interior Wall Finish	14,239	18,340	21,589	30,446	36,066	40,576
Painting	11,088	14,280	16,810	23,708	28,083	31,594
Wiring	9,776	12,593	14,824	20,905	24,764	27,860
Lighting Fixtures	3,421	4,406	5,188	7,315	8,666	9,750
Flooring	6,056	7,801	9,183	12,951	15,341	17,259
Carpeting	6,894	8,879	10,451	14,740	17,461	19,644
Bath Accessories	2,020	2,600	3,061	4,318	5,115	5,755
Shower & Tub Enclosure	1,460	1,881	2,214	3,123	3,699	4,160
Countertops	4,415	5,688	6,694	9,441	11,183	12,581
Cabinets	10,518	13,546	15,945	22,490	26,640	29,970
Built In Appliances	4,468	5,754	6,774	9,553	11,316	12,730
Plumbing	12,725	16,388	19,293	27,208	32,229	36,259
Plumbing Fixtures	9,773	12,586	14,816	20,895	24,753	27,846
HVAC	11,084	14,540	17,771	25,175	30,515	34,329
Unit Heat/AC	--	--	--	--	--	--
Fireplace	--	--	--	--	--	--
Subtotal Direct Job Costs	247,513	319,056	376,231	530,718	629,369	708,043
Final Cleanup	1,129	1,454	1,711	2,414	2,860	3,218
Insurance	7,903	10,179	11,983	16,899	20,018	22,520
Permits & Utilities	4,799	6,180	7,275	10,260	12,154	13,673
Plans & Specs	1,129	1,454	1,711	2,414	2,860	3,218
Subtotal Indirect Job Costs	14,959	19,266	22,680	31,986	37,891	42,628
Contractor Markup	35,280.75	45,438	53,497	75,450	89,380	100,550
Total Cost	297,752	383,760	452,408	638,154	756,640	851,220
Price per Sqft	229.04	213.20	205.64	193.38	189.16	189.16

CLASS DESCRIPTIONS

Class 10 – Luxury Good

Foundation is reinforced concrete with grade changes., ICF also becomes more common. The exterior is irregular walls with parapets and decorative openings, stone veneer on most surfaces, many architectural details. Windows and doors consist of several large windows and sky lights, minimum of 4 exterior doors, and stain grade doors. The roof is a multi-level, slate or metal cover, open porch over entrances, large soffits, eaves and overhangs. The interior has many offsets, details and openings, 12' ceilings with some decorative ceiling elements. Flooring consists of terrazzo, marble, or granite entryway with hardwood or luxury carpet elsewhere. Fixtures consist of large tile shower, may contain separate elevated spa, in some instances more bathrooms than bedrooms. In some instances 25 linear feet of deluxe wall and base cabinets, synthetic stone counter top. Deluxe plumbing fixtures per bathroom, 80-100 light fixtures, 8 built-in appliances.







Building Costs for a Luxury Good House

This is an estimate for a single-family residence built under competitive conditions. This estimate includes a foundation as required for normal soil conditions, excavation for foundation and piers on a prepared building pad, floor, wall, interior and exterior finishes, roof cover, interior partitions, doors, windows, trim, electric wiring and fixtures, rough and finish plumbing, built-in appliances, supervision, design fees, permits, utility hook-ups, the contractors' contingency, overhead and profit. Highly decorative, starkly original or exceptionally well-appointed residences will cost more.

