

2006/2007 ASSESSMENT YEAR COST GUIDELINES

NEW YORK CITY DEPARTMENT OF FINANCE, PROPERTY DIVISION
VALUATION POLICY AND QUALITY CONTROL UNIT

Released July 1, 2005

Based on: Marshall & Swift's –
Marshall Valuation Service Manual

**Valuation Policy & Quality Control Unit
2006/2007 Cost Guidelines**

Type of Structure	Construction Quality	Cost New Per Square Foot
Office Building		
3 - 10 Stories 11 - 20 Stories 21 Stories and over	Fair to Average - Brick, concrete or metal and glass panel, little trim, average partitions, acoustic tiles, vinyl composition, some extras.	\$110 - \$200
3 - 10 Stories 11 - 20 Stories 21 Stories and over	Good - Face brick, good metal and solar glass, pre-cast concrete panels, drywall, some wall cover, vinyl tile and carpet.	\$200 - \$275
3 - 10 Stories 11 - 20 Stories 21 Stories and over	Excellent - Best metal or stone brick or block back-up. Solar glass, best veneers, vinyl wall covering, vinyl tile, terrazzo and carpet.	\$240 - \$365
Warehouse		
14-24 Ft. Ceilings	Good - Ornamental concrete or brick, small office, central heat.	\$ 74 - \$150
	Average - Brick on block, small office, space heaters.	\$ 65 - \$130
	Low - Block, few partitions, small office, space heater.	\$ 52 - \$ 85
Multi - Story Building		
12 Ft. High Ceiling	Good - Face brick, steel frame, stucco, good partitions, terrazzo carpet, vinyl tile, good lighting.	\$110 - \$140
	Average - Steel columns, block acoustic ceilings, some carpet, vinyl flooring, adequate lighting.	\$ 79 - \$105

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RETAIL AND COMMERCIAL

Type of Structure	Average to Excellent Cost Per Square Foot
BARS (COCKTAIL LOUNGE)	\$100 - \$215
RESTAURANTS	\$125 - \$320
RESTAURANTS (CAFETERIA STYLE)	\$115 - \$270
RESTAURANTS (FAST FOODS)	\$130 - \$365
WAREHOUSE DISCOUNT STORES	\$ 68 - \$ 90
WAREHOUSE FOOD STORES	\$ 68 - \$115
RETAIL STORES	\$100 - \$210
DEPARTMENT STORES	\$135 - \$240
LAUNDROMATS	\$ 81 - \$100
LAUNDRY/DRY CLEANERS	\$ 79 - \$130

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MEDICAL & CARE FACILITIES

Type of Structure	Average to Excellent Cost Per Square Foot
GENERAL HOSPITAL	\$215 - \$570
MEDICAL OFFICE BUILDING	\$135 - \$315
OUTPATIENT (SURGICAL CENTER)	\$210 - \$490
CONVALESCENT HOSPITAL (Skilled nursing home, rest home, sanitariums, hospital like structure providing medical care)	\$205 - \$290
MORTUARIES (FUNERAL HOMES)	\$145 - \$230
GROUP CARE HOMES (Small care or special needs buildings more residential style than convalescent)	\$130 - \$235
HOME FOR ELDERLY (Includes assisted living housing for elderly of three or more floors)	\$150 - \$220

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AUTOMOTIVE

Type of Structure	Average to Excellent Cost Per Square Foot
Complete Auto Dealerships (Includes showroom, office, parts and service facilities)	\$ 88 - \$190
SHOWROOMS	\$ 98 - \$210
AUTOMOTIVE SERVICE CENTERS	\$ 74 - \$105
MINI – LUBE	\$ 83 - \$185
PARKING (Parkade) STRUCTURE (Structure with no exterior or partial wall for above grade live storage of automobiles with elevator, office & service area).	\$ 55 * - \$ 82 ** <i>*Subtract \$1.85 /sq. ft. if no elevator. **Subtract \$2.85 /sq. ft. if no elevator.</i>
UNDERGROUND PARKING	\$ 40 - \$100
 Additions	
AUTOMATIC TICKET DISPENSER <i>With Ticket Reading Machine</i>	\$ 9,055 - \$14,620 \$15,925 - \$21,705
GATE ARM AUTOMATIC (EACH)	<i>One Way</i> \$4,375 - \$6,880 <i>Two Way</i> \$5,435 - \$7,330

