

2009 RESIDENTIAL COST GUIDE - FRAME

Frame Built	Cheap Shot Gun		Low Quality		Fair Quality		Average Quality		Good Quality		Very Good Quality	
SQUARE FT.	F1	F1C	F2	F2C	F3	F3C	F4	F4C	F5	F5C	F6	F6C
0-600	15.71	16.95	33.07	41.80	59.46	62.11	63.82	68.43	69.55	73.59	75.69	81.26
601-700	15.71	16.95	32.55	39.52	54.80	60.35	62.05	66.65	68.42	73.01	75.69	81.26
701-800	15.41	16.61	31.88	38.50	53.13	58.85	60.45	64.83	67.32	72.45	75.69	81.26
801-900	15.15	16.32	31.34	37.61	51.68	57.56	59.16	63.51	65.93	70.96	74.11	80.48
901-1000	14.93	16.08	30.75	36.76	50.45	56.46	57.99	62.18	64.57	69.45	72.52	79.70
1001-1200	14.73	15.87	30.26	35.85	48.85	55.03	56.27	60.10	62.39	67.02	69.92	78.40
1201-1400	14.39	15.49	29.45	34.69	47.08	53.38	54.82	58.78	60.91	65.32	68.03	76.04
1401-1600	14.12	15.18	28.80	33.72	45.59	52.02	53.43	57.29	59.38	63.66	66.29	74.00
1601-2000	13.88	14.93	28.22	32.53	40.11	46.33	51.72	55.45	57.62	61.86	64.49	71.67
2001-2400	13.60	14.60	27.35	31.30	37.16	44.52	49.77	53.45	55.60	59.69	62.24	69.14
2401-2800	13.41	14.42	26.60	30.27	35.78	41.99	44.97	48.25	52.50	56.39	60.02	66.79
2801-3200	13.41	14.42	26.60	30.27	34.88	41.15	43.92	46.99	51.14	54.87	58.45	64.72
3201-3600	13.41	14.42	26.60	30.27	34.88	41.15	43.77	46.70	50.60	54.10	56.18	62.28
3601-4000	13.41	14.42	26.60	30.27	34.88	41.15	43.77	46.70	49.81	53.25	55.26	61.26
4001-4400	13.41	14.42	26.60	30.27	34.88	41.15	43.77	46.70	49.70	52.51	54.40	60.19
4401-4800	13.41	14.42	26.60	30.27	34.88	41.15	43.77	46.70	49.12	51.84	53.63	59.43
4801-?	13.41	14.42	26.60	30.27	34.88	41.15	43.77	46.70	47.85	51.18	52.91	58.61

Use Effective Age For Depreciation

Open Porches: 25% of Base

Screen Porches: (SP) 30% of Base

Car Ports: (SP) 25% of Base

Enclosed Porches: 50% of Base

Valuation Schedule; Price per square feet

1st Story Living Area: 100% base price of base

2nd Story Living Area: 1 1/2 Story Type: 84%

2 Story Type: 90%

Split Level: 94% Base

Garages: Attached

Single Car: Unfinished - 40% of Base

Finished - 50% of Base

Double Car: UnFinished - 35% of Base

Finished - 45% of Base

See schedule for detached (DGUI & 2, DGFI & 2)

Open Concrete (PO): \$2.25

Asphalt: \$1.25

*Note: Look up base price in table based on gross square feet of living area of all floors.

Garages, carports and storage prices and percentages are based on normal construction for their particular class category. obvious nonconformance, particularly in unattached structures, should be priced and depreciated on their own merits. Consult Job Subvisor for special pricing when deviating from schedule.

2009 RESIDENTIAL COST GUIDE - MASONRY

MASONRY	Low Quality		Fair Quality		Average Quality		Good Quality		Very Good Quality	
SQUARE FT.	M2	M2C	M3	M3C	M4	M4C	M5	M5C	M6	M6C
0-600	34.86	38.04	53.89	58.78	63.69	68.58	73.48	78.39	83.28	85.73
601-700	34.86	38.04	52.80	58.78	63.69	68.58	73.48	78.39	83.28	85.73
701-800	34.86	37.05	50.57	58.78	63.69	68.58	73.48	78.39	83.28	85.73
801-900	33.30	36.26	49.09	56.66	63.69	68.58	73.48	78.39	83.28	85.73
901-1000	32.67	35.56	47.80	55.50	61.69	66.24	71.24	76.42	82.00	83.70
1001-1200	32.14	34.99	46.16	54.44	60.25	64.83	68.69	73.68	78.68	83.70
1201-1400	31.20	33.97	44.33	52.74	58.63	63.30	66.92	71.59	76.26	81.49
1401-1600	30.46	33.15	42.81	51.73	57.38	61.80	64.93	69.57	74.23	79.20
1601-2000	29.84	32.46	40.67	49.96	55.58	59.96	63.05	67.60	72.13	76.64
2001-2400	29.12	31.67	38.76	47.42	52.91	57.14	60.67	65.05	69.42	73.85
2401-2800	28.68	31.16	37.21	45.32	50.80	55.09	58.48	62.64	66.81	71.20
2801-3200	28.68	31.16	36.26	44.58	49.63	53.45	57.11	61.03	64.96	68.96
3201-3600	28.68	31.16	36.26	44.58	49.37	52.79	56.19	59.78	63.39	67.21
3601-4000	28.68	31.16	36.26	44.58	49.37	52.79	55.70	59.30	61.99	65.70
4001-4400	28.68	31.16	36.26	44.58	49.37	52.79	54.91	58.45	61.50	65.16
4401-4800	28.68	31.16	36.26	44.58	49.37	52.79	54.19	57.59	61.24	64.09
4801-?	28.68	31.60	36.26	44.58	49.37	52.79	53.56	56.99	61.24	63.19

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2nd Story Living Area: 1 1/2 story type: 84%

2 story type: 90%

Split Level: 94% Base

Garages: Attached

Single Car: Unfinished - 40% of Base

Finished - 50% of Base

Double Car: Unfinished - 35% of Base

Finished - 45% of Base

See schedule for detached (DGUI & 2, DGFI & 2)

Open Concrete (PO): \$2.25

Asphalt: \$1.25

*Note: Look up base price in table based on gross square feet of living area of all floors.

Garages, carports and storage prices and percentages are based on normal construction for their particular class category. Obvious nonconformance, particularly in unattached structures, should be priced and depreciated on their own merits. Consult Job Subvisor special pricing when deviating from schedule.