



FINANCE
NEW • YORK
THE CITY OF NEW YORK
DEPARTMENT OF FINANCE

New York City Department Of Finance
Assessment Guidelines for Fiscal Year 2009

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Trophy Office Buildings 2008/2009

Midtown Trophy Buildings					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$50.48	\$67.32	\$83.51		
Expense	\$14.06	\$20.16	\$26.56		
Cap Rate	7.70%	7.90%	8.00%		4.527%
Approximate Market Value Range	\$298	\$380	\$455	7.10%	

Downtown Trophy Buildings					
	Low	Median	High	Vacancy Rate	Effective Tax Rate
Income	\$42.03	\$46.61	\$67.61		
Expense	\$13.89	\$15.31	\$25.95		
Cap Rate	8.10%	8.30%	8.40%		4.527%
Approximate Market Value Range	\$223	\$244	\$322	11.34%	

Use Market Cap Rate, Market Rent, and Market Vacancy on New Buildings, Major Alterations and Non Filers.

Use 85% Efficiency Ratio to Convert Market Asking Rent to Gross Rent.

Income = Gross Income Per Square Foot

Expense = Total Expense Per Square Foot

Vacancy Levels Subject to Change.

Use Reported 2006 Income

Class "A" Office Buildings 2008/2009

Plaza							
	Low	Median	High	Net Market Rent	Gross Market Rent	Vacancy Rate	Effective Tax Rate
Income	\$38.36	\$57.54	\$79.93	\$72.04	\$61.23		
Expense	\$13.55	\$19.94	\$27.04	\$24.96			
Cap Rate	8.00%	8.10%	8.30%	8.10%			4.527%
Approximate Market Value Range	\$198	\$298	\$412	\$373		4.70%	

Grand Central							
	Low	Median	High	Net Market Rent	Gross Market Rent	Vacancy Rate	Effective Tax Rate
Income	\$30.41	\$45.68	\$56.06	\$51.87	\$44.09		
Expense	\$10.53	\$17.21	\$23.34	\$19.54			
Cap Rate	8.10%	8.30%	8.40%	8.30%			4.527%
Approximate Market Value Range	\$157	\$222	\$253	\$252		6.30%	

Use 85% Efficiency Ratio to Convert Market Asking Rent to Gross Rent.

Income = Gross Income Per Square Foot

Expense = Total Expense Per Square Foot

Vacancy Levels Subject to Change.

Use Reported 2006 Income

Use Reported 2006 Expenses

	Low	Median	High	Net Market Rent	Gross Market Rent	Vacancy Rate	Effective Tax Rate
Income	\$35.34	\$50.30	\$65.75	\$62.97	\$53.52		
Expense	\$11.15	\$17.66	\$22.74	\$22.11			
Cap Rate	8.30%	8.40%	8.60%	8.40%			4.527%
Approximate Market Value Range	\$189	\$253	\$328	\$316		6.20%	

Midtown South							
	Low	Median	High	Net Market Rent	Gross Market Rent	Vacancy Rate	Effective Tax Rate
Income	\$29.81	\$39.58	\$70.02	\$42.63	\$36.24		
Expense	\$11.13	\$14.81	\$22.27	\$15.95			
Cap Rate	8.50%	8.70%	8.90%	8.70%			4.527%
Approximate Market Value Range	\$143	\$187	\$356	\$202		4.48%	

Use Market Cap Rate, Market Rent, and Market Vacancy on New Buildings and Major Alterations.

Use 85% Efficiency Ratio to Convert Market Asking Rent to Gross Rent.

Income = Gross Income Per Square Foot

Expense = Total Expense Per Square Foot

Vacancy Levels Subject to Change.

Use Reported 2006 Income

Use Reported 2006 Expenses

Downtown Financial/WTC							
	Low	Median	High	Net Market Rent	Gross Market Rent	Vacancy Rate	Effective Tax Rate
Income	\$12.04	\$33.38	\$45.96	\$44.42	\$37.76		
Expense	\$6.62	\$14.06	\$21.51	\$18.71			
Cap Rate	8.90%	9.10%	9.30%	9.10%			4.527%
Approximate Market Value Range	\$40	\$142	\$177	\$189		12.08%	

**Class "A" Office Buildings
2008/2009**

Downtown Insurance/Civic Center							
	Low	Median	High	Net Market Rent	Gross Market Rent	Vacancy Rate	Effective Tax Rate
Income	\$26.60	\$34.61	\$43.56	\$35.29	\$30.00		
Expense	\$10.36	\$13.10	\$22.33	\$13.36			
Cap Rate	8.70%	8.80%	9.00%	8.80%			4.527%
Approximate Market Value Range	\$123	\$161	\$157	\$165		6.55%	

Use Market Cap Rate, Market Rent, and Market Vacancy on New Buildings and Major Alterations.

Use 85% Efficiency Ratio to Convert Market Asking Rent to Gross Rent.

Income = Gross Income Per Square Foot

Expense = Total Expense Per Square Foot

Vacancy Levels Subject to Change.

Use Reported 2006 Income

Use Reported 2006 Expenses

Class "B" Office Buildings 2008/2009

Plaza							
	Low	Median	High	Net Market Rent	Gross Market Rent	Vacancy Rate	Effective Tax Rate
Income	\$33.38	\$48.96	\$59.96	\$47.05	\$37.64		4.527%
Expense	\$10.09	\$18.69	\$24.05	\$17.96			
Cap Rate	8.20%	8.40%	8.50%	8.40%			
Approximate Market Value Range	\$183	\$234	\$276	\$225			

Grand Central							
	Low	Median	High	Net Market Rent	Gross Market Rent	Vacancy Rate	Effective Tax Rate
Income	\$24.55	\$37.62	\$46.33	\$43.65	\$34.92		4.527%
Expense	\$9.07	\$15.55	\$21.66	\$18.04			
Cap Rate	8.40%	8.50%	8.70%	8.50%			
Approximate Market Value Range	\$120	\$169	\$187	\$197			

Use Market Cap Rate, Market Rent, and Market Vacancy on New Buildings and Major Alterations.

Use 80% Efficiency Ratio to Convert Market Asking Rent to Gross Rent.

Income = Gross Income Per Square Foot

Expense = Total Expense Per Square Foot

Vacancy Levels Subject to Change.

Use Reported 2006 Income

Use Reported 2006 Expenses

Midtown West							
	Low	Median	High	Net Market Rent	Gross Market Rent	Vacancy Rate	Effective Tax Rate
Income	\$19.05	\$32.45	\$46.35	\$41.83	\$33.46		4.527%
Expense	\$4.67	\$13.34	\$19.24	\$17.20			
Cap Rate	8.80%	9.00%	9.10%	9.00%			
Approximate Market Value Range	\$108	\$141	\$199	\$182			

Grand Central South							
	Low	Median	High	Net Market Rent	Gross Market Rent	Vacancy Rate	Effective Tax Rate
Income	\$22.54	\$36.92	\$51.96	\$38.18	\$30.54		4.527%
Expense	\$9.50	\$15.03	\$21.22	\$15.54			
Cap Rate	8.60%	8.80%	8.90%	8.80%			
Approximate Market Value Range	\$99	\$164	\$229	\$170			

Use Market Cap Rate, Market Rent, and Market Vacancy on New Buildings and Major Alterations.

Use 80% Efficiency Ratio to Convert Market Asking Rent to Gross Rent.

Income = Gross Income Per Square Foot

Expense = Total Expense Per Square Foot

Vacancy Levels Subject to Change.

Use Reported 2006 Income

Use Reported 2006 Expenses

**Class "B" Office Buildings
2008/2009**

Midtown South							
	Low	Median	High	Net Market Rent	Gross Market Rent	Vacancy Rate	Effective Tax Rate
Income	\$20.63	\$33.00	\$46.40	\$39.64	\$31.71		4.527%
Expense	\$6.91	\$12.35	\$17.69	\$14.83			
Cap Rate	9.00%	9.20%	9.40%	9.20%			
Approximate Market Value Range	\$101	\$150	\$206	\$181		4.60%	

Downtown Financial/WTC							
	Low	Median	High	Net Market Rent	Gross Market Rent	Vacancy Rate	Effective Tax Rate
Income	\$10.32	\$25.70	\$36.12	\$31.87	\$25.50		4.527%
Expense	\$5.67	\$14.97	\$18.05	\$18.56			
Cap Rate	9.20%	9.40%	9.65%	9.40%			
Approximate Market Value Range	\$34	\$77	\$127	\$96		15.38%	

Use Market Cap Rate, Market Rent, and Market Vacancy on New Buildings and Major Alterations.