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SCHOOLS & UNIVERSITIES

Type of Structure	Average to Excellent Cost Per Square Foot
SCHOOL (ELEMENTARY, MIDDLE, HIGH SCHOOL)	\$160 - \$305
COLLEGE/UNIVERSITY	\$205 - \$375
LECTURE HALL	\$195 - \$330
SCIENCE BUILDING	\$210 - \$385
FIELD HOUSE	\$150 - \$245
GYMNASIUM	\$145 - \$220
LABORATORY	\$170 - \$250

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SPECIAL PURPOSE BUILDINGS

Type of Structure	Average to Excellent Cost Per Square Foot
GOVERNMENT BUILDING (City Hall, Town Centers, Court Houses)	\$175 - \$385
LIBRARIES	\$180 - \$345
FIRE STATIONS	\$175 - \$295
POLICE STATIONS	\$160 - \$315
CORRECTION FACILITIES	\$190 - \$480
POST OFFICES	\$165 - \$280
CHURCHES	\$180 - \$380
DAY CARE CENTERS	\$135 - \$240
COMPUTER CENTERS	\$145 - \$290
BROADCASTING FACILITIES	\$190 - \$295

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RESIDENTIAL

Type Structure	Construction Quality	Average to Excellent Cost Per Square Foot
APARTMENT BUILDING		
3 - 10 Stories 11 - 20 Stories 21 Stories and over	Fair to Average - Brick little decoration, dry wall, carpet, vinyl flooring.	\$120 - \$165
3 - 10 Stories 11 - 20 Stories 21 - Stories and over	Good - Face brick, hardwood floor, ceramic tiles, carpet, good baths, and kitchen.	\$160 - \$250
3 - 10 Stories 11 - 20 Stories 21 Stories and over	Excellent - Best metal and stone, excellent interior detail, ceramic tiles, hardwood floors, one full bath per bedroom, and fine fixtures	\$205 - \$350
Public Housing		\$150 - \$250
OTHER RESIDENTIAL DWELLINGS (<i>elevators not included</i>)		
2 Story Detached (Frame) 2,000 sq. ft. (1,000 sq. ft. per floor)		\$120 - \$210
2 Story Detached (Brick) 2,000 sq. ft. (1,000 sq. ft. per floor)		\$125 - \$210
One Story Frame (1,000 sq. ft.)		\$120 - \$215
One Story Brick (1,000 sq. ft.)		\$120 - \$220
Row/Townhouse Brick (2,000 sq. ft. per unit)		\$105 - \$210
Row/Townhouse Frame (2,000 sq. ft. per unit)		\$105 - \$195

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Split Level Brick	\$115 - \$170
Split Level Frame	\$115 - \$175
High Value Residences (Mansion Style) From Good Veneer to Good Brick, Fine Trim to Brick Stone Trim, to Special Made Custom Homes	\$330 - \$510

Basements	Cost Per Square Foot
Unfinished	\$22.50 - \$25.65
Semi-finished	\$29.30 - \$33.00
Game Room	\$40.00 - \$46.00
Finished High Value	\$100.00 - \$115.00

Plumbing

	<i>Low</i>	<i>Average</i>	<i>Good</i>	<i>High Cost</i>
Bathroom (Fixtures)	\$ 810	\$ 1,240	\$ 1,905	\$ 2,920
Handicapped				
Walk-in Door	5,705	6,695	7,840	9,200
Tub w/Shower				
Fiberglass	1,525	2,040	2,715	3,630
Deluxe or Whirlpool	3,615	5,295	7,805	11,525
Shower Stall				
(Prefabricated Unit)	1,140	1,525	2,040	2,715
(Deluxe)	2,755	3,975	5,655	8,195
Wet Bar	685	815	945	1,125
Deluxe Wet Bar	1,380	1,990	2,855	4,090
Kitchen Sink	630	795	990	1,230
Multi-Bowl	775	1,060	1,460	2,020
Deluxe Bowl	2,865	3,900	5,405	7,445

