



2022 Building Valuation Data

Per Square Foot Value

ICC Occupancy Group

ICC Construction Type

		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
					IIA Sprink Sub		IIIB Sprink Sub			VA Sprink Sub
A-1	Assembly, theaters, with stage	340.34	328.81	320.26	307.28	288.53	280.18	297.40	268.29	258.60
A-1	Assembly, theaters, without stage	311.80	300.26	291.71	278.74	259.98	251.63	268.85	239.75	230.05
A-2	Assembly, nightclubs	266.06	258.12	251.77	241.46	227.59	221.32	232.86	205.94	198.91
A-2	Assembly, restaurants, bars, banquet halls	264.92	256.98	249.49	240.32	225.31	220.18	231.72	203.66	197.77
A-3	Assembly, churches	315.60	304.06	295.51	282.53	264.29	257.27	272.65	244.05	234.35
A-3	Assembly, general, community halls, libraries, museums	264.05	252.51	242.82	230.98	211.09	203.88	221.10	190.85	182.30
A-4	Assembly, arenas	310.66	299.12	289.43	277.60	257.70	250.49	267.71	237.47	228.91
B	Business	274.66	264.64	255.83	243.25	222.23	213.68	233.67	195.51	186.56
E	Educational	288.60	278.73	271.40	259.71	242.43	230.19	250.77	211.91	205.30
F-1	Factory and industrial, moderate hazard	162.46	154.82	146.14	140.58	126.08	120.06	134.55	103.89	97.40
F-2	Factory and industrial, low hazard	161.32	153.68	146.14	139.44	126.08	118.92	133.41	103.89	96.26
H-1	High Hazard, explosives	151.68	144.04	136.50	129.79	116.76	109.60	123.76	94.57	0.00
H234	High Hazard	151.68	144.04	136.50	129.79	116.76	109.60	123.76	94.57	86.94
H-5	HPM	274.66	264.64	255.83	243.25	222.23	213.68	233.67	195.51	186.56
I-1	Institutional, supervised environment	273.99	264.60	256.74	246.38	226.60	220.34	246.70	203.17	197.07
I-2	Institutional, hospitals	460.11	450.08	441.27	428.69	406.46	0.00	419.12	379.74	0.00
I-2	Institutional, nursing homes	319.53	309.51	300.70	288.12	267.90	0.00	278.54	241.19	0.00
I-3	Institutional, restrained	312.34	302.32	293.51	280.93	261.72	252.03	271.35	235.00	223.77
I-4	Institutional, day care facilities	273.99	264.60	256.74	246.38	226.60	220.34	246.70	203.17	197.07
M	Mercantile	198.45	190.52	183.03	173.85	159.72	154.59	165.25	138.07	132.18
R-1	Residential, hotels	276.75	267.37	259.50	249.14	229.03	222.77	249.46	205.60	199.50
R-2	Residential, multiple family	231.81	222.42	214.55	204.20	185.41	179.15	204.51	161.97	155.88
R-3	Residential, interior remodel	0.00 [♫]	0.00 [♫]	0.00 [♫]	0.00 [♫]	0.00 [♫]	0.00 [♫]	0.00 [♫]	0.00 [♫]	0.00 [♫]
R-3	Residential, one- and two-family	215.85	210.01	204.59	199.55	193.73	186.72	196.16	179.73	169.10
R-4	Residential, care/assisted living facilities	273.99	264.60	256.74	246.38	226.60	220.34	246.70	203.17	197.07
S-1	Storage, moderate hazard	150.54	142.90	134.22	128.65	114.48	108.46	122.62	92.29	85.80
S-2	Storage, low hazard, parking garage	149.40	141.76	134.22	127.51	114.48	107.32	121.48	92.29	84.66
U	Utility: miscellaneous, private garage	118.59	111.88	105.41	100.77	90.87	84.10	96.39	71.64	68.27
U	Utility: carports, decks, piers - R-3	59.30	55.94	52.71	50.39	45.44	42.05	48.20	35.82	34.14

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

N.P. Not Permitted

Note:

Unfinished basements, all groups = \$17.57 per square foot

Shell Only deduct 20% of the per square foot value

Initial Build-out of tenant space is 20% of the square foot value of the shell

Add 0.5% (one half percent) to square foot value for the total number of floors over three. Example: 30 floors minus 3 floors multiplied by 0.5% equals 13.5% for the additional value per square foot

IA/IB and IB/IIA are valued at the actual construction type

Source: ICC BVD Table published August 2021; State Modifier of 1.14 per Marshall & Swift Valuation Service August 2021 (already included in above)