Use 80% Efficiency Ratio to Convert Market Asking Rent to Gross Rent.

Income = Gross Income Per Square Foot

Expense = Total Expense Per Square Foot

Vacancy Levels Subject to Change.

Use Reported 2006 Income

Use Reported 2006 Expenses

Downtown Insurance/Civic Center							
	Low	Median	High	Net Market Rent	Gross Market Rent	Vacancy Rate	Effective Tax Rate
Income	\$20.72	\$25.65	\$37.29	\$32.02	\$25.62		4.527%
Expense	\$9.05	\$12.10	\$18.15	\$15.10			
Cap Rate	9.40%	9.60%	9.70%	9.60%			
Approximate Market Value Range	\$84	\$96	\$135	\$120		7.40%	

Use Market Cap Rate, Market Rent, and Market Vacancy on New Buildings and Major Alterations.

Use 80% Efficiency Ratio to Convert Market Asking Rent to Gross Rent.

Income = Gross Income Per Square Foot

Expense = Total Expense Per Square Foot

Vacancy Levels Subject to Change.

Use Reported 2006 Income

Use Reported 2006 Expenses

Manhattan Other Offices 2008/2009

NOT A OR B SOUTH OF 110th STREET				
	Low	Median	High	Effective Tax Rate
Income	\$10.49	\$30.44	\$59.55	4.527%
Expense	\$2.53	\$9.84	\$20.57	
Cap Rate	10.10%	10.20%	10.40%	
Approximate Market Value Range	\$54	\$140	\$261	

NORTH OF 110TH STREET				
	Low	Median	High	Effective Tax Rate
Income	\$7.26	\$18.64	\$38.10	4.527%
Expense	\$1.49	\$6.02	\$13.51	
Cap Rate	10.80%	10.90%	11.10%	
Approximate Market Value Range	\$38	\$82	\$157	

Use Market Cap Rate, Market Rent, and Market Vacancy on New Buildings and Major Alterations.

Use 80% Efficiency Ratio to Convert Market Asking Rent to Gross Rent.

Income = Gross Income Per Square Foot

Expense = Total Expense Per Square Foot

Use Reported 2006 Income

Use Reported 2006 Expenses

**Borough Office Buildings
2008/2009**

DOWNTOWN BROOKLYN "A"				
	Low	Median	High	Effective Tax Rate
Income	\$25.30	\$33.45	\$38.55	4.527%
Expense	\$9.03	\$10.07	\$11.03	
Cap Rate	9.20%	9.40%	9.60%	
Approximate Market Value Range	\$119	\$168	\$195	

DOWNTOWN BROOKLYN "B"				
	Low	Median	High	Effective Tax Rate
Income	\$15.52	\$23.88	\$33.73	4.527%
Expense	\$4.81	\$10.55	\$18.62	
Cap Rate	10.40%	10.60%	10.80%	
Approximate Market Value Range	\$72	\$88	\$99	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

OTHER OUTER BOROUGHES "A"				
	Low	Median	High	Effective Tax Rate
Income	\$12.84	\$23.56	\$33.18	4.527%
Expense	\$4.50	\$9.35	\$17.08	
Cap Rate	9.60%	9.70%	9.90%	
Approximate Market Value Range	\$59	\$100	\$112	

OTHER OUTER BOROUGHES "B"				
	Low	Median	High	Effective Tax Rate
Income	\$10.27	\$20.13	\$50.84	4.527%
Expense	\$2.71	\$9.27	\$19.82	
Cap Rate	10.70%	10.80%	11.00%	
Approximate Market Value Range	\$50	\$71	\$200	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

OFFICE BUILDINGS OTHER THAN "A" OR "B"				
	Low	Median	High	Effective Tax Rate
Income	\$5.27	\$17.27	\$36.87	4.527%
Expense	\$0.76	\$4.49	\$12.04	
Cap Rate	11.40%	11.50%	11.70%	
Approximate Market Value Range	\$28	\$80	\$153	

PROFESSIONAL OFFICES, BC = O7				
	Low	Median	High	Effective Tax Rate
Income	\$7.16	\$19.15	\$35.55	4.527%
Expense	\$1.22	\$5.25	\$12.24	
Cap Rate	10.90%	11.10%	11.20%	
Approximate Market Value Range	\$39	\$89	\$148	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

Apartment Buildings, Cooperatives & Condominiums
 (greater than 10 units)
 2008/2009

Income Range Per Square Foot		Gross Income Multiplier	Market Value Range Per Square Foot	
Less than	\$8.23	3.0704		\$25.27
\$8.23	\$9.52	3.2964	\$27.13	\$31.38
\$9.52	\$10.80	3.3789	\$32.17	\$36.49
\$10.80	\$12.16	3.5254	\$38.07	\$42.87
\$12.16	\$13.57	3.7593	\$45.71	\$51.01
\$13.57	\$15.11	3.9636	\$53.79	\$59.89
\$15.11	\$19.11	4.0673	\$61.46	\$77.73
\$19.11	\$25.38	4.4692	\$85.41	\$113.43
\$25.38	\$33.88	4.8446	\$122.96	\$164.14
\$33.88	Or Higher	5.0281	\$170.35	

Income = Gross Income Per Square Foot
 Use Reported 2006 Income

**Manhattan Retail One-Story: Downtown South of Grand St.
2008/2009**

All Areas				
	Low	Median	High	Effective Tax Rate
Income	\$16.30	\$55.20	\$133.11	4.527%
Expense	\$1.89	\$7.78	\$34.83	
Cap Rate	8.70%	9.00%	9.30%	
Approximate Market Value Range	\$109	\$351	\$711	

**Manhattan Retail Two-Story or More: Downtown South of Grand St.
2008/2009**

All Areas				
	Low	Median	High	Effective Tax Rate
Income	\$13.65	\$34.49	\$98.11	4.527%
Expense	\$1.10	\$8.54	\$25.34	
Cap Rate	8.90%	9.20%	9.40%	
Approximate Market Value Range	\$93	\$189	\$523	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**Manhattan Retail K4 & K9: Downtown South of Grand St.
2008/2009**

All Areas				
	Low	Median	High	Effective Tax Rate
Income	\$12.17	\$23.33	\$46.06	4.527%
Expense	\$2.01	\$6.02	\$14.48	
Cap Rate	9.20%	9.40%	9.70%	
Approximate Market Value Range	\$74	\$124	\$222	

**Manhattan Retail K1: Midtown South (Grand to 30th St.)
2008/2009**

All Areas				
	Low	Median	High	Effective Tax Rate
Income	\$22.73	\$60.00	\$108.71	4.527%
Expense	\$1.10	\$6.73	\$25.33	
Cap Rate	8.70%	8.90%	9.20%	
Approximate Market Value Range	\$164	\$397	\$607	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**Manhattan Retail K2: Midtown South (Grand to 30th St.)
2008/2009**

All Areas				
	Low	Median	High	Effective Tax Rate
Income	\$16.48	\$40.54	\$91.61	4.527%
Expense	\$1.98	\$8.24	\$18.41	
Cap Rate	8.80%	9.10%	9.30%	
Approximate Market Value Range	\$109	\$237	\$529	

**Manhattan Retail K4 & K9: Midtown South (Grand to 30th St.)
2008/2009**

All Areas				
	Low	Median	High	Effective Tax Rate
Income	\$11.90	\$29.93	\$61.22	4.527%
Expense	\$1.22	\$6.21	\$17.22	
Cap Rate	9.10%	9.30%	9.60%	
Approximate Market Value Range	\$78	\$172	\$311	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**Manhattan Retail K1: Midtown (30th to 59th Street)
2008/2009**

All Areas				
	Low	Median	High	Effective Tax Rate
Income	\$23.41	\$84.02	\$237.96	4.527%
Expense	\$1.17	\$11.29	\$33.04	
Cap Rate	8.20%	8.40%	8.70%	
Approximate Market Value Range	\$175	\$563	\$1,549	

**Manhattan Retail K2: Midtown (30th to 59th Street)
2008/2009**

All Areas				
	Low	Median	High	Effective Tax Rate
Income	\$18.21	\$59.85	\$134.38	4.527%
Expense	\$1.66	\$8.34	\$22.19	
Cap Rate	8.40%	8.60%	8.90%	
Approximate Market Value Range	\$128	\$392	\$836	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**Manhattan Retail K4 & K9: Midtown (30th to 59th Street)
2008/2009**

All Areas				
	Low	Median	High	Effective Tax Rate
Income	\$19.19	\$45.55	\$98.70	4.527%
Expense	\$1.65	\$8.47	\$24.82	
Cap Rate	8.60%	8.90%	9.10%	
Approximate Market Value Range	\$134	\$276	\$542	