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GAS STATIONS

Type of Structure	Cost
2 Bay Garage Building	\$120 - \$200 per sq. ft.
Food Booth (No Bays)	\$200 - \$245 per sq. ft.
Cashiers Booth (Pre-fab)	\$185 - \$475 per sq. ft.
Includes:	
A/C Unit	
Electric Space Heater (Built-in suspended)	
Linoleum Floor/Slab	
1/2 Bath	
Electrical Room	
Tanks	
Capacity (Gallons)	
2,000 Gal.	\$14,710 per tank
4,000 Gal.	\$19,300 per tank
Pump Island (Standard Island 4ft.x 15ft. = 60ft.)	\$12.20 - \$15.00 per sq. ft.
Canopy	\$28.85 - \$47.00 per sq. ft.
Pumps (includes remote read-out self service connection and lighted pump)	
Single Pump (each)*	\$ 6,950 - \$ 9,990
Double Pump (each)*	\$ 9,350 - \$13,500
Triple Pump (each)*	\$13,045 - \$20,450
<i>*Add for double (two)-sided operation (per pump)</i>	<i>\$ 4,915 - \$ 6,080</i>
Lifts (Auto ONLY)	
Single Post (each)	\$ 8,685 - \$10,975
Double Post (each)	\$11,090 - \$14,370
Drive-On (4 Post - each)	\$10,680 - \$13,935
Drive-On (Single Post)	\$ 9,500 - \$11,845
Car Wash (Automatic) – Bldg. Only (No Equipment)	\$110 - \$220 per sq. ft.

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BANK BUILDINGS

Type of Structure	Cost Per Square Foot
Bank Building	
	Excellent - \$305 - \$335
	Good - \$225 - \$295
	Average - \$165 - \$230
Mini Bank – Small Walk-Up & Drive-Thru	Good - \$380 - \$515
Bank Specialty Equipment	Cost Range
Safe Deposit Boxes and Lockers (per box installed)	\$ 76 *- \$670 ** <i>*3x5x24 - **11x16x24 inches Deduct 25% for aluminum units</i>
Cost Per Teller Station (includes alarm system, under-counter equipment, etc.)	\$ 7,695 - \$11,210
Night Deposit Chutes and Boxes	\$10,525 - \$21,420
Drive-up/Walk-up Window	\$8,880 - \$17,135
Automated Teller Machines	
Lobby/Retail Unit Each	\$16,120 - \$44,270
Drive-up/Walk-up Through Wall Units Stand Alone Island Units Each	\$44,410 - \$70,330
Pneumatic Drive-up System excluding canopy & window (<i>cost per station</i>)	\$18,420 - \$35,345
Customer TV Monitor System (<i>per station</i>) Add For Remote Cameras (<i>each</i>)	\$54,605 - \$71,045 \$ 1,710 - \$ 2,570

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RECREATION AND ENTERTAINMENT

Type of Structure	Average to Excellent Cost Per Square Foot
Auditoriums	\$175 - \$515
Theaters (<i>Live Stage</i>)	\$185 - \$535
Theaters (<i>Cinema</i>)	\$145 - \$275
Museums	\$190 - \$305
Indoor Tennis	\$ 63 - \$125
Skating Rinks (<i>Roller – Ice</i>)	\$ 87 - \$255
Fitness Centers	\$140 - \$245
Bowling Alleys*	\$100 - \$150

****Items added to basic cost of Bowling Alleys***

	<i>Cost</i>
Add Cost of Each Lane	\$24,340 - \$36,130
Add Cost per Pin Setter	\$17,540 - \$34,190
Add Cost of each Computerized Scorekeeper	\$ 7,230 - \$17,870
Add Cost for each Telescope (projector)	\$ 1,410 - \$ 3,340

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Type of Structure	Construction Quality	Cost New
HOTELS* (see footnote)	Average to Excellent	\$155 - \$320 per sq. ft..
MOTELS* (see footnote)	Average to Excellent	\$125 - \$180 per sq. ft.

** The construction costs above are for pure hotels and motels. If a hotel or motel has retail, office, and/or entertainment (movie theaters, etc.) space, the comparable cost guidelines must be used for this space.*

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ELEVATORS AND ESCALATORS*

Lump sum cost per elevator plus the cost per stop or landing (including ground level). Use the cost per stop for basement and mezzanine stops.