Class 10	sft	sft	sft	sft	sft	sft
Item Name	1,300	1,800	2,200	3,300	4,000	4,500
Excavation	3701	4870	5733	8084	9576	10774
Foundation, Piers, Flatwork	18030	23720	27923	39378	46646	52478
Hardware	1763	2320	2730	3851	4561	5131
Framing	52276	68774	80955	114174	135248	152153
Insulation	6565	8638	10168	14339	16986	19109
Exterior Finish	31029	40810	48050	67788	80261	90294
Exterior Trim	3285	4321	5088	7176	8496	9559
Doors	5446	7164	8435	11901	14090	15851
Windows	8596	11306	13311	18780	22235	25014
Finish Hardware	909	1195	1406	1983	2348	2643
Garage	--	--	--	--	--	--
Roofing	24916	32773	38585	54436	64451	72509
Finish Carpentry	10608	13951	16426	23175	27439	30868
Interior Wall Finish	21763	28624	33701	47545	56293	63329
Painting	16945	22288	26240	37020	43831	49310
Wiring	14943	19653	23140	32645	38651	43483
Lighting Fixtures	5229	6878	8098	11424	13526	15218
Flooring	9258	12175	14335	20224	23945	26939
Carpeting	10536	13858	16315	23018	27253	30659
Bath Accessories	3086	4059	4779	6743	7984	8980
Shower & Tub Enclosure	2233	2935	3456	4876	5773	6495
Countertops	6748	8875	10450	14743	17454	19636
Cabinets	16075	21141	24891	35118	41579	46776
Built In Appliances	6828	8981	10574	14918	17663	19870
Plumbing	19446	25578	30115	42486	50304	56591
Plumbing Fixtures	14935	19643	23128	32628	38631	43460
HVAC	11084	14540	17771	25175	30515	34329
Unit Heat/AC	--	--	--	--	--	--
Fireplace	--	--	--	--	--	--
Subtotal Direct Job Costs	326,230	429,066	505,801	713,624	845,738	951,454
Final Cleanup	1510	1986	2338	3298	3905	4394
Insurance	10568	13900	16365	23085	27336	30754
Permits & Utilities	6416	8439	9936	14016	16598	18673
Plans & Specs	1510	1986	2338	3298	3905	4394
Subtotal Indirect Job Costs	20,004	26,311	30,976	43,696	51,744	58,214
Contractor Markup	47,185	62,123	73,062.5	103,089	122,039	137,293
Total Cost	393,419	517,500	609,840	860,409	1,019,520	1,146,960
Price per Sqft	302.63	287.50	277.20	260.73	254.88	254.88

Class 11 – Luxury Better

Foundation is reinforced concrete, multiple grade changes, ICF also becomes more common.. The exterior is very irregular walls with multiple parapets and decorative openings, stone veneer on most surfaces, many architectural details. Windows and doors consist of several large (6' x 8') windows, 4-6 exterior doors, and stain grade doors. The roof is a complex roof plan, slate or metal cover, and porch over entrances, large soffits, eaves and overhangs. The interior is many offsets, details and openings, some 12' to 16' ceiling with decorative elements. Flooring consists of terrazzo, marble, granite, best hardwood or luxury carpet throughout. Fixtures consist of large tile shower, separate elevated spa, more bathrooms than bedrooms. In some instances 30 Linear feet of deluxe wall and base cabinets, stone counter top, island work area. Deluxe plumbing fixtures per bathroom, 100 light fixtures, 10 built-in appliances.





Building Costs for a Luxury Better House

This is an estimate for a single-family residence built under competitive conditions. This estimate includes a foundation as required for normal soil conditions, excavation for foundation and piers on a prepared building pad, floor, wall, interior and exterior finishes, roof cover, interior partitions, doors, windows, trim, electric wiring and fixtures, rough and finish plumbing, built-in appliances, supervision, design fees, permits, utility hook-ups, the contractors' contingency, overhead and profit. Highly decorative, starkly original or exceptionally well-appointed residences will cost more.