**Manhattan Retail K1: East Side (59th to 96th Street)
2008/2009**

All 59th to 96th Street				
	Low	Median	High	Effective Tax Rate
Income	\$23.76	\$78.67	\$177.56	4.527%
Expense	\$1.39	\$3.52	\$15.53	
Cap Rate	8.40%	8.70%	9.00%	
Approximate Market Value Range	\$173	\$568	\$1,198	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**Manhattan Retail K2: East Side (59th to 96th Street)
2008/2009**

All 59th to 96th Street				
	Low	Median	High	Effective Tax Rate
Income	\$38.54	\$79.45	\$154.81	4.527%
Expense	\$1.72	\$11.28	\$22.16	
Cap Rate	8.60%	8.90%	9.20%	
Approximate Market Value Range	\$281	\$508	\$966	

**Manhattan Retail K4 & K9: East Side (59th to 96th Street)
2008/2009**

All 59th to 96th Street				
	Low	Median	High	Effective Tax Rate
Income	\$21.60	\$62.74	\$137.41	4.527%
Expense	\$3.66	\$11.44	\$26.37	
Cap Rate	8.90%	9.10%	9.40%	
Approximate Market Value Range	\$134	\$376	\$797	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**Manhattan Retail K1: West Side (59th to 110th Street)
2008/2009**

All 59th to 110th Street				
	Low	Median	High	Effective Tax Rate
Income	\$42.09	\$45.52	\$58.62	4.527%
Expense	\$1.61	\$3.89	\$7.82	
Cap Rate	8.80%	9.10%	9.30%	
Approximate Market Value Range	\$304	\$306	\$367	

**Manhattan Retail K2: West Side (59th to 110th Street)
2008/2009**

All 59th to 110th Street				
	Low	Median	High	Effective Tax Rate
Income	\$20.00	\$50.45	\$175.29	4.527%
Expense	\$3.41	\$7.36	\$24.68	
Cap Rate	9.00%	9.30%	9.60%	
Approximate Market Value Range	\$123	\$312	\$1,066	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**Manhattan Retail K4 & K9: West Side (59th to 110th Street)
2008/2009**

All 59th to 110th Street				
	Low	Median	High	Effective Tax Rate
Income	\$22.28	\$65.19	\$105.27	4.527%
Expense	\$2.96	\$9.70	\$21.06	
Cap Rate	9.30%	9.60%	9.80%	
Approximate Market Value Range	\$140	\$393	\$588	

**Manhattan Retail K1: E96th/W110th Street To 125th Street
2008/2009**

110th Street To 125th Street				
	Low	Median	High	Effective Tax Rate
Income	\$7.55	\$24.32	\$64.07	4.527%
Expense	\$2.43	\$6.36	\$13.75	
Cap Rate	9.70%	10.00%	10.30%	
Approximate Market Value Range	\$36	\$124	\$339	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**Manhattan Retail K2: E96th/W110th Street To 125th Street
2008/2009**

110th Street To 125th Street				
	Low	Median	High	Effective Tax Rate
Income	\$9.25	\$21.58	\$47.05	4.527%
Expense	\$1.05	\$5.66	\$14.56	
Cap Rate	9.90%	10.20%	10.50%	
Approximate Market Value Range	\$57	\$108	\$216	

**Manhattan Retail K4 & K9: E96th/W110th Street To 125th Street
2008/2009**

110th Street To 125th Street				
	Low	Median	High	Effective Tax Rate
Income	\$4.51	\$14.21	\$33.86	4.527%
Expense	\$1.69	\$4.59	\$12.11	
Cap Rate	10.20%	10.50%	10.80%	
Approximate Market Value Range	\$19	\$64	\$142	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**Manhattan Retail K1: North Of 125th Street
2008/2009**

North Of 125th Street				
	Low	Median	High	Effective Tax Rate
Income	\$14.28	\$36.00	\$64.59	4.527%
Expense	\$1.49	\$5.68	\$13.58	
Cap Rate	10.40%	10.70%	11.00%	
Approximate Market Value Range	\$86	\$199	\$329	

**Manhattan Retail K2: North Of 125th Street
2008/2009**

North Of 125th Street				
	Low	Median	High	Effective Tax Rate
Income	\$7.50	\$21.38	\$54.34	4.527%
Expense	\$1.61	\$4.31	\$11.54	
Cap Rate	10.80%	11.10%	11.40%	
Approximate Market Value Range	\$38	\$109	\$269	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**Manhattan Retail K4 & K9: North 125th Street
2008/2009**

North Of 125th Street				
	Low	Median	High	Effective Tax Rate
Income	\$10.93	\$22.23	\$52.89	4.527%
Expense	\$1.30	\$5.40	\$11.39	
Cap Rate	11.10%	11.40%	11.80%	
Approximate Market Value Range	\$62	\$106	\$254	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**BRONX RETAIL GUIDELINES K1 & K6
2008/2009**

Area Rating 2				
	Low	Median	High	Effective Tax Rate
Income	\$10.72	\$23.94	\$47.51	4.527%
Expense	\$1.46	\$5.26	\$12.47	
Cap Rate	9.10%	9.30%	9.60%	
Approximate Market Value Range	\$68	\$135	\$248	

Area Rating 3				
	Low	Median	High	Effective Tax Rate
Income	\$7.37	\$18.00	\$32.35	4.527%
Expense	\$0.95	\$4.26	\$10.51	
Cap Rate	9.30%	9.60%	9.90%	
Approximate Market Value Range	\$46	\$97	\$151	

Area Rating 4				
	Low	Median	High	Effective Tax Rate
Income	\$6.17	\$13.49	\$20.66	4.527%
Expense	\$0.74	\$4.03	\$8.00	
Cap Rate	10.00%	10.30%	10.50%	
Approximate Market Value Range	\$37	\$64	\$84	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**BRONX RETAIL GUIDELINES K2
2008/2009**

Area Rating 2				
	Low	Median	High	Effective Tax Rate
Income	\$7.14	\$17.83	\$45.63	4.527%
Expense	\$1.82	\$4.53	\$10.89	
Cap Rate	9.30%	9.50%	9.80%	
Approximate Market Value Range	\$38	\$95	\$242	

Area Rating 3				
	Low	Median	High	Effective Tax Rate
Income	\$4.36	\$10.23	\$20.60	4.527%
Expense	\$0.51	\$2.90	\$6.62	
Cap Rate	9.50%	9.80%	10.10%	
Approximate Market Value Range	\$27	\$51	\$96	

Area Rating 4				
	Low	Median	High	Effective Tax Rate
Income	\$3.60	\$4.74	\$16.53	4.527%
Expense	\$0.30	\$1.07	\$3.50	
Cap Rate	10.20%	10.50%	10.80%	
Approximate Market Value Range	\$22	\$24	\$85	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**BRONX RETAIL GUIDELINES K4 & K9
2008/2009**

Area Rating 2				
	Low	Median	High	Effective Tax Rate
Income	\$6.75	\$14.63	\$26.26	4.527%
Expense	\$1.53	\$4.49	\$8.49	
Cap Rate	9.50%	9.80%	10.10%	
Approximate Market Value Range	\$37	\$71	\$121	

Area Rating 3				
	Low	Median	High	Effective Tax Rate
Income	\$3.94	\$8.43	\$19.20	4.527%
Expense	\$0.35	\$2.05	\$7.45	
Cap Rate	9.80%	10.10%	10.40%	
Approximate Market Value Range	\$25	\$44	\$79	

Area Rating 4				
	Low	Median	High	Effective Tax Rate
Income	\$2.92	\$6.71	\$17.22	4.527%
Expense	\$0.58	\$2.48	\$4.29	
Cap Rate	10.50%	10.80%	11.10%	
Approximate Market Value Range	\$16	\$28	\$83	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**BROOKLYN RETAIL GUIDELINES K1 & K6
2008/2009**

Area Rating 2				
	Low	Median	High	Effective Tax Rate
Income	\$10.80	\$23.79	\$32.00	4.527%
Expense	\$1.06	\$4.72	\$9.75	
Cap Rate	9.10%	9.30%	9.60%	
Approximate Market Value Range	\$71	\$138	\$158	

Area Rating 3				
	Low	Median	High	Effective Tax Rate
Income	\$8.32	\$19.04	\$36.80	4.527%
Expense	\$0.92	\$3.83	\$10.79	
Cap Rate	9.30%	9.60%	9.90%	
Approximate Market Value Range	\$54	\$108	\$180	