TYPE	COST RANGE
Passenger Elevator (<i>Base Cost</i>)	
2 to 3 stories	\$ 43,730 - \$ 77,690
4 to 7 stories	\$ 75,400 - \$124,305
8 stories and over	\$116,115 - \$253,520
<i>Add per stop</i>	<i>\$ 6,105 - \$ 10,060</i>
Escalators (<i>Each Moving Stairway</i>)	\$168,895 - \$220,805
Orchestra Lift	\$108,400 - \$226,875
Vertical Wheelchair Lift (<i>Each</i>)	\$ 11,685 - \$ 27,395

* *Buildings that typically require elevators have the above costs factored into their cost range. Use these guidelines **ONLY** for new installations within existing buildings or for installations in buildings that normally would not have elevators.*

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Residential Alterations

WOOD PATIO DECKS*

	<u>50 Sq. Ft.</u>	<u>100 Sq. Ft.</u>	<u>300 Sq. Ft.</u>
Softwood, Fir, Pine	\$18.50 - 22.10	\$13.20 - 16.40	\$ 8.30 - 10.15
Cedar, Redwood, or Metal	\$25.65 - 31.00	\$19.60 - 24.15	\$12.85 - 16.15

*Deck cost includes railing and siding

*For each foot of height above 3 feet, increase cost 5%

*For Treated Softwood increase cost 25%

SWIMMING POOLS

Cost includes filter, concrete coping, one light, diving board, steps, ladder, and maximum depth of 9 feet.*

12x25 (300ft) = \$18,415 - \$29,320

15x30 (400ft) = \$23,245 - \$35,215

15x35 (525ft) = \$24,905 - \$39,805

18x36 (650ft) = \$27,770 - \$44,225

20x40 (800ft) = \$30,790 - \$47,830

20x50(1000ft)= \$35,015 - \$55,200

*Plastic lined sand supported pools Deduct 10 - 20%

*Add for automatic cleaner (hydrosweep) \$680 - \$3,440

Add for Heat

Gas \$1,320 - \$4,830

Gas Output 50 MBH - 500 MBH

Electric \$2,340 - \$5,775

Electric Output 10KW - 75KW

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SOLAR HEATING SYSTEM

Liquid System

	<i>Low</i>	<i>Average</i>	<i>Good</i>
Complete system based on square foot of collector area	\$64	\$100	\$165

Air System

	<i>Low</i>	<i>Average</i>	<i>Good</i>
Complete system based on square foot of collector area	\$60	\$96	\$155

Hot Water Boilers*

	<i>Cost Range</i>
33,000 BTU	\$2,500 - 3,465
60,000	\$2,630 - 3,820
75,000	\$2,730 - 4,035
100,000	\$2,930 - 4,285
125,000	\$3,025 - 4,570
150,000	\$3,190 - 4,890
175,000	\$3,355 - 5,210

* Add 10% – 20% for oil fired / 25% - 40% for electric-hydrionic

COMPLETE COOLING SYSTEM

Cost per Ton

(1 Ton =12,000 BTUs)

	<i>Low</i>	<i>Average</i>	<i>Good</i>
5 TONS	\$3,365	\$4,185	\$5,175
10	3,225	4,005	4,925
15	3,155	3,830	4,715
25	3,015	3,755	4,610
50	2,835	3,545	4,290
75	2,765	3,365	4,185
100	2,730	3,260	4,110
150	2,625	3,190	3,900
250	2,550	3,085	3,830
400	2,445	2,940	3,685

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Chain Link Fences

Cost per Linear Foot	4'	6'	8'	10'	12'
2" mesh, #7 wire	\$14.40	\$21.05	\$27.50	\$34.00	\$40.00
#9 wire	12.35	18.05	23.75	29.35	35.00
#11 wire	10.65	15.35	20.25	24.95	29.70
 Add for Rails	 2.45	 2.45	 2.50	 2.50	 2.50
Add for 3 Strand barbed Wire	3.10	3.10	3.50	3.50	3.50
Add for Barbed Coils	11.85	11.85	12.70	12.70	12.70
Add for Privacy Slats	7.25	11.00	14.80	18.95	22.70

Gates

Cost per Linear Foot	4'	6'	8'	10'	12'
3' wide	\$275	\$360	\$425	-----	-----
5' wide	365	505	620	750	-----
10' wide	600	750	870	985	1,105
15' wide	755	975	1,145	1,285	1,430
20' wide	935	1,180	1,375	1,580	1,730
25' wide	-----	-----	1,470	1,700	1,860

**Add 25% for Sliding Gates*

TOTAL GUT REHABILITATION

Fair to Average Materials and Finish	60% of Cost New
Good Materials and Finish	65% of Cost New
Excellent Materials and Finish	70% of Cost New
 Moderate Rehabilitation	 45% of Cost New