Class 11	sft	sft	sft	sft	sft	sft
Item Name	1,300	1,800	2,200	3,300	4,000	4,500
Excavation	3781	4870	5733	8084	9576	10774
Foundation, Piers, Flatwork	18418	23720	27923	39378	46646	52478
Hardware	1800	2320	2730	3851	4561	5131
Framing	53395	68774	80955	114174	135248	152153
Insulation	6706	8638	10168	14339	16986	19109
Exterior Finish	33008	42499	50038	70591	83581	94028
Exterior Trim	3356	4321	5088	7176	8496	9559
Doors	9155	11791	13883	19583	23183	26081
Windows	14449	18608	21906	30901	36585	41158
Finish Hardware	1526	1965	2314	3264	3865	4346
Garage	--	--	--	--	--	--
Roofing	25453	32773	38585	54436	64451	72509
Finish Carpentry	17829	22961	27033	38133	45144	50788
Interior Wall Finish	36579	47108	55461	78234	92620	104198
Painting	28481	36679	43183	60916	72116	81131
Wiring	25115	32345	38080	53716	63594	71543
Lighting Fixtures	8790	11320	13326	18799	22256	25038
Flooring	15560	20038	23591	33279	39398	44323
Carpeting	17709	22805	26849	37875	44840	50444
Bath Accessories	5188	6680	7865	11095	13134	14776
Shower & Tub Enclosure	3751	4831	5688	8023	9499	10685
Countertops	11341	14608	17196	24259	28719	32308
Cabinets	27019	34795	40964	57785	68411	76963
Built In Appliances	11478	14781	17401	24548	29060	32693
Plumbing	19865	25578	30115	42486	50304	56591
Plumbing Fixtures	15255	19643	23128	32628	38631	43460
HVAC	11084	14540	17771	25175	30515	34329
Unit Heat/AC	--	--	--	--	--	--
Fireplace	--	--	--	--	--	--
Subtotal Direct Job Costs	426,089	548,988	646,970	912,725	1,081,419	1,216,590
Final Cleanup	1990	2564	3018	4256	5040	5670
Insurance	13933	17943	21124	29796	35280	39690
Permits & Utilities	8459	10894	12825	18091	21420	24098
Plans & Specs	1990	2564	3018	4256	5040	5670
Subtotal Indirect Job Costs	26,371	33,964	39,984	56,400	66,780	75,128
Contractor Markup	62,197	80,097	94,288	133,042	157,521	177,218
Total Cost	514,657	663,048	781,242	1,102,167	1,305,720	1,468,935
Price per Sqft	395.89	368.36	355.11	333.99	326.43	326.43

Class 12-Special Priced

Class 12 properties are reflective of unique characteristics with an overall higher cost of construction. These homes are atypical and are generally at least double the cost of standard construction homes. Typical features that you will see include ICF (Insulated Concrete Forms), icynene insulation, higher quality air conditioning systems including air exchanges, and underground pilings.