Area Rating 4				
	Low	Median	High	Effective Tax Rate
Income	\$5.48	\$13.26	\$32.00	4.527%
Expense	\$0.43	\$3.18	\$9.75	
Cap Rate	9.90%	10.20%	10.50%	
Approximate Market Value Range	\$35	\$68	\$148	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**BROOKLYN RETAIL GUIDELINES K2
2008/2009**

Area Rating 1				
	Low	Median	High	Effective Tax Rate
Income	\$21.60	\$40.40	\$96.93	4.527%
Expense	\$1.91	\$6.49	\$12.91	
Cap Rate	9.10%	9.30%	9.60%	
Approximate Market Value Range	\$144	\$245	\$595	

Area Rating 2				
	Low	Median	High	Effective Tax Rate
Income	\$10.10	\$20.64	\$36.95	4.527%
Expense	\$1.11	\$4.24	\$10.05	
Cap Rate	9.30%	9.60%	9.90%	
Approximate Market Value Range	\$65	\$116	\$186	

Area Rating 3				
	Low	Median	High	Effective Tax Rate
Income	\$5.94	\$13.03	\$30.25	4.527%
Expense	\$0.64	\$3.25	\$9.05	
Cap Rate	9.80%	10.10%	10.40%	
Approximate Market Value Range	\$37	\$67	\$142	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**BROOKLYN RETAIL GUIDELINES K4 & K9
2008/2009**

Area Rating 1				
	Low	Median	High	Effective Tax Rate
Income	\$10.88	\$30.82	\$75.45	4.527%
Expense	\$1.33	\$6.57	\$15.65	
Cap Rate	9.30%	9.60%	9.90%	
Approximate Market Value Range	\$69	\$172	\$415	

Area Rating 2				
	Low	Median	High	Effective Tax Rate
Income	\$7.00	\$16.90	\$34.33	4.527%
Expense	\$1.33	\$4.27	\$9.82	
Cap Rate	9.60%	9.90%	10.20%	
Approximate Market Value Range	\$40	\$88	\$166	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**BROOKLYN RETAIL GUIDELINES K4 & K9
2008/2009**

Area Rating 3				
	Low	Median	High	Effective Tax Rate
Income	\$5.06	\$12.77	\$28.71	4.527%
Expense	\$0.77	\$3.25	\$9.15	
Cap Rate	9.90%	10.20%	10.40%	
Approximate Market Value Range	\$30	\$65	\$131	

Area Rating 4				
	Low	Median	High	Effective Tax Rate
Income	\$2.22	\$12.14	\$33.21	4.527%
Expense	\$0.41	\$3.35	\$9.40	
Cap Rate	10.50%	10.80%	11.10%	
Approximate Market Value Range	\$12	\$57	\$152	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**QUEENS RETAIL GUIDELINES K1 & K6
2008/2009**

Area Rating 1				
	Low	Median	High	Effective Tax Rate
Income	\$25.84	\$47.14	\$105.88	4.527%
Expense	\$0.96	\$6.78	\$15.40	
Cap Rate	8.70%	9.00%	9.20%	
Approximate Market Value Range	\$188	\$298	\$659	

Area Rating 2				
	Low	Median	High	Effective Tax Rate
Income	\$15.76	\$33.07	\$63.70	4.527%
Expense	\$1.63	\$6.37	\$15.12	
Cap Rate	9.00%	9.20%	9.50%	
Approximate Market Value Range	\$104	\$195	\$346	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**QUEENS RETAIL GUIDELINES K1 & K6
2008/2009**

Area Rating 3				
	Low	Median	High	Effective Tax Rate
Income	\$9.37	\$20.30	\$39.43	4.527%
Expense	\$1.00	\$4.41	\$11.83	
Cap Rate	9.20%	9.50%	9.80%	
Approximate Market Value Range	\$61	\$113	\$193	

Area Rating 4				
	Low	Median	High	Effective Tax Rate
Income	\$6.61	\$15.40	\$28.85	4.527%
Expense	\$1.33	\$4.08	\$12.59	
Cap Rate	9.80%	10.10%	10.40%	
Approximate Market Value Range	\$37	\$77	\$109	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**QUEENS RETAIL GUIDELINES K2
2008/2009**

Area Rating 1				
	Low	Median	High	Effective Tax Rate
Income	\$22.49	\$38.28	\$79.76	4.527%
Expense	\$1.53	\$6.72	\$21.00	
Cap Rate	8.90%	9.20%	9.40%	
Approximate Market Value Range	\$156	\$230	\$422	

Area Rating 2				
	Low	Median	High	Effective Tax Rate
Income	\$13.47	\$27.28	\$46.11	4.527%
Expense	\$1.73	\$5.40	\$14.05	
Cap Rate	9.20%	9.40%	9.70%	
Approximate Market Value Range	\$86	\$157	\$225	

Area Rating 3				
	Low	Median	High	Effective Tax Rate
Income	\$8.89	\$18.69	\$30.69	4.527%
Expense	\$1.66	\$4.92	\$12.21	
Cap Rate	9.40%	9.70%	10.00%	
Approximate Market Value Range	\$52	\$97	\$127	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**QUEENS RETAIL GUIDELINES K4 & K9
2008/2009**

Area Rating 1				
	Low	Median	High	Effective Tax Rate
Income	\$13.93	\$34.50	\$67.14	4.527%
Expense	\$1.61	\$5.82	\$14.66	
Cap Rate	9.20%	9.40%	9.70%	
Approximate Market Value Range	\$90	\$206	\$369	

Area Rating 2				
	Low	Median	High	Effective Tax Rate
Income	\$8.40	\$21.77	\$37.13	4.527%
Expense	\$1.47	\$5.41	\$10.64	
Cap Rate	9.40%	9.70%	10.00%	
Approximate Market Value Range	\$50	\$115	\$182	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**QUEENS RETAIL GUIDELINES K4 & K9
2008/2009**

Area Rating 3				
	Low	Median	High	Effective Tax Rate
Income	\$5.51	\$14.14	\$25.34	4.527%
Expense	\$1.11	\$3.86	\$9.36	
Cap Rate	9.70%	10.00%	10.30%	
Approximate Market Value Range	\$31	\$71	\$108	

Area Rating 4				
	Low	Median	High	Effective Tax Rate
Income	\$6.28	\$11.74	\$17.22	4.527%
Expense	\$1.38	\$2.60	\$7.30	
Cap Rate	10.40%	10.60%	10.90%	
Approximate Market Value Range	\$33	\$60	\$64	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**STATEN ISLAND RETAIL GUIDELINES K1 & K6
2008/2009**

Area Rating 1				
	Low	Median	High	Effective Tax Rate
Income	\$15.80	\$35.59	\$74.86	4.527%
Expense	\$1.25	\$6.94	\$18.28	
Cap Rate	9.00%	9.20%	9.50%	
Approximate Market Value Range	\$108	\$209	\$403	

Area Rating 2				
	Low	Median	High	Effective Tax Rate
Income	\$10.50	\$24.68	\$40.16	4.527%
Expense	\$1.27	\$4.56	\$11.74	
Cap Rate	9.20%	9.50%	9.80%	
Approximate Market Value Range	\$67	\$143	\$198	

Area Rating 3				
	Low	Median	High	Effective Tax Rate
Income	\$7.68	\$14.97	\$30.81	4.527%
Expense	\$0.85	\$3.24	\$10.31	
Cap Rate	9.50%	9.80%	10.00%	
Approximate Market Value Range	\$49	\$82	\$141	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**STATEN ISLAND RETAIL GUIDELINES K2
2008/2009**

Area Rating 2				
	Low	Median	High	Effective Tax Rate
Income	\$6.34	\$17.17	\$32.67	4.527%
Expense	\$1.85	\$4.88	\$11.19	
Cap Rate	9.40%	9.70%	9.90%	
Approximate Market Value Range	\$32	\$86	\$149	

Area Rating 3				
	Low	Median	High	Effective Tax Rate
Income	\$3.95	\$14.88	\$21.66	4.527%
Expense	\$0.72	\$2.65	\$6.54	
Cap Rate	9.70%	9.90%	10.20%	
Approximate Market Value Range	\$23	\$85	\$103	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**STATEN ISLAND RETAIL GUIDELINES K4 & K9
2008/2009**

Area Rating 3				
	Low	Median	High	Effective Tax Rate
Income	\$5.51	\$11.36	\$23.43	4.527%
Expense	\$0.68	\$2.85	\$6.19	
Cap Rate	10.50%	10.70%	11.00%	
Approximate Market Value Range	\$32	\$56	\$111	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**MANHATTAN LOFTS
PRIMARY AREAS
2008/2009**

Midtown West				
	Low	Median	High	Effective Tax Rate
Income	\$21.16	\$33.17	\$56.35	4.527%
Expense	\$4.33	\$10.77	\$26.35	
Cap Rate	8.80%	9.00%	9.10%	
Approximate Market Value Range	\$126	\$166	\$220	
Fashion/Javits Center				
	Low	Median	High	Effective Tax Rate
Income	\$12.46	\$20.88	\$32.71	4.527%
Expense	\$3.79	\$8.13	\$13.77	
Cap Rate	9.00%	9.10%	9.30%	
Approximate Market Value Range	\$64	\$94	\$137	
Chelsea/Flatiron/Gramercy/Murray Hill				
	Low	Median	High	Effective Tax Rate
Income	\$11.99	\$23.25	\$36.57	4.527%
Expense	\$2.58	\$7.91	\$13.87	
Cap Rate	9.10%	9.30%	9.50%	
Approximate Market Value Range	\$69	\$111	\$162	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**MANHATTAN LOFTS
SECONDARY AREAS
2008/2009**

Below 14th Street				
	Low	Median	High	Effective Tax Rate
Income	\$5.50	\$18.26	\$35.87	4.527%
Expense	\$1.52	\$5.58	\$13.06	
Cap Rate	9.30%	9.50%	9.60%	
Approximate Market Value Range	\$29	\$90	\$161	
Manhattan Other Lofts				
	Low	Median	High	Effective Tax Rate
Income	\$5.76	\$13.90	\$43.15	4.527%
Expense	\$1.13	\$4.59	\$11.31	
Cap Rate	10.10%	10.30%	10.50%	
Approximate Market Value Range	\$32	\$63	\$212	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**Borough Lofts Guidelines
2008/2009**

All				
	Low	Median	High	Effective Tax Rate
Income	\$3.67	\$7.38	\$14.10	4.527%
Expense	\$0.80	\$3.04	\$6.52	
Cap Rate	10.90%	11.10%	11.20%	
Approximate Market Value Range	\$19	\$28	\$48	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**Manhattan Factories
2008/2009**

PRIMARY				
	Low	Median	High	Effective Tax Rate
Income	\$5.47	\$10.65	\$73.79	4.527%
Expense	\$0.32	\$3.64	\$52.06	
Cap Rate	9.40%	9.70%	10.00%	
Approximate Market Value Range	\$37	\$49	\$150	

SECONDARY				
	Low	Median	High	Effective Tax Rate
Income	\$5.34	\$7.18	\$18.34	4.527%
Expense	\$1.04	\$2.24	\$5.06	
Cap Rate	9.80%	10.10%	10.40%	
Approximate Market Value Range	\$30	\$34	\$89	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**Manhattan Warehouses
2008/2009**

PRIMARY				
	Low	Median	High	Effective Tax Rate
Income	\$2.21	\$14.74	\$38.56	4.527%
Expense	\$0.71	\$3.74	\$9.05	
Cap Rate	9.50%	9.80%	10.10%	
Approximate Market Value Range	\$11	\$77	\$202	

SECONDARY				
	Low	Median	High	Effective Tax Rate
Income	\$2.02	\$11.74	\$29.62	4.527%
Expense	\$0.32	\$2.06	\$10.79	
Cap Rate	10.00%	10.30%	10.60%	
Approximate Market Value Range	\$12	\$65	\$124	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**Bronx Factories
2008/2009**

PRIMARY 1 & 2 STORIES				
	Low	Median	High	Effective Tax Rate
Income	\$3.42	\$7.46	\$10.49	4.527%
Expense	\$0.43	\$1.75	\$3.80	
Cap Rate	9.50%	9.80%	10.10%	
Approximate Market Value Range	\$21	\$40	\$46	
Primary Industrial Areas: Bronx Terminal Market, Port Morris, Hunts Point, Zerega				
SECONDARY 1 & 2 STORIES				
	Low	Median	High	Effective Tax Rate
Income	\$2.57	\$6.28	\$14.89	4.527%
Expense	\$0.27	\$1.40	\$3.80	
Cap Rate	10.10%	10.40%	10.70%	
Approximate Market Value Range	\$16	\$33	\$73	
ALL MULTI-STORY				
	Low	Median	High	Effective Tax Rate
Income	\$2.13	\$4.66	\$12.74	4.527%
Expense	\$0.50	\$2.21	\$4.88	
Cap Rate	10.50%	10.80%	11.10%	
Approximate Market Value Range	\$11	\$16	\$50	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**Bronx Warehouses
2008/2009**

PRIMARY 1 & 2 STORIES				
	Low	Median	High	Effective Tax Rate
Income	\$3.28	\$8.32	\$12.61	4.527%
Expense	\$0.58	\$1.45	\$3.82	
Cap Rate	9.20%	9.50%	9.80%	
Approximate Market Value Range	\$20	\$49	\$61	
Primary Industrial Areas: Bronx Terminal Market, Port Morris, Hunts Point, Zerega				
SECONDARY 1 & 2 STORIES				
	Low	Median	High	Effective Tax Rate
Income	\$4.00	\$7.57	\$13.30	4.527%
Expense	\$0.17	\$1.52	\$4.33	
Cap Rate	9.70%	10.00%	10.30%	
Approximate Market Value Range	\$27	\$42	\$60	
ALL MULTI-STORY				
	Low	Median	High	Effective Tax Rate
Income	\$1.90	\$4.03	\$12.31	4.527%
Expense	\$0.40	\$1.63	\$3.77	
Cap Rate	10.20%	10.50%	10.80%	
Approximate Market Value Range	\$10	\$16	\$56	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**Brooklyn Factories
2008/2009**

PRIMARY 1 & 2 STORIES				
	Low	Median	High	Effective Tax Rate
Income	\$3.25	\$8.63	\$14.48	4.527%
Expense	\$0.46	\$2.13	\$5.28	
Cap Rate	8.80%	9.00%	9.30%	
Approximate Market Value Range	\$21	\$48	\$67	
Primary Industrial Areas: Greenpoint, Gowanus, Red Hook, Bush Terminal, East Williamsburg, West Williamsburg, Canarsie				
SECONDARY 1 & 2 STORIES				
	Low	Median	High	Effective Tax Rate
Income	\$2.79	\$7.44	\$17.33	4.527%
Expense	\$0.23	\$1.60	\$4.78	
Cap Rate	9.50%	9.80%	10.10%	
Approximate Market Value Range	\$18	\$41	\$86	
ALL MULTI-STORY				
	Low	Median	High	Effective Tax Rate
Income	\$1.69	\$5.35	\$10.50	4.527%
Expense	\$0.34	\$1.90	\$5.05	
Cap Rate	9.80%	10.10%	10.40%	
Approximate Market Value Range	\$9	\$24	\$37	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**Brooklyn Warehouses
2008/2009**

PRIMARY 1 & 2 STORIES				
	Low	Median	High	Effective Tax Rate
Income	\$4.43	\$8.85	\$14.67	4.527%
Expense	\$0.53	\$2.06	\$5.34	
Cap Rate	8.60%	8.90%	9.10%	
Approximate Market Value Range	\$30	\$51	\$68	
Primary Industrial Areas: Greenpoint, Gowanus, Red Hook, Bush Terminal, East Williamsburg, West Williamsburg, Canarsie				
SECONDARY 1 & 2 STORIES				
	Low	Median	High	Effective Tax Rate
Income	\$3.43	\$8.26	\$16.78	4.527%
Expense	\$0.28	\$1.70	\$5.05	
Cap Rate	9.40%	9.70%	10.00%	
Approximate Market Value Range	\$23	\$46	\$81	
ALL MULTI-STORY				
	Low	Median	High	Effective Tax Rate
Income	\$1.10	\$6.09	\$12.70	4.527%
Expense	\$0.15	\$1.90	\$4.53	
Cap Rate	9.70%	10.00%	10.30%	
Approximate Market Value Range	\$7	\$29	\$55	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**Queens Factories
2008/2009**

PRIMARY 1 & 2 STORIES				
	Low	Median	High	Effective Tax Rate
Income	\$4.29	\$9.95	\$15.91	4.527%
Expense	\$0.61	\$1.92	\$5.80	
Cap Rate	8.80%	9.00%	9.30%	
Approximate Market Value Range	\$28	\$59	\$73	
Primary Industrial Areas: Long Island City, Astoria, Maspeth, and Springfield Gardens/JFK				
SECONDARY 1 & 2 STORIES				
	Low	Median	High	Effective Tax Rate
Income	\$4.16	\$9.27	\$16.70	4.527%
Expense	\$0.19	\$1.84	\$5.88	
Cap Rate	9.50%	9.80%	10.10%	
Approximate Market Value Range	\$28	\$52	\$74	
ALL MULTI-STORY				
	Low	Median	High	Effective Tax Rate
Income	\$2.08	\$6.66	\$10.91	4.527%
Expense	\$0.43	\$2.34	\$4.79	
Cap Rate	9.80%	10.10%	10.40%	
Approximate Market Value Range	\$12	\$30	\$41	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**Queens Warehouses
2008/2009**