RESIDENTIAL COST TABLES BY CLASS

COST TABLES FOR RESIDENTIAL PROPERTY BY CLASS												
	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12
AREA	UNIT PRICE	UNIT PRICE	UNIT PRICE	UNIT PRICE	UNIT PRICE	UNIT PRICE	UNIT PRICE	UNIT PRICE	UNIT PRICE	UNIT PRICE	UNIT PRICE	UNIT PRICE
<500	86.70	102.00	120.00	136.25	140.00	143.75	151.16	167.55	229.04	302.63	395.89	<i>Special Price</i>
<600	84.89	99.88	117.50	132.25	137.34	142.19	151.16	167.55	229.04	302.63	395.89	<i>Special Price</i>
<700	83.09	97.75	115.00	128.25	134.68	140.63	151.16	167.55	229.04	302.63	395.89	<i>Special Price</i>
<800	81.28	95.63	112.50	124.25	132.01	139.06	151.16	167.55	229.04	302.63	395.89	<i>Special Price</i>
<900	79.48	93.50	110.00	120.25	129.35	137.50	151.16	167.55	229.04	302.63	395.89	<i>Special Price</i>
<1000	77.67	91.38	107.50	116.25	126.69	135.94	151.16	167.55	229.04	302.63	395.89	<i>Special Price</i>
<1100	76.61	90.13	106.04	115.41	124.03	134.38	151.16	167.55	229.04	302.63	395.89	<i>Special Price</i>
<1200	75.56	88.89	104.58	114.58	121.36	132.81	151.16	167.55	229.04	302.63	395.89	<i>Special Price</i>
<1300	74.50	87.65	103.11	113.74	118.75	131.25	151.16	167.55	229.04	302.63	395.89	<i>Special Price</i>
<1400	73.44	86.40	101.65	112.90	117.50	130.00	148.49	165.19	225.88	299.60	390.39	<i>Special Price</i>
<1500	72.39	85.16	100.19	112.06	116.25	128.75	145.81	162.83	222.71	296.58	384.89	<i>Special Price</i>
<1600	71.33	83.92	98.73	111.23	115.00	127.50	143.14	160.46	219.55	293.55	379.39	<i>Special Price</i>
<1700	70.27	82.67	97.26	110.39	113.75	126.25	140.46	158.10	216.39	290.53	373.89	<i>Special Price</i>
<1800	69.22	81.43	95.80	109.55	112.50	125.00	137.76	155.71	213.20	287.50	368.36	<i>Special Price</i>
<1900	68.16	80.19	94.34	108.71	111.88	121.88	136.54	155.19	211.31	284.93	365.05	<i>Special Price</i>
<2000	67.10	78.94	92.88	107.88	111.25	118.75	135.31	154.66	209.43	282.35	361.74	<i>Special Price</i>
<2100	66.05	77.70	91.41	107.04	110.63	115.63	134.09	154.14	207.54	279.78	358.43	<i>Special Price</i>
<2200	65.03	76.50	90.00	106.25	110.00	112.50	132.86	153.61	205.64	277.20	355.11	<i>Special Price</i>
<2300	64.70	76.12	89.55	105.23	108.98	111.81	132.41	152.79	204.53	275.70	353.20	<i>Special Price</i>
<2400	64.37	75.74	89.10	104.20	107.95	111.13	131.96	151.96	203.41	274.20	351.29	<i>Special Price</i>
<2500	64.05	75.35	88.65	103.18	106.93	110.44	131.51	151.14	202.30	272.70	349.38	<i>Special Price</i>
<2600	63.72	74.97	88.20	102.15	105.90	109.75	131.06	150.31	201.19	271.20	347.46	<i>Special Price</i>
<2700	63.40	74.59	87.75	101.13	104.88	109.06	130.61	149.49	200.08	269.70	345.55	<i>Special Price</i>
<2800	63.07	74.21	87.30	100.10	103.85	108.38	130.16	148.65	198.96	268.20	343.63	<i>Special Price</i>
<2900	62.75	73.82	86.85	99.08	102.83	107.69	129.71	147.83	197.85	266.70	341.71	<i>Special Price</i>
<3000	62.42	73.44	86.40	98.05	101.80	107.00	129.26	147.00	196.74	265.20	339.80	<i>Special Price</i>
<3100	62.10	73.06	85.95	97.03	100.78	106.31	128.81	146.18	195.63	263.70	337.89	<i>Special Price</i>
<3200	61.77	72.68	85.50	96.00	99.75	105.63	128.36	145.35	194.51	262.20	335.98	<i>Special Price</i>
<3300	61.44	72.25	85.00	95.00	98.75	105.00	127.81	144.46	193.38	260.73	333.99	<i>Special Price</i>
<3400	61.41	72.25	85.00	95.00	98.75	105.00	127.41	144.03	192.78	260.25	332.91	<i>Special Price</i>
<3500	61.41	72.25	85.00	95.00	98.75	105.00	127.01	143.59	192.18	259.78	331.84	<i>Special Price</i>
<3600	61.41	72.25	85.00	95.00	98.75	105.00	126.61	143.15	191.58	259.30	330.76	<i>Special Price</i>
<3700	61.41	72.25	85.00	95.00	98.75	105.00	126.21	142.71	190.98	258.83	329.69	<i>Special Price</i>
<3800	61.41	72.25	85.00	95.00	98.75	105.00	125.81	142.28	190.38	258.35	328.61	<i>Special Price</i>
<3900	61.41	72.25	85.00	95.00	98.75	105.00	125.41	141.84	189.78	257.88	327.54	<i>Special Price</i>
<4000	61.41	72.25	85.00	95.00	98.75	105.00	125.00	141.33	189.16	254.88	326.43	<i>Special Price</i>
<4100	61.41	72.25	85.00	95.00	98.75	105.00	125.00	141.33	189.16	254.88	326.43	<i>Special Price</i>
<4200	61.41	72.25	85.00	95.00	98.75	105.00	125.00	141.33	189.16	254.88	326.43	<i>Special Price</i>
<4300	61.41	72.25	85.00	95.00	98.75	105.00	125.00	141.33	189.16	254.88	326.43	<i>Special Price</i>
<4400	61.41	72.25	85.00	95.00	98.75	105.00	125.00	141.33	189.16	254.88	326.43	<i>Special Price</i>
<4500	61.41	72.25	85.00	95.00	98.75	105.00	125.00	141.33	189.16	254.88	326.43	<i>Special Price</i>
<4600	61.41	72.25	85.00	95.00	98.75	105.00	125.00	141.33	189.16	254.88	326.43	<i>Special Price</i>
<4700	61.41	72.25	85.00	95.00	98.75	105.00	125.00	141.33	189.16	254.88	326.43	<i>Special Price</i>
<4800	61.41	72.25	85.00	95.00	98.75	105.00	125.00	141.33	189.16	254.88	326.43	<i>Special Price</i>
<4900	61.41	72.25	85.00	95.00	98.75	105.00	125.00	141.33	189.16	254.88	326.43	<i>Special Price</i>
<5000	61.41	72.25	85.00	95.00	98.75	105.00	125.00	141.33	189.16	254.88	326.43	<i>Special Price</i>
<5100	61.41	72.25	85.00	95.00	98.75	105.00	125.00	141.33	189.16	254.88	326.43	<i>Special Price</i>
<5200	61.41	72.25	85.00	95.00	98.75	105.00	125.00	141.33	189.16	254.88	326.43	<i>Special Price</i>
<5300	61.41	72.25	85.00	95.00	98.75	105.00	125.00	141.33	189.16	254.88	326.43	<i>Special Price</i>
<5400	61.41	72.25	85.00	95.00	98.75	105.00	125.00	141.33	189.16	254.88	326.43	<i>Special Price</i>
<5500	61.41	72.25	85.00	95.00	98.75	105.00	125.00	141.33	189.16	254.88	326.43	<i>Special Price</i>
<5600	61.41	72.25	85.00	95.00	98.75	105.00	125.00	141.33	189.16	254.88	326.43	<i>Special Price</i>
<5700	61.41	72.25	85.00	95.00	98.75	105.00	125.00	141.33	189.16	254.88	326.43	<i>Special Price</i>
<5800	61.41	72.25	85.00	95.00	98.75	105.00	125.00	141.33	189.16	254.88	326.43	<i>Special Price</i>
<5900	61.41	72.25	85.00	95.00	98.75	105.00	125.00	141.33	189.16	254.88	326.43	<i>Special Price</i>
<6000	61.41	72.25	85.00	95.00	98.75	105.00	125.00	141.33	189.16	254.88	326.43	<i>Special Price</i>
<6100	61.41	72.25	85.00	95.00	98.75	105.00	125.00	141.33	189.16	254.88	326.43	<i>Special Price</i>
<6200	61.41	72.25	85.00	95.00	98.75	105.00	125.00	141.33	189.16	254.88	326.43	<i>Special Price</i>
<6300	61.41	72.25	85.00	95.00	98.75	105.00	125.00	141.33	189.16	254.88	326.43	<i>Special Price</i>
<6400	61.41	72.25	85.00	95.00	98.75	105.00	125.00	141.33	189.16	254.88	326.43	<i>Special Price</i>
<6500	61.41	72.25	85.00	95.00	98.75	105.00	125.00	141.33	189.16	254.88	326.43	<i>Special Price</i>