PRIMARY 1 & 2 STORIES				
	Low	Median	High	Effective Tax Rate
Income	\$5.75	\$11.17	\$18.00	4.527%
Expense	\$0.55	\$2.04	\$6.04	
Cap Rate	8.80%	9.10%	9.30%	
Approximate Market Value Range	\$39	\$67	\$87	
Primary Industrial Areas: Long Island City, Astoria, Maspeth, and Springfield Gardens/JFK				
SECONDARY 1 & 2 STORIES				
	Low	Median	High	Effective Tax Rate
Income	\$4.36	\$10.00	\$18.59	4.527%
Expense	\$0.30	\$1.81	\$6.21	
Cap Rate	9.40%	9.70%	10.00%	
Approximate Market Value Range	\$29	\$58	\$85	
ALL MULTI-STORY				
	Low	Median	High	Effective Tax Rate
Income	\$4.66	\$7.69	\$14.40	4.527%
Expense	\$0.30	\$1.73	\$4.46	
Cap Rate	9.70%	10.00%	10.30%	
Approximate Market Value Range	\$31	\$41	\$67	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**Staten Island Factories
2008/2009**

ALL FACTORIES				
	Low	Median	High	Effective Tax Rate
Income	\$ 3.19	\$ 7.16	\$ 18.57	4.527%
Expense	\$ 0.17	\$ 1.73	\$ 2.78	
Cap Rate	10.10%	10.40%	10.70%	
Approximate Market Value Range	\$21	\$36	\$104	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**Staten Island Warehouses
2008/2009**

ALL WAREHOUSES EXCEPT SELF STORAGE FACILITIES				
	Low	Median	High	Effective Tax Rate
Income	\$2.54	\$8.82	\$19.60	4.527%
Expense	\$0.16	\$1.81	\$4.46	
Cap Rate	9.80%	10.10%	10.40%	
Approximate Market Value Range	\$17	\$48	\$101	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**Self Storage Facilities
2008/2009**

Primary Self Storage Facilities				
	Low	Median	High	Effective Tax Rate
Income	\$4.50	\$14.28	\$24.25	4.527%
Expense	\$0.90	\$2.71	\$4.60	
Cap Rate	8.30%	8.50%	8.80%	
Approximate Market Value Range	\$28	\$89	\$147	
Primary Neighborhoods: Manhattan South of 110 Street, Downtown Brooklyn, Long Island City				
Secondary Self Storage Facilities				
	Low	Median	High	Effective Tax Rate
Income	\$4.33	\$13.77	\$22.21	4.527%
Expense	\$0.86	\$3.92	\$5.34	
Cap Rate	9.40%	9.70%	10.00%	
Approximate Market Value Range	\$25	\$69	\$116	

Income = Gross Income Per Square Foot
Expense = Total Expense Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**MANHATTAN GARAGES SOUTH OF 59TH STREET
2008/2009**

ZONE 1 - South of 14th Street				
	Low	Median	High	Effective Tax Rate
Income	\$4.67	\$18.70	\$31.13	4.527%
Expense	\$0.25	\$6.89	\$14.15	
Cap Rate	9.60%	9.90%	10.20%	
Approximate Market Value Range	\$31	\$82	\$115	

ZONE 2 - North of 14th Street to 34th Street				
	Low	Median	High	Effective Tax Rate
Income	\$5.01	\$17.25	\$39.02	4.527%
Expense	\$0.91	\$2.22	\$11.97	
Cap Rate	9.10%	9.40%	9.60%	
Approximate Market Value Range	\$30	\$108	\$191	

ZONE 3 - North of 34th Street to 59th Street				
	Low	Median	High	Effective Tax Rate
Income	\$8.69	\$20.89	\$45.07	4.527%
Expense	\$0.24	\$3.09	\$18.37	
Cap Rate	8.90%	9.10%	9.40%	
Approximate Market Value Range	\$63	\$131	\$192	

Income = Gross Income Per Square Foot
Expense = Total Expenses Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**MANHATTAN GARAGES NORTH OF 59TH STREET
2008/2009**

ZONE 4 - North of 59th Street to 96th Street				
	Low	Median	High	Effective Tax Rate
Income	\$9.63	\$20.83	\$55.45	4.527%
Expense	\$0.56	\$1.77	\$16.15	
Cap Rate	8.70%	8.90%	9.20%	
Approximate Market Value Range	\$69	\$142	\$286	

ZONE 5 - North of 96th Street				
	Low	Median	High	Effective Tax Rate
Income	\$3.83	\$8.82	\$47.60	4.527%
Expense	\$0.40	\$1.21	\$12.12	
Cap Rate	9.90%	10.20%	10.50%	
Approximate Market Value Range	\$24	\$52	\$236	

Income = Gross Income Per Square Foot
Expense = Total Expenses Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**Manhattan Parking Lots South of 59th Street
2008/2009**

ZONE 1 - South of 14th Street				
	Low	Median	High	Effective Tax Rate
Income	\$8.92	\$20.13	\$45.70	4.527%
Expense	\$0.17	\$3.51	\$18.96	
Cap Rate	8.80%	9.10%	9.40%	
Approximate Market Value Range	\$66	\$122	\$192	

ZONE 2 - North of 14th Street to 34th Street				
	Low	Median	High	Effective Tax Rate
Income	\$7.51	\$20.20	\$45.85	4.527%
Expense	\$0.10	\$1.38	\$14.06	
Cap Rate	8.40%	8.70%	8.90%	
Approximate Market Value Range	\$57	\$142	\$237	

ZONE 3 - North of 34th Street to 59th Street				
	Low	Median	High	Effective Tax Rate
Income	\$7.99	\$17.02	\$34.84	4.527%
Expense	\$0.44	\$3.96	\$11.84	
Cap Rate	8.30%	8.60%	8.80%	
Approximate Market Value Range	\$59	\$99	\$173	

Income = Gross Income Per Square Foot
Expense = Total Expenses Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**Manhattan Parking Lots North of 59th Street
2008/2009**

ZONE 4 - North of 59th Street to 96th Street				
	Low	Median	High	Effective Tax Rate
Income	\$4.55	\$19.49	\$38.09	4.527%
Expense	\$0.32	\$1.22	\$3.20	
Cap Rate	8.40%	8.60%	8.90%	
Approximate Market Value Range	\$33	\$139	\$260	

ZONE 5 - North of 96th Street				
	Low	Median	High	Effective Tax Rate
Income	\$1.73	\$4.14	\$9.15	4.527%
Expense	\$0.14	\$0.66	\$2.98	
Cap Rate	9.10%	9.40%	9.70%	
Approximate Market Value Range	\$12	\$25	\$43	

Income = Gross Income Per Square Foot
Expense = Total Expenses Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

**BOROUGH GARAGES AND PARKING LOTS
2008/2009**

GARAGES				
	Low	Median	High	Effective Tax Rate
Income	\$3.41	\$10.20	\$27.03	4.527%
Expense	\$0.44	\$1.86	\$7.40	
Cap Rate	10.40%	10.70%	11.00%	
Approximate Market Value Range	\$20	\$55	\$126	

PARKING LOTS				
	Low	Median	High	Effective Tax Rate
Income	\$1.13	\$3.69	\$12.00	4.527%
Expense	\$0.04	\$0.45	\$2.60	
Cap Rate	9.50%	9.80%	10.00%	
Approximate Market Value Range	\$8	\$23	\$65	

GARAGE OR GAS STATION				
	Low	Median	High	Effective Tax Rate
Income	\$4.27	\$11.06	\$32.98	4.527%
Expense	\$0.50	\$2.34	\$8.16	
Cap Rate	10.20%	10.50%	10.80%	
Approximate Market Value Range	\$26	\$58	\$162	

Income = Gross Income Per Square Foot
Expense = Total Expenses Per Square Foot
Use Reported 2006 Income
Use Reported 2006 Expenses

Hotels 2008/2009

Super Luxury			
Income Range	Guidelines Income	Multiplier	Estimated Market Value Per Room
Below \$317	\$360	960	\$345,600
Between \$317 and \$518	\$596	960	\$572,160
Above \$518	\$715	960	\$686,400
90th Percentile \$715 *			
Luxury			
Income Range	Guidelines Income	Multiplier	Estimated Market Value Per Room
Below \$226	\$216	960	\$207,360
Between \$226 and \$279	\$295	960	\$283,200
Above \$279	\$417	960	\$400,320
90th Percentile \$417 *			
Class 1			
Income Range	Guidelines Income	Multiplier	Estimated Market Value Per Room
Below \$122	\$132	960	\$126,720
Between \$122 and \$213	\$212	960	\$203,520
Above \$213	\$299	960	\$287,040
90th Percentile \$299 *			

* To be used for Non-Filers only

Hotels 2008/2009

Class 2			
Income Range	Guidelines Income	Multiplier	Estimated Market Value Per Room
Below \$107	\$93	960	\$89,280
Between \$107 and \$189	\$160	960	\$153,600
Above \$189	\$238	960	\$228,480
90th Percentile \$238 *			
Class 3			
Income Range	Guidelines Income	Multiplier	Estimated Market Value Per Room
Below \$85	\$65	900	\$58,500
Between \$85 and \$140	\$117	900	\$105,300
Above \$140	\$166	900	\$149,400
90th Percentile \$166 *			
Class 4			
Income Range	Guidelines Income	Multiplier	Estimated Market Value Per Room
Below \$57	\$45	900	\$40,500
Between \$57 and \$104	\$78	900	\$70,200
Above \$104	\$158	900	\$142,200
90th Percentile \$158 *			

* To be used for Non-Filers only

Valuation Policy & Quality Control Unit 2008/2009 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.	\$125 - \$230
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.	\$230 - \$310
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.	\$270 - \$415
Warehouse		
14-24 Ft. Ceilings	Good - Ornamental concrete or brick, small office central heat.	\$ 81 - \$165
	Average - Brick on block, small office, space heaters.	\$ 73 - \$140
	Low - Block, few partitions, small office space heater.	\$ 58 - \$ 94
Multi - Story Building		
12 Ft. High Ceiling	Good - Face brick, steel frame, stucco, good partitions, terrazzo carpet, vinyl tile, good lighting.	\$120 - \$200
	Average - Steel columns, block acoustic ceilings, some carpet, vinyl flooring, adequate lighting.	\$ 87 - \$120

**Valuation Policy & Quality Control Unit
2008/2009 Cost Guidelines**

RETAIL AND COMMERCIAL

Type of Structure	Average to Excellent Cost Per Square Foot
BARS (COCKTAIL LOUNGE)	\$120 - \$235
RESTAURANTS	\$135 - \$360
RESTAURANTS (CAFETERIA STYLE)	\$125 - \$295
RESTAURANTS (FAST FOODS)	\$145 - \$400
WAREHOUSE DISCOUNT STORES	\$ 74 - \$ 98
WAREHOUSE FOOD STORES	\$ 74 - \$125
RETAIL STORES	\$115 - \$240
DEPARTMENT STORES	\$145 - \$275
LAUNDROMATS	\$ 87 - \$110
LAUNDRY/DRY CLEANERS	\$ 85 - \$140

**Valuation Policy & Quality Control Unit
2008/2009 Cost Guidelines**

MEDICAL FACILITIES, CARE FACILITIES

Type of Structure	Average to Excellent Cost Per Square Foot
GENERAL HOSPITAL	\$240 - \$645
MEDICAL OFFICE BUILDING	\$155 - \$365
OUTPATIENT (SURGICAL CENTER)	\$235 - \$550
CONVALESCENT HOSPITAL (Skilled nursing home, rest home, sanitariums, hospital like structure giving nursing care)	\$230 - \$335
MORTUARIES (FUNERAL HOMES)	\$165 - \$265
GROUP CARE HOMES (Small care or special needs buildings more residential style than convalescent)	\$145 - \$260
HOME FOR ELDERLY (Includes assisted living housing for elderly of three or more floors)	\$165 - \$250

**Valuation Policy & Quality Control Unit
2008/2009 Cost Guidelines**

AUTOMOTIVE

Type of Structure	Average to Excellent Cost Per Square Foot
Complete Auto Dealerships (Includes showroom, office, parts and service facilities)	\$ 97 - \$210
SHOWROOMS	\$110 - \$230
AUTOMOTIVE SERVICE CENTERS	\$ 81 - \$115
MINI – LUBE	\$110 - \$200
PARKING (Parkade) STRUCTURE (Structure with no exterior or partial wall for above grade live storage of automobiles with elevator, office & service area).	\$ 61 * - \$ 91 ** <i>*Subtract \$1.95 /sq. ft. if no elevator. **Subtract \$3.15 /sq. ft. if no elevator.</i>
UNDERGROUND PARKING	\$ 45 - \$115
 Additions	
AUTOMATIC TICKET DISPENSER <i>With Ticket Reading Machine</i>	\$ 9,700 - \$15,680 \$17,050 - \$23,235
GATE ARM AUTOMATIC (EACH)	<i>One Way</i> \$ 4,675 - \$ 7,365 <i>Two Way</i> \$ 5,835 - \$ 7,860

**Valuation Policy & Quality Control Unit
2008/2009 Cost Guidelines**

SCHOOL / UNIVERSITIES

Type of Structure	Average to Excellent Cost Per Square Foot
SCHOOL (ELEMENTARY, MIDDLE, HIGH SCHOOL)	\$180 - \$350
COLLEGES	\$230 - \$430
LECTURE HALL	\$225 - \$380
SCIENCE BUILDING	\$240 - \$440
FIELD HOUSE	\$165 - \$280
GYMNASIUM	\$160 - \$245
LABORATORY	\$195 - \$290

**Valuation Policy & Quality Control Unit
2008/2009 Cost Guidelines**

SPECIAL PURPOSES BUILDINGS

Type of Structure	Average to Excellent Cost Per Square Foot
GOVERNMENT BUILDING (City Hall, Town Centers, Court Houses)	\$200 - \$435
LIBRARIES	\$205 - \$385
FIRE STATIONS	\$195 - \$335
POLICE STATIONS	\$180 - \$355
CORRECTION FACILITIES	\$210 - \$545
POST OFFICES	\$170 - \$310
CHURCHES	\$200 - \$425
DAY CARE CENTERS	\$140 - \$240
COMPUTER CENTERS	\$160 - \$325
BROADCASTING FACILITIES	\$205 - \$325

**Valuation Policy & Quality Control Unit
2008/2009 Cost Guidelines**

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.	\$135 - \$185
3 - 10 Stories 11 - 20 Stories 21 - Stories and over	Good - Face brick, hardwood floor, ceramic tiles, carpet, good baths, and kitchen.	\$185 - \$290
3 - 10 Stories 11 - 20 Stories 21 Stories and over	Excellent - Best metal and stone, excellent interior detail, ceramic tile hardwood floors, one full bath per bedroom, and fine fixtures	\$235 - \$405
Public Housing		\$175 - \$285
DWELLINGS (<i>elevators not included</i>)		
2 Story Detached (Frame) 2,000 sq. ft. (1,000 sq. ft. per floor)		\$125 - \$225
2 Story Detached (Brick) 2,000 sq. ft. (1,000 sq. ft. per floor)		\$135 - \$230
One Story Frame (1,000 sq. ft.)		\$145 - \$235
One Story Brick (1,000 sq. ft.)		\$150 - \$240
Row/Townhouse Brick (2,000 sq. ft. per unit)		\$125 - \$230
Row/Townhouse Frame (2,000 sq. ft. per unit)		\$120 - \$215

**Valuation Policy & Quality Control Unit
2008/2009 Cost Guidelines**

Split Level Brick	\$125 - \$225
Split Level Frame	\$120 - \$225
High Value Residences (Mansion Style) From Good Veneer to Good Brick, Fine Trim to Brick Stone Trim, to Special Made Custom Homes	\$360 - \$560

Basements	Cost Per Square Foot
Unfinished	\$ 24.15 - \$ 27.50
Semi-finished	\$ 31.00 - \$ 36.00
Game Room	\$ 43.00 - \$ 50.00
Finished High Value	\$110.00 - \$125.00

Plumbing

	<i>Low</i>	<i>Average</i>	<i>Good</i>	<i>High Cost</i>
Bathroom (Fixtures)	\$ 900	\$ 1,375	\$ 2,115	\$ 3,240
Handicapped				
Walk-in Door	6,330	7,410	8,685	10,210
Tub w/Shower				
Fiberglass	1,695	2,260	3,005	4,025
Deluxe or Whirlpool	4,010	5,885	8,650	12,795
Shower Stall				
(Prefabricated Unit)	1,260	1,695	2,260	3,005
(Deluxe)	3,050	4,395	6,275	9,075
Wet Bar	765	905	1,050	1,250
Deluxe Wet Bar	1,530	2,205	3,170	4,535
Kitchen Sink	700	880	1,100	1,370
Multi-Bowl	860	1,175	1,615	2,240
Deluxe Bowl	3,190	4,325	5,990	8,260