RESIDENTIAL DEPRECIATION TABLES

Year Life Expectancy Residential Depreciation Tables							
Marshall & Swift Tables			True Automation Depreciation Tables				
Effective Age In Years	45YLER	60YLER	70YLER	Effective Age In Years	45YLER	60YLER	70YLER
1	1%	0%	0%	1	99%	100%	100%
2	2%	1%	1%	2	98%	99%	99%
3	3%	2%	1%	3	97%	98%	99%
4	4%	3%	2%	4	96%	97%	98%
5	6%	4%	2%	5	94%	96%	98%
6	7%	4%	3%	6	93%	96%	97%
7	8%	5%	4%	7	92%	95%	96%
8	10%	6%	4%	8	90%	94%	96%
9	11%	7%	5%	9	89%	93%	95%
10	13%	8%	5%	10	87%	92%	95%
11	14%	9%	6%	11	86%	91%	94%
12	15%	10%	7%	12	85%	90%	93%
13	17%	11%	8%	13	83%	89%	92%
14	19%	12%	8%	14	81%	88%	92%
15	21%	12%	9%	15	79%	88%	91%
16	23%	13%	10%	16	77%	87%	90%
17	25%	15%	10%	17	75%	85%	90%
18	27%	16%	11%	18	73%	84%	89%
19	28%	17%	12%	19	72%	83%	88%
20	30%	18%	13%	20	70%	82%	87%
21	32%	19%	13%	21	68%	81%	87%
22	34%	20%	14%	22	66%	80%	86%
23	36%	21%	15%	23	64%	79%	85%
24	38%	23%	16%	24	62%	77%	84%
25	40%	24%	17%	25	60%	76%	83%
26	43%	25%	18%	26	57%	75%	82%
27	45%	26%	19%	27	55%	74%	81%
28	47%	28%	20%	28	53%	72%	80%
29	49%	29%	21%	29	51%	71%	79%
30	52%	31%	22%	30	48%	69%	78%
31	54%	32%	23%	31	46%	68%	77%
32	56%	34%	24%	32	44%	66%	76%
33	58%	35%	25%	33	42%	65%	75%
34	60%	37%	27%	34	40%	63%	73%
35	62%	38%	28%	35	38%	62%	72%
36	65%	40%	29%	36	35%	60%	71%
37	67%	41%	30%	37	33%	59%	70%
38	69%	43%	32%	38	31%	57%	68%
39	70%	45%	33%	39	30%	55%	67%
40	72%	47%	35%	40	28%	53%	65%
41	73%	49%	36%	41	27%	51%	64%
42	75%	51%	38%	42	25%	49%	62%
43	76%	52%	39%	43	24%	48%	61%
44	77%	54%	41%	44	23%	46%	59%
45	80%	55%	42%	45	20%	45%	58%
46	80%	57%	44%	46	20%	43%	56%
47	80%	59%	45%	47	20%	41%	55%
48	80%	61%	46%	48	20%	39%	54%
49	80%	62%	47%	49	20%	38%	53%
50	80%	64%	49%	50	20%	36%	51%
51	80%	65%	51%	51	20%	35%	49%
52	80%	66%	52%	52	20%	34%	48%
53	80%	68%	54%	53	20%	32%	46%
54	80%	69%	55%	54	20%	31%	45%
55	80%	70%	57%	55	20%	30%	43%
56	80%	71%	58%	56	20%	29%	42%
57	80%	72%	60%	57	20%	28%	40%
58	80%	72%	61%	58	20%	28%	39%
59	80%	73%	63%	59	20%	27%	37%
60	80%	75%	64%	60	20%	25%	36%
61	80%	75%	65%	61	20%	25%	35%
62	80%	75%	67%	62	20%	25%	33%
63	80%	75%	68%	63	20%	25%	32%
64	80%	75%	70%	64	20%	25%	30%
65	80%	75%	71%	65	20%	25%	29%
66	80%	75%	72%	66	20%	25%	28%
67	80%	75%	73%	67	20%	25%	27%
68	80%	75%	74%	68	20%	25%	26%
69	80%	75%	75%	69	20%	25%	25%
70	80%	75%	76%	70	20%	25%	24%

Effective age is the age indicated by the condition and utility of a structure and is based on an appraiser's judgment and interpretation of market perception, according to the Appraisal Institute. Estimating effective age is a crucial step in appraising Residential property. Condition is typically the decisive factor when making an effective age determination, based on the extension of economic life that occurs when a structure is kept up, remodeled or otherwise altered in excess of its chronological age. Therefore it is imperative that the field appraiser take careful consideration of the physical condition of each structure in relation to individual as well as "typical" condition.