Valuation Policy & Quality Control Unit

2008/2009 Cost Guidelines

GAS STATIONS

Type of Structure	Cost
2 Bay Garage Building	\$135 - \$220 per sq. ft.
Food Booth (No Bays)	\$225 - \$275 per sq. ft.
Cashiers Booth (Pre-fab)	\$205 - \$530 per sq. ft.
<i>Includes:</i>	
A/C Unit	
Electric Space Heater (Built-in suspended)	
Linoleum Floor/Slab	
1/2 Bath	
Electrical Room	
Tanks	
Capacity (Gallons)	
2,000 Gal.	\$16,870 per tank
4,000 Gal.	\$22,135 per tank
6,000 Gal.	\$30,500 per tank
8,000 Gal.	\$34,355 per tank
10,000 Gal.	\$42,215 per tank
Pump Island (Standard Island 4ft.x 15ft. = 60ft.)	\$13.75 - \$17.05 per sq. ft.
Canopy	\$32.00 - \$53.00 per sq. ft.
Pumps (includes remote read-out self service connection and lighted pump)	
Single Pump (each)*	\$ 7,790 - \$ 11,220
Double Pump (each)*	\$ 10,510 - \$15,170
Triple Pump (each)*	\$ 14,640 - \$22,945
<i>*Add for double (two)-sided operation (per pump)</i>	<i>\$ 5,510 - \$ 6,810</i>
Lifts (Auto ONLY)	
Single Post (each)	\$ 9,750 - \$12,305
Double Post (each)	\$12,465 - \$16,135
Drive-On (4 Post - each)	\$11,995 - \$15,635
Drive-On (Single Post)	\$10,655 - \$13,310
Car Wash (Automatic) – Bldg. Only (No Equipment)	\$125 - \$245 per sq. ft.

**Valuation Policy & Quality Control Unit
2008/2009 Cost Guidelines**

BANK BUILDING

Type of Structure	Cost Per Square Foot
Bank Building	
	Excellent - \$335 - \$375
	Good - \$245 - \$335
	Average - \$180 - \$265
Mini Bank – Small Walk-Up & Drive-Thru	Good - \$410 - \$585
Bank Specialty Equipment	Cost Range
Safe Deposit Boxes and Lockers (per box installed)	\$ 100 *- \$880 ** <i>*3x5x24 - **11x16x24 inches Deduct 25% for aluminum units</i>
Cost Per Teller Station (includes alarm system & under-counter equipment, etc.)	\$ 10,100 - \$14,710
Night Deposit Chutes and Boxes	\$13,820 - \$28,120
Drive-up/Walk-up Window	\$11,660 - \$22,710
Automated Teller Machines	
Lobby/Retail Unit Each	\$10,630 - \$43,620
Drive-up/Walk-up Through Wall Units Stand Alone Island Units Each	\$29,230 - \$69,575
Pneumatic Drive-up System Cost Per Station (excluding canopy, window)	\$24,250 - \$46,505
Customer TV Monitor System Per Station Add For Remote Cameras	\$71,750 - \$93,370 \$ 2,325 - \$ 3,245

**Valuation Policy & Quality Control Unit
2008/2009 Cost Guidelines**

RECREATION AND ENTERTAINMENT

Type of Structure	Average to Excellent Cost Per Square Foot
Auditoriums	\$195 - \$580
Theaters (Live Stage)	\$205 - \$605
Theaters (Cinema)	\$165 - \$310
Museums	\$215 - \$340
Indoor Tennis	\$ 70 - \$140
Skating Rinks (<i>Roller – Ice</i>)	\$ 97 - \$285
Fitness Centers	\$155 - \$275
Bowling Alleys*	\$110 - \$170

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

Cost

Add Cost of Each Lane	\$27,065 - \$40,060
Add Cost per Pin Setter	\$19,335 - \$37,770
Add Cost of each Computerized Scorekeeper	\$ 8,015 - \$19,840
Add Cost for each Telescope (projector)	\$ 1,570 - \$ 3,700

**Valuation Policy & Quality Control Unit
2008/2009 Cost Guidelines**

Type of Structure	Construction Quality	Cost New
HOTELS* (see footnote)	Average to Excellent	\$175 - \$370 per sq. ft..
MOTELS* (see footnote)	Average to Excellent	\$135 - \$210 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.*

**Valuation Policy & Quality Control Unit
2008/2009 Cost Guidelines**

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	\$ 50,255 - \$ 89,805
4 to 7 stories	\$ 86,600 - \$143,655
8 stories and over	\$133,375 - \$292,880
<i>Add per stop</i>	<i>\$ 6,995 - \$ 11,635</i>
Escalators (<i>Each Moving Stairway</i>)	
Orchestra Lift	\$193,920 - \$255,310
Vertical Wheelchair Lift (<i>Each</i>)	\$121,015 - \$254,910
	\$ 13,435 - \$ 31,670

* *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.*

**Valuation Policy & Quality Control Unit
2008/2009 Cost Guidelines**

Residential Alterations

WOOD PATIO DECKS*

	<u>50 Sq. Ft.</u>	<u>100 Sq. Ft.</u>	<u>300 Sq. Ft.</u>
Softwood, Fir, Pine	\$20.60 - 25.05	\$14.95 - 18.40	\$ 9.35 - 11.35
Cedar, Redwood, or Metal	\$28.70 - 35.00	\$22.20 - 27.15	\$14.55 - 18.00

- *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)	= \$20,530 - \$32,810
15x30 (400ft)	= \$26,015 - \$39,525
15x35 (525ft)	= \$27,840 - \$44,560
18x36 (650ft)	= \$31,075 - \$49,440
20x40 (800ft)	= \$34,450 - \$53,565
20x50(1000ft)	= \$39,090 - \$61,805

- *Plastic lined sand supported pools Deduct 10 - 20%
- *Add for automatic cleaner (hydrosweep) \$760 - \$3,855

Add for Heat

Gas	\$1,510 - \$5,380
Gas Output	50 MBH - 500 MBH
Electric	\$2,635 - \$6,445
Electric Output	10KW - 75KW

**Valuation Policy & Quality Control Unit
2008/2009 Cost Guidelines**

SOLAR HEATING SYSTEM

	Liquid System		
	<i>Low</i>	<i>Average</i>	<i>Good</i>
Complete system based on square foot of collector area	\$71	\$115	\$180

	Air System		
	<i>Low</i>	<i>Average</i>	<i>Good</i>
Complete system based on square foot of collector area	\$68	\$110	\$175

Hot Water Boilers*

	<i>Cost Range</i>
33,000 BTU	\$2,735 - 3,820
60,000	\$2,900 - 4,205
75,000	\$2,995 - 4,420
100,000	\$3,225 - 4,700
125,000	\$3,320 - 5,020
150,000	\$3,520 - 5,375
175,000	\$3,680 - 5,725

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

COMPLETE COOLING SYSTEM

Cost per Ton
(1 Ton =12,000 BTU,s)

	<i>Low</i>	<i>Average</i>	<i>Good</i>
5 TONS	\$3,685	\$4,600	\$5,685
10	3,545	4,385	5,405
15	3,475	4,210	5,195
25	3,300	4,140	5,055
50	3,125	3,895	4,705
75	3,055	3,685	4,600
100	2,985	3,580	4,530
150	2,880	3,510	4,280
250	2,810	3,405	4,210
400	2,705	3,230	4,035

**Valuation Policy & Quality Control Unit
2008/2009 Cost Guidelines**

Chain Link Fences

Cost per Linear Foot	4'	6'	8'	10'	12'
2" mesh, #7 wire	\$15.45	\$22.55	\$29.45	\$36.00	\$43.00
#9 wire	13.25	19.30	25.45	31.00	37.00
#11 wire	11.45	16.45	21.65	26.75	32.00
 Add for Rails	 2.60	 2.60	 2.75	 2.75	 2.75
Add for 3 Strand barbed Wire	3.35	3.35	3.70	3.70	3.70
Add for Barbed Coils	12.75	12.75	13.55	13.55	13.55
Add for Privacy Slats	7.75	11.75	15.85	20.30	24.30

Gates

Cost per Linear Foot	4'	6'	8'	10'	12'
3' wide	\$295	\$385	\$455	----	----
5' wide	395	540	660	805	----
10' wide	645	805	930	1,055	1,180
15' wide	810	1,045	1,225	1,380	1,530
20' wide	1,000		1,265	1,470	1,690
1,855					
25' wide	----	----	1,575	1,820	1,990
<i>*Add 25% for Sliding Gates</i>					

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