AMENITIES LIST

RESIDENTIAL AMENITIES PRICE LIST -% of Class Cost

The following is a list of amenities and costs, these are typically measured items that will be valued based on the class and a percentage of the MA unit cost by class.

CODE	NAME	% OF MA	CODE	NAME	% OF MA
AG	ATTACHED GARAGE	40	GAZ	GAZEBO	15
ATR	ATRIUM	20	GR	GREENHOUSE	30
BAL	BALCONY	15	LOFT	LOFT	100
BARN	BARN (RESIDENTIAL)	25	LQ	LIVING QUARTERS	60
BH	BATH HOUSE (POOL HOUSE)	25	MTUB	METAL UTILITY BLDG	35
BTHS	BOAT HOUSE	15	OP	OPEN PORCH	5
BWY	BREEZEWAY	10	PALAPA	PALAPA	10
CABA	CABANA	25	PAT	PATIO	5
CBAL	COVERED BALCONY	20	PENS	ANIMAL PENS	20
CP	CARPORT	10	PERG	PERGOLA	8
CPAT	COVERED PATIO	10	REC	RECREATION ROOM	100
CPO	COVERED PORCH	10	SH	SHED	10
CPY	CANOPY	5	SOL	SOLARIUM	25
CS	CONCRETE SLAB	10	SPO	SCREENED PORCH/PATIO	15
CTY	COURTYARD	20	STBL	STABLES	20
CWD	COVERED WOOD DECK	15	STG	STORAGE	10
DGF	DETACHED GARAGE FRAME	30	UTIL	UTILITY ROOM	25
DGM	DETACHED GARAGE MASON	30	WD	WOOD DECK	10
EPO	ENCLOSED PORCH/PATIO	15	WKSP	WORKSHOP	40

AMENITIES LIST

RESIDENTIAL AMENITIES PRICE LIST -Special Priced						
The following is a list of amenities and special prices, these are typically unmeasured items that will not be valued based on the class. This will be a standard price for a standard amenity.						
CODE	NAME	PRICE		CODE	NAME	PRICE
CSD	COVERED SUN DECK	45/sq ft		SA	SAUNA	6000
ELE	ELEVATOR-SMALL	15000		SP-S	SWIMMING POOL-SMALL	20000
ELE-L	ELEVATOR-LARGE	25000		SP-M	SWIMMING POOL-MEDIUM	40000
FP	FIREPLACE-STANDARD	3500		SP-L	SWIMMING POOL-LARGE	60000
FP-AS	FIREPLACE-ABOVE STANDARD	5000		TC	TENNIS COURT	25000
FP-OD	FIREPLACE-OUT DOOR	3000		BD	BOAT DOCK (See End of List)	40/sq ft
FP-OD L	FIREPLACE-OUT DOOR LARGE	4000		BL	BOAT LIFT (See End of List)	8500
HT	HOT TUB IN GROUND	6000			<i>*(Includes Dock or Slip Value)</i>	
OK	OUTDOOR KITCHEN-SMALL	10000		SD	SUN DECK (See End of List)	40/sq ft
OK-L	OUTDOOR KITCHEN-LARGE	15000		PIER	PIER	7000



Special Notes:

BOAT DOCK-SLIP-LIFT DEFINITION

Based on information from Marshall & Swift Residential Cost Handbook dated 9/2010 page C-7; a floating slip including ramps, anchor piers, lockers, etc... the cost should range between \$5,375.00 and \$10,050.00 depending on size and features.

Boat Dock – This is the simplest form, it consists of a wooden dock that extends out from the bulkhead and offers a place to tie-up a boat. These will be valued uniformly @ \$4,500/BD.

Boat Slip – This is a dock with further decking in order to provide protection to a boat that is tied up. These will be valued uniformly @ \$5,500/BS.

Boat Lift – This is essentially a slip or dock with a lifting device to lift the boat out of the water. These will be valued uniformly @ \$8,500/